

Timeline for Huntington at Bay Area

Interest in any deal named Huntington

1 Jan 26, 2021: Email with Memo to MST from TMc with cc to Marvalette Hunter and Andy Icken

- Memo recommends Huntington at Bay Area for a Resolution of Support even though it requires \$15 million in additional funding which we had communicated we would not provide.
- Memo does not recommend Huntington at Witte in District A.

2 Feb 9, 2021: Email with attachments for weekly HCDD meeting to MST from TMc with cc to Marvalette Hunter and Andy Icken

- Memo recommends Huntington at Bay Area for a Resolution of Support even though it requires \$15 million in additional funding which we had communicated we would not provide.
- Memo does not recommend Huntington at Witte in District A.
- Agenda indicates that department will recommend Willow Chase Apartments for support based on superior site demographics and the family designation following HUD-reviewed HCDD policy.

Feb 9, 2021: MH calls TMc and directs to include Huntington at Witte rather than Willow Chase Apartments

3 Feb. 9, 2021: Email from M. Crinejo to T. McCasland.

- First attachment does not list Huntington at Witte for a Resolution of Support

4 Feb 9, 2021: Email from Marta to CMs

- Revised Resolution of Support in Attachment to HCD adds Huntington at Witte

5 Feb 11, 2021: Email from TMc to MH

- Confirms Huntington at Witte drew opposition letter; requests permission to add Willow Chase

5 Feb 12, 2021: Email from MH to TMc stating "You can proceed with the substitution."

Creation of a funding opportunity for Huntington

NOFA=Notice of Funding Availability, which is an open, competitive grant making process. It is not a procurement.

6 May 12, 2021: Email with attachments (including multifamily update) for HCD weekly meeting from TMc to MST with cc to Marvalette Hunter and Andy Icken

- Briefing on unrelated development and limited remaining multifamily funds from Harvey.

May 13-19, 2021: MH calls TMc and asks us to take another look at Huntington at Bay Area to fund it.

- Explained why we didn't issue a NOFA due to GLO litigation
- Stated that we had consistently told developers that we were not going to provide additional funding in this tax credit round
- MH inquires what possible sources are available to fund
- TMc indicated that GLO will require a competitive NOFA

7 May 20, 2021: Email from MH to TMc directing issuance of NOFA, movement of funds and misrepresenting my recommendation.

8 May 31, 2021: Andy emails MH with cc to TMc, RM, and MST, but addresses MH/MST stating reasons to reconsider issuing NOFA

9 Jun 1, 2021: Email response from MH: “We will move forward with a NOFA and can place parameters on it to ensure that we maximize the funding. I agree that it is not much and will likely go fast.”

Jun 1, 2021: Competitive grant application process or Notice of Funding Availability (NOFA) opens

Jun 7, 2021: Huntington at Bay Area submits its application

Overturning staff recommendation to provide Huntington \$15 million

10 Aug 17, 2021: Email with attachments (including Draft Memo-Multifamily NOFA) for weekly HCD meeting from TMc to MST with cc to Marvalette Hunter and Andy Icken

- Draft memo is from Ray Miller to TMc and recommends five deals, waitlists two deals as standbys, and does not recommend funding Huntington at Bay Area
- MST asks explicitly why Huntington didn’t get recommended
- TMc states large ask and senior deal
- MST asks when we last did a deal in District E

11 Aug 24, 2021: Email with attachments (including revised Draft Memo-Multifamily NOFA) for weekly HCD meeting from TMc to MST with cc to Marvalette Hunter and Andy Icken

- Draft memo is from Ray Miller to TMc and recommends five deals, waitlist two deals as standbys, and does not recommend funding Huntington at Bay Area
- Memo’s revisions adds how many units are affordable (LMI) and how much the City is paying per affordable unit
- TMc discussed cost per affordable unit explicitly
- MST asks again when we last funded a development in Dist E
- Ray Miller references Kingwood Senior Village as the last deal
- When MST asks why we wouldn’t prioritize District E, TMc responds that it is a pro, but this deal has extraordinary cost
- MST responds that Huntington will be a priority for him

