



Houston City Council
Housing and Community Affairs Committee

Tiffany D. Thomas (Chair) - David Robinson (Vice Chair)

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Michael Kubosh – Tarsha Jackson - Carolyn Evans-Shabazz

Notice of Hybrid City Council Committee Meeting – Hybrid Meeting (Virtual and in-Person)

Tuesday, July 19, 2022, at 10:00 a.m.

Due to health and safety concerns related to COVID-19, this meeting will offer the option to participate by videoconference or in-person. The location for the committee meeting will be City Hall Council Chamber, 901 Bagby, 2nd Floor, Houston, Texas 77002. The meeting will be open to the public but restrictions regarding masks, allowable room capacity, and seating arrangements may be in place.

The public may sign up to speak by registering at <https://www.houstontx.gov/council/committees/speakers-hca.html> no later than **Monday July 18, 2022, at 5:00 p.m.** Please indicate whether you will speak virtually or will be attending in person so that appropriate attendance instructions can be provided.

The designated presiding officer of the Committee will be physically present in chamber. In accordance with the provisions of Section 551.127 of the Texas Government Code applicable to a governmental body that extends into three or more counties, all other committee members have the option to participate in-person or virtually via Microsoft Teams.

Type this link into your browser: <https://tinyurl.com/HCAJuly22> or visit
<https://www.houstontx.gov/council/committees/housing.html>.

This meeting will also be broadcast on [HTV](#), the City of Houston’s Municipal Channel.
Presentation handouts will also be available at <https://www.houstontx.gov/council/committees/housing.html>

I. Call to Order/Welcome

II. Public Services

- a. The Housing and Community Development (HCD) department recommends Council approval of an Ordinance authorizing an agreement between the City of Houston and the Coalition for the Homeless of Houston/Harris County (Coalition), providing up to \$4,415,582.00 of Community Development Block Grant – CARES Act (CDBG-CV) funds for the administration and operation of the **Navigation Center** located at 2903 Jensen Drive, Houston, Texas 77026. (District B)
- b. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston and **AIDS Foundation Houston Inc.** (AFH) extending the term of the agreement and providing an additional \$1,018,618.55 in Emergency Solutions Grant – CARES Act (ESG-CV) funds to provide housing and supportive services to a minimum of 30 unduplicated households experiencing homelessness. (All Districts)

- c. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Agreement between the City of Houston and **Spring Branch Community Health Center**, providing up to \$694,705.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds to provide Rapid Re-Housing case management services to an additional 150 households. (All Districts)

Keith W. Bynam, Director
Melody Barr, Deputy Assistant Director

III. Harvey Single Family Development Program

- a. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and **Hardy Yards LLC.**, providing a land grant valued at \$15,800,000.00 and a forgivable Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) loan of \$4,200,000.00 totaling \$20,000,000.00, towards infrastructure development for a single-family development to be located at 850 Burnett Street in the Near Northside Complete Community. (District H)

Keith W. Bynam, Director
Olivia Bush, Division Manager

IV. Director's Comments:

Keith W. Bynam, Director

V. Marc Eichenbaum, Special Assistant to the Mayor

Update on Houston's Homeless Response Efforts - Housing, Encampments, Navigation Center & More

VI. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 7/27/2022

District B

Item Creation Date: 6/29/2022

HCD22-56

Coalition for the Homeless of Houston/Harris County

Navigation Center Operations

Agenda Item: II.a.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition), providing up to \$4,415,582.00 of Community Development Block Grant – CARES Act (CDBG-CV) funds for the administration and operation of the Navigation Center located at 2903 Jensen Drive, Houston, Texas 77026.

Due to pervasive, underlying health conditions and a lack of access to adequate facilities, people experiencing homelessness are especially susceptible to COVID-19 and are at higher risk of experiencing severe symptoms. Per guidance from the Center of Disease Control and the U.S. Department of Housing and Urban Development (HUD), it is imperative during the current pandemic to move individuals experiencing homelessness off streets. In response, the City partnered with Harris County and the Coalition to launch the Community COVID-19 Housing Program (CCHP). To enhance these life-saving efforts, a Housing Navigation Center is needed as a temporary emergency shelter.

The Coalition, through a selected subrecipient daily operations provider, will manage the operations, administration and reporting for the Navigation Center. The facility will provide bridge beds for 350 clients annually to stay during the housing process. “Bridging” the time from housing assessment to placement into permanent housing through CCHP. The Navigation Center will be a coed, secular, low-barrier, and ADA accessible facility, providing temporary, semi-private accommodations for up to 100 individuals who are actively working with case managers on placement.