12 Sep 1, 2021: Email with attachments (including revised Draft Memo-Multifamily NOFA) for weekly HCD meeting from TMc to MST with cc to Marvalette Hunter and Andy Icken

- Memo revised as directed by MST to show immediate awardees as Huntington and New Hope
- There is no staff or HCD recommendation for the two immediate awardees

13 Sep 1, 2021: Email from me to Ray Miller with cc to Derek Sellers indicting MST had directed to move forward with announcing Huntington at Bay Area

14 Sep 17, 2021: Email from TMc to MST reiterating staff’s business objections to Huntington

15 Sep 17, 2021: Email from MST to TMc stating both:

- We have had detailed conversations about Huntington AND
- “Much of what” I put in my email was new information and thus puzzling to him

16 Sep 21, 2021: Press release issued as directed by the Mayor and Marvalette Hunter

Summary of Narrative

With today's press release, the administration is bankrolling a specific developer to the detriment of working families needing affordable homes.

Documents 1-5: Interest in any deal named Huntington

- While no harm was done, the administration's direction to support Huntington at Witte indicated an interest in developments named Huntington that dates to nine months ago.
- Even though following the administration's direction violated our policy, I knew that Huntington at Witte was about to receive an opposition letter that would prevent it from moving forward. For that reason alone, I added the deal at the direction of the administration knowing that doing so would have no impact on funding decisions and that I could *hopefully* swap out that deal before City Council voted.
- City Council never voted on the list that included Huntington at Witte.

Documents 6-9: Creation of a funding opportunity for Huntington

- Huntington at Bay Area needed a funding opportunity to keep the TDHCA from killing it in the underwriting process. Because it had a \$15 million funding gap, it was about to be eliminated.
- Marvalette calls to ask how we can give the necessary funding to Huntington.
- I explained in detail why our funding goes through a competitive process and is not simply given to a developer.
- She asks whether and how we could run this competitive process
- Using funding discussions relating to another development, she then directs me to move sufficient funding to fund \$15 million and open the NOFA or competitive application process
- Four business days after NOFA opens, Huntington applies just in time to meet TDHCA deadline to keep it from being eliminated.

Documents 10-15: Overturning staff recommendation to provide Huntington \$15 million

- Despite know that this NOFA was created to fund \$15 million to Huntington, staff appropriately treats the NOFA as the competitive application process that it is.
- On two occasions, we put the recommended deals in front of the Mayor in writing and provide the basis for our recommendations.
- Rather than addressing the significant concerns with Huntington, the Mayor latches onto the only pro we listed for the development, which was its geographic location in District E.
- A family development in District E zoned to quality schools is something we would celebrate. One more senior deal in District E is not significant from a fair housing perspective.
- In a last-ditch effort to avoid the charade of a predetermined competitive application process, I email the Mayor again reiterating why the deal is not good for Houston and families in need of affordable homes.
- Mayor responds that while we have had detailed conversations, much of what I am telling him about the bad business terms is brand new and puzzling to him.
- Marvalette directs me to issue the press release.

Conclusion

- I am not alleging fraud. I do not know whether fraud has occurred, and it is not my job to investigate whether it has occurred. My job is to administer the programs in a manner that can withstand scrutiny, address Houston's affordable housing crisis, and support the best interest of the taxpayers.
- I am alleging that the documents I have provided support the following conclusions:
 1. The business terms of this deal has not been supported by the Mayor. The Mayor will want the conversation to focus only on this point—simply a disagreement between me and him on whether this development should move forward. If that was the only problem, I could resign quietly and move on.
 2. The style of management by this administration has repeatedly been “do it because I say so.” In fact, I have previously tendered my resignation to the Mayor specifically because of this style of management.

The Mayor will say he has the legal right to direct staff simply because he says so because he is the Mayor. Within the bounds of the law, he is absolutely correct that he has that right. However, you should be concerned about this style of management because while it is not fraud, the lack of transparency, the lack of dialogue, and the failure to address staff recommendations in a “do it because I say so” culture creates the breeding grounds where fraud goes undetected. Furthermore, you cannot attract and you will not keep the best directors and the best senior team members in this culture.

3. Finally, and this is the straw that broke my back, I cannot support Huntington at Bay Area without participating in what I know is a charade of a competitive process when the outcome of that process was predetermined before the funding opportunity was even issued.
- Why I am briefing you and what I need from you.
 1. I know I serve at the Mayor's pleasure. That means he can fire me. It does not mean I am his puppet.
 2. If and when I am fired, I need your support of my very strong team. They do not need me here to continue their good work. But there are several similar developments where the administration is pushing deals or developments and making decisions that will negatively impact the City well beyond this administration's tenure. There is also at least one other instance where there has been continuous pressure to take unethical action—pressure that to date we have successfully pushed back on.
 3. Finally, I need both you and the general public to be aware that the structure of a strong mayoral form of government should not mean that the strong mayor is free from public or City Council scrutiny nor should it mean that the strong mayor has free reign to make decisions without providing legitimate justifications for those decisions.

Document 1

McCasland, Tom - HCD

From: McCasland, Tom - HCD
Sent: Tuesday, January 26, 2021 6:06 PM
To: Sylvester Turner - MYR
Cc: Hunter, Marvalette - MYR; Icken, Andy - MYR; 'Sellers, Derek - HCD (Derek.Sellers@houstontx.gov)'; 'Miller, Ray - HCD (Ray.Miller@houstontx.gov)'
Subject: Draft memo of 9% Tax Credit Applications
Attachments: Memo - (Draft) 2021 9% HTC Applications.pdf

Mayor,

Our meeting was cancelled this morning due to Housing Committee, so I am sending the attached briefing memo from Ray Miller given the short timeline for tax credit applications. The first 4 pages provide the main content, and the last two pages are excel spreadsheets providing backup documentation.

Here is the summary:

- We received 49 applications for letters of support
- We are recommending 26 developments inside the City and 1 development in the ETJ for support
- Every district except for District K has at least one supported development. (Last year it was every district except for District E).
- District E is the only other District that has lower than the maximum allowed under the Department's policy for the District. This fact is a good indication that our policy around equitable distribution is working, by having every District share a relatively equal number of new developments.
- Districts C & H both have one supportive housing development, which accounts for why they are both one higher than the max.
- You will recall that per our policy, Districts with a max of 2 are already overrepresented in affordable housing developments. Districts with a max of 3 are underrepresented in affordable housing developments.

Timeline:

Jan. 29: Make recommendations public to allow time for appeals

Feb. 3: Present list to a specially called session of the Housing Committee

Feb. 10 or 17: Target Council Date (Feb. 17 gives us a tag week, but not a "cleanup" week in case there are changes due to appeals or other reasons.)

Feb. 26: Target submission date to TDHCA to be complete by March 1.

Here are a few additional items:

- We have asked all developers not to rely on any funding from the City, which most have done.
- We anticipate our region will receive 10 tax credit awards. Based on initial scoring, 9 will likely come to the City and one will go to the County in the ETJ.

Ray and I are both available to answer any questions you or the Chief may have.

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282



Interoffice

Memo



To: Tom McCasland
Director

Date: January 23, 2021

From: Ray Miller
Assistant Director

Subject: 2021 Resolutions for 9% Housing Tax Credit Applications

This memo is a summary of applications eligible for a resolution of support required for 9% Housing Tax Credits applications submitted to the Texas Department of Housing and Community Affairs. These recommendations will be posted on HCDD's website later this month and presented to Housing Committee of February 2nd. The items presented to City Council during February 17th agenda to approve the following items:

- 26 applications located within the city limits eligible for a resolution of support
- 1 application located within the ETJ eligible for a resolution of support

The list below is a list of eligible applications located within the city limits that are eligible for a resolution of support.