The following services will be provided: transportation to-and-from, three meals a day, one-on-one intensive case management, job training classes, laundry, healthcare, and more. Operations will include 24/7 security and onsite, professional management. Potential clients must be referred and transported by homeless agencies and/or first responders. The Navigation Center will feature a health clinic operated by Harris Health, and two community classrooms, which will serve the greater community, with a private entrance for the public.

Category	Amount	Percent
Program	\$4,014,165.00	90.9%
Administrative	\$401,417.00	9.1%
Total	\$4,415,582.00	100%

The Agreement term will begin on counter signature date through July 31, 2023 with the option to renew. There were no findings during the last annual compliance monitoring. The Coalition has received funding from the City since 2012, including \$3,500,000.00 of Emergency Solutions Grants – CARES Act (ESG-CV) funds for construction of the Navigation Center in February 2022.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on July 19, 2022.

Keith W. Bynam, Director

Amount of Funding:

\$4,415,582.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 8/3/2022

District ALL

Item Creation Date: 6/27/2022

HCD22-54

AIDS Foundation Houston HOME Now

Agenda Item: II.b.

Background:

The Housing and Community Development (HCD) department recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and AIDS Foundation Houston Inc. (AFH) extending the term of the agreement and providing an additional \$1,018,618.55 in Emergency Solutions Grant – CARES Act (ESG-CV) funds to provide housing and supportive services to a minimum of 30 unduplicated households experiencing homelessness.

The project's scope of work provides permanent supportive housing through the sponsor leasing of one-bedroom and two-bedroom units to thirty (30) unduplicated households at two locations who are experiencing literal homelessness, as well as providing wrap around services including case management, landlord incentives, mental health assessments and support, and substance abuse counseling.

Category	Amount	Percent
Program	\$918,618.55	90.2%
Administrative	\$100,000.00	9.8%
Total	\$1,018,618.55	100%

HCD selected AFH for the sponsor leasing, pilot activity to address shortages of available one-bedroom units for individuals being housed through the Community-wide COVID-19 Housing Program (CCHP). HUD's CPD Notice 21-08 issued on July 19, 2021, added sponsor leasing as an eligible ESG-CV activity. While not selected through a Notice of Funding Availability (NOFA), AFH was selected for this project based on their experience with Parent Leasing under the Housing Opportunities for Persons with AIDS (HOPWA) Program. This First Amendment will allow the continuation of their HOPWA model to support clients within the CCHP. The initial agreement term was from November 1, 2021 through August 31, 2022. This First Amendment will provide funding through August 31, 2023.

As of May 2022, AFH achieved 100% of their goal and expended approximately 55% of funding. AFH began receiving funding through the City of Houston in 1994, and there were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on July 19, 2022.

Keith W. Bynam, Director

Amount of Funding:

\$1,018,618.55 Federal Government – Grant Funded (5000)

Prior Council Action:

10/20/2021 (O) 2021-0887

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 8/3/2022

District ALL

Item Creation Date: 6/29/2022

HCD22-55

Spring Branch Community Health Center

Agenda Item: II.c.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a First Amendment to the Agreement between The City of Houston (City) and Spring Branch Community Health Center (Spring Branch), providing up to an additional \$694,705.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds to provide Rapid Re-Housing case management services to an additional 150 households.

Category	Amount	Percent
Program Costs	\$625,234.50	90.00%
Administration Costs	\$69,470.50	10.00%
Total	\$694,705.00	100.00%

Spring Branch Community Health Center is an active member of The Way Home system. This program supports the Community-wide COVID-19 Housing Plan (CCHP) that supports Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness.

The initial term of this Agreement was from October 1, 2020, to March 31, 2022, and was administratively extended through September 30, 2022. The First Amendment will extend the Agreement through September 30, 2023.

Spring Branch Community Health Center began receiving funds through the City in 2020. As of April 2022, Spring Branch has served 100% of their client goal from their original Agreement has spent 88% of the overall allotted funds. There were no findings on the last annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on July 19, 2022.