	Application Number	Development Name	Development Address	Council District	Target Population
1	21091	Laurel Terrace	1041 Conrad Sauer Dr	A	Elderly
2	21223	Westview Lofts	1212 W Sam Houston Pkwy	A	Elderly
3	21133	Parkway Meadows	3300 block of W Gulf Bank	B	Family
4	21183	Green Way Villas	N Sam Houston Pkwy & I-45 Frwy	B	Family
5	21038	Houston 150 Bayou Apartments	6970 Portwest Dr	C	Family
6	21128	Fisher Street Apartments	909 Fisher St	C	Family
7	21001	Harvard Street Lofts	15 Harvard Street	C	Family
8	21292	Camponile at Minimax	SEC of Minimax Dr and W Loop 610	C	Elderly
9	21210	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Supportive Housing
10	21035	Manson Place Apartments	SWQ of Reeves St & Scott St	D	Family
11	21020	Huntington at Bay Area	SE corner of Bay Area Blvd & Seawolf Dr	E	Elderly
12	21058	Evening Star Apartments	11800 S Glen Dr	F	Elderly

13	21100	Hawthorn Terrace	3100 Hayes Rd	F	Elderly
14	21188	Dove Gardens	SWC of Westchase Way Dr & W Sam Houston Pkwy S	F	Elderly
15	21010	Maury Street Lofts	2918 Elysian St	G	Family
16	21137	Ella Grand	2077 S Gessner Rd	G	Elderly
17	21245	The Rushmore	800 Highway 6 South	G	Family
18	21010	Maury Street Lofts	2918 Elysian St	H	Family
19	21238	Jackson Hinds Garden	607 Thornton Rd	H	Supportive Housing
20	21011	William Booth Apartments	808 Frawley St	H	Elderly
21	21132	OST Lofts	5520 Old Spanish Trail	I	Family
22	21026	Vista at Park Place	NWC Park Place Blvd and Juniper St	I	Family
23	21027	New Hope Housing at Ennis	1846 Ennis St	I	Elderly
24	21131	Boulevard 61	6101 Richmond Ave	J	Family
25	21213	Fairways at Westwood	9745 Bissonnet	J	Family
26	21006	Westheimer Garden Villas	5811 Winsome Ln	J	Elderly

The list below is a revised list of eligible applications located within the ETJ eligible for a resolution of support.

Application Number	Development Name	Development Address	County	Target Population
20142	Cole Creek Estates	6850 block of Gessner	Harris	Elderly

Applications may receive additional points if is located in a distinct area that was once vital and has lapsed into a situation requiring concerted revitalization, and where a concerted revitalization plan has been developed and executed (Concerted Revitalization Area). Under HCDD standards, these areas include identified revitalization areas identified under the city's Complete Communities initiative or Tax Increment Reinvestment Zone (TIRZ). Eight applications have selected to receive a Priority Resolution.

Application Number	Development Name	Development Address	Council District	Concerted Revitalization Area
21091	Laurel Terrace	1041 Conrad Sauer Dr	A	TIRZ 17 – Memorial City
21183	Greens Way Villas	At N Sam Houston Parkway and I-45	B	TIRZ 11 – Greater Greenspoint
21133	Parkway Meadow	3300 block of W Gulf Bank	B	Acres Homes – Complete Community
21035	Manson Place Apartments	SWQ of Reeves St & Scott St	D	Third Ward – Complete Community

21188	Dove Gardens	SWC of Westchase Way Dr and W Sam Houston Pkwy S	F	TIRZ 20 – Southwest Houston
21010	Maury Street Lofts	2918 Elysian Street	H	Near Northside – Complete Community
21132	OST Lofts	5520 Old Spanish Trail	I	TIRZ 7 – OST Alameda
21006	Westheimer Garden Villas	5811 Winsome Lane	J	TIRZ 1 – St. George Place

A total of 48 applications for resolutions of support were received with 27 applications recommended for a resolution of support. Below is a summary of the remaining 21 applications with a summary of their application status or why it is not recommended for a resolution of support.

	Application Number	Development Name	Development Address	District	Target Population	Notes
1	21019	Huntington at Witte	1106 Witte Rd	A*	Elderly	Application is not located in a recognized CRA
2	21204	Conrad Saur	1221 Conrad Sauer	A*	Elderly	Application is not located in a recognized CRA
3	21237	SkyPark Ten	1006 Redhaw St	A*	Family	Application is not located in a recognized CRA
4	21016	Houston Willow Chase	0 Breton St	A*	Family	Application is not located in a recognized CRA
5	21036	Avenue Square	1262 Conrad Sauer Dr	A*	Elderly	Application is not located in a recognized CRA
6	21224	Dominion Terrace	1024 Pinemont Drive	B	Elderly	Withdrawn by Applicant
7	21308	Camponile at Wakeforest	SEC of Westpark Dr & Wakeforest Ave.	C	Elderly	Withdrawn by Applicant
8	2129	Fairways at Greenway	3723 Southwest Freeway	C	Elderly	Preference for family transactions and applications in lower poverty areas
9	21307	Bellaza	1706 & 1718 W 26 St & 2505 Ella Blvd	C	Elderly	Located in flood zone AE
10	21314	Viveza	1400 W 20 th St	C	Elderly	Located on flood zone AE
11	21306	Camponile at West Dallas	1415 W Dallas St	C	Elderly	Withdrawn by Applicant
12	21012	Beall Village	4463 N MacGregor	D	Elderly	Withdrawn by Applicant
13	21226	Serenity Palms	5511 Griggs Rd	D	Family	Withdrawn by Applicant
14	21264	Acadia Terrace	6002 Rogerdale Rd.	F	Family	Preference for other applications based on HCDD criteria

15	21134	Hartwood at Bellaire	11360 Bellaire Blvd	F	Family	Preference for other applications based on HCDD criteria
16	21217	Mariposa Senior Living	6706 Harrisburg	I	Elderly	Application requires additional financing
17	21041	Eado Crossing	3122 Leeland St	I	Elderly	Preference for family transactions
18	21195	Bissonnet Street Lofts	9945 Bissonnet St	J	Elderly	Withdrawn by applicant
19	21296	Plainfield Street Lofts	9638 Plainfield St	J	Family	Withdrawn by applicant
20	21253	Valiente	NWC Jeanetta St and Pagewood Ln	J	Family	Poverty rate exceeds maximum
21	21280	Knight Road Lofts	8411 Knight Rd	K	Elderly	Withdrawn by applicant

* Districts with a high concentration of affordable units. Applications in must be located in a CRA.

The charts below summarize the distribution of resolutions by council district and housing type. Please refer to the attached addendums for additional information and criteria for selection.

Council District	Total Applications	Limit*	Total Resolutions
A	8	2	2
B	2	2	2
C	9	3	4
D	5	2	2
E	1	3	1
F	5	3	3
G	3	3	3
H	3	2	3
I	5	3	3
J	6	3	3
K	1	3	0
ETJ	1	0	1
Outside City	0	0	0
Total	48	29	27

Applies to new construction and non-PSH

Housing Type	Total Resolutions	Total Applications
Supportive Housing	2	3
Family	12	19
Elderly	13	33

Document 2

McCasland, Tom - HCD

From: McCasland, Tom - HCD
Sent: Tuesday, February 9, 2021 10:44 AM
To: Sylvester Turner - MYR
Cc: Hunter, Marvalette - MYR; Icken, Andy - MYR; Marquez, Veronica - MYR; Bonham, Brenda - MYR; Washington, Amanda - MYR
Subject: Documents for HCD meeting
Attachments: 1 TMC MST agenda 2.9.21.docx; 2 ERAP Overview.docx; 3 HEDP grants flyer.pdf; 4 HEDP Grants 1-Pager.docx; 5 Council Agenda Memo for MST 020921.pdf

Mayor,

Please see attached the documents for today's meeting.