Keith W. Bynam, Director

Amount of Funding

\$694,705.00 Federal Government-Grant Fund (5000)

Prior Council Action:

09/20/2020 (O) 2020-0791

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 7/27/2022

District: H

Item Creation Date: 5/26/2022

HCD22-53

Hardy Yards LLC Agreement

Agenda Item: III.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Hardy Yards LLC., providing a land grant valued at \$15,800,000.00 and a forgivable Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) loan of \$4,200,000.00 totaling \$20,000,000.00 towards infrastructure development for a single-family development to be located at 850 Burnett Street in the Near Northside Complete Community. This project will be administered by HCD's Large Tract Division's Harvey Single Family Development Program (HSFDP) with the aim of increasing affordable single-family homeownership opportunities for households earning up to 80% Area Median Income (AMI) and were directly or indirectly impacted by Hurricane Harvey.

Hardy Yards LLC will oversee the horizontal and vertical construction necessary to prepare the lots for the new construction of 201 single-family homes, including 103 affordable homes. The development's home designs have a mix of two-, three- and four-bedroom single-family townhomes. Home sales prices will be discounted up to \$135,000.00 for income eligible homebuyers to bridge the affordability gap between the homebuyer's secured fixed-rate mortgage and market-rate sales prices.

The loan term is to be a maximum of three years, beginning from the date of project initiation to the completed construction of the last affordable home. The construction loan is non-amortizing, and the term is limited to 36 months. The affordability period per unit will be five years, commencing when the sale and City loan to the homebuyer has closed. The City's Deed of Trust is to be fully released upon closing the sales of 103 affordable homes and closing the respective City loans to homebuyers. Partial releases of the City's Deed of Trust will be granted for lots as they are sold.

This project is aligned with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city and the Complete Communities initiative.

Sources	Amount	Uses	Amount
CDBG-DR17 Land Grant (HCD)	\$15,800,000.00	Land Acquisition	\$15,800,000.00
CDBG-DR17 Infrastructure Loan (HCD)	\$4,200,000.00	Hard Costs	\$47,310,000.00
Home Sales	\$49,615,000.00	Site Work	\$4,000,000.00
		Soft Costs	\$2,505,000.00
Estimated Total:	\$69,615,000.00	Estimated Total:	\$69,615,000.00

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on July 19, 2022.

Keith W. Bynam, Director

Prior Council Action:

02/02/2021 (O) 2021-93; 07/27/2021 (O) 2021-627

Amount of Funding:

\$20,000,000.00 – CDBG-DR17 Federal State Local - Pass Through Fund (5030)


Contact Information:

Roxanne Lawson,
(832) 394-6307

Fact Sheet

Harvey Single Family Development Program

The City of Houston's Harvey Single Family Development Program (HSFDP) intends to build several new single-family homes to replenish housing stock lost due to Hurricane Harvey. The new construction program will build homes for low-to-moderate-income Homebuyers directly or indirectly impacted by Hurricane Harvey. HSFDP is funded by Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17) funds.

Project Name & Address	Hardy Yards, 850 Burnett Street
Property Location	<p style="text-align: center;">850 Burnett Street</p>  <p style="text-align: center;">Subject ±10.7 Acres</p>
Size	10.7 acres, 201 Total Homes; 103 Affordable/LMI Homes
City Council District & Member	District H & Karla Cisneros
Property Type	Vacant Land
Developer	Hardy Yards LLC
Contact Information	Kirby Liu; KirbyL@lovetcommercial.com

COH Request	Sources		Amount		Uses	
	CDBG-DR 17		\$15,800,000.00		Land Grant & due diligence	
	CDBG-DR 17		\$4,200,000.00		Infrastructure Development	
	TOTAL Estimated Financing Cost:		\$20,000,000.00			
Number of Homes	<p>New construction of single-family homes will occur on land the City will deed to Hardy Yards LLC. Fifty-one percent (51%) of the homes are required for sale to low-to-moderate Homebuyers at or below 80% AMI and were directly or indirectly impacted by Hurricane Harvey.</p> <p style="text-align: center;">201 Total Homes; 103 Affordable/LMI Homes</p>					
Developer Selection Process	<p>Hardy Yards LLC applied for a Notice of Funding Availability (NOFA) issued on November 16, 2021, and closed March 31, 2022. The Developer's application was ranked No. 1 and scored 90 out of 100 possible points.</p>					
Justification	<p>Property is a Transit-Oriented Development (TOD), which is proven to provide new economic opportunities to low-to-moderate income families</p> <ul style="list-style-type: none"> • Easy access to public transportation • Easy access Employment • Easy access to grocery stores • East access to parks or greenspace • Easy access to quality healthcare 					
Contingencies	<p>Site development is contingent on the following:</p> <ul style="list-style-type: none"> • Final underwriting approval • City Council approval 					