Thank you,

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

MST meeting with HCDD

February 9, 2021

1. City/County Rental Assistance (see attached briefing and FAQ)
 - Timeline
 - i. 2/9: Launch HoustonHarrisHelp.org with basic information about the program-webpage is live.
 - ii. 2/10: Began working current list of 12,000 Houston applications immediately (these are families not served in that last round of rental assistance)
 - iii. 2/18 Open new landlord registration on HoustonHarrisHelp.org
 - iv. 2/24 First BakerRipley funding run to waitlist applicants
 - v. 2/25 Open new tenant application on HoustonHarrisHelp.org (compliance-related updates to old application)
 - vi. 3/15 Launch new landlord functionality, including landlord portal to view all own applicants
 - vii. 3/31 Launch new tenant functionality and updated application, including visibility into application status
2. Other Rental Assistance Programs
 - State Treasury Program (see press release from Mary Benton)
Approximately \$85.5 million of money for Houston residents still with State
 - County TDHCA Program.
We will be funding here and will use this as a way of moving folks in eviction forward immediately. This will be through case management rather than publicly pushing this website.
3. Hardy Yards Purchase—Near Northside Complete Community
 - Funding source: Harvey Single Family funds from GLO contract
 - \$15.4 million purchase, of which \$3.4 million to be returned to the City based on final subsidy below
Following is conservative draft subject to responses from developers
 - Minimum of 225 homes built for homeownership
 - i. 115 affordable homes with purchase price ranging from \$115,000 to \$170,000
 - ii. 110 market rate homes with purchase price underwritten at \$350,000
 - Total anticipated City subsidy \$12 million, of which \$2 million is for infrastructure cost
 - Ongoing conversations with community about desire for retail near light rail stop
 - If purchase approved, next steps will be competitive RFP for developer with guidance from community charrette.
 - Purchase ensures we meet spending benchmarks for 2021
4. Harvey Economic Development Update (see attached flyer and 1 Pager)
5. Housing Tax Credit Update
 - District A – Westview Lofts pulled their application this morning due to an opposition letter written by the State Rep. Due to the withdraw of Westview

Lofts, HCDD will recommend Willow Chase Apartments for a resolution of support based on superior site demographics and the family designation.

- District F – Acadia Terrace appealed for a support resolution and a priority resolution for the Alief CC. This change is being done as we did not meet the three deal limit in F (Evening Star is a rehhab) and Acadia Terrace has superior site demographics compared to the two other deals petitioning for the priority resolution, Evening Star (F) and Fairways at Westview (J).
- District I – Vista at Park Place appealed for a priority resolution for TIRZ 8 Gulfgate and its being granted as the only application located in the TIRZ

6. Council Agenda Memo (see attached) with highlights below:



Interoffice

Memo



From: Department of Housing and Community Development
Multifamily Division

Date: January 29, 2021

Subject: 2021 Resolutions for 9% Housing Tax Credit Applications

The following is a summary of applications eligible for a resolution of support required for 9% Housing Tax Credits applications submitted to the Texas Department of Housing and Community Affairs. These recommendations will be presented to Housing Committee of February 3, 2021. Applicants are encouraged to join virtual session of Housing Committee to respond to any questions posed by Housing Committee. Additional information on the meeting can be found at this link. <https://www.houstontx.gov/council/committees/housing.html>

The items presented to City Council during February 10th agenda to approve the following items:

- 26 applications located within the city limits eligible for a resolution of support
- 1 application located within the ETJ eligible for a resolution of support

The list below is a list of eligible applications located within the city limits that are eligible for a resolution of support.

	Application Number	Development Name	Development Address	Council District	Target Population
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5	21038	Houston 150 Bayou Apartments	6970 Portwest Dr	C	Family
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9	21210	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Supportive Housing
10	21035	Manson Place Apartments	SWQ of Reeves St & Scott St	D	Family
11	21020	Huntington at Bay Area	SE corner of Bay Area Blvd & Seawolf Dr	E	Elderly

12	21058	Evening Star Apartments	11800 S Glen Dr	F	Elderly
13	21100	Hawthorn Terrace	3100 Hayes Rd	F	Elderly
14	21188	Dove Gardens	SWC of Westchase Way Dr & W Sam Houston Pkwy S	F	Elderly
15	21108	Azalea Terrace	601 State Hwy 6 S	G	Elderly
16	21137	Ella Grand	2077 S Gessner Rd	G	Elderly
17	21245	The Rushmore	800 Highway 6 South	G	Family
18	21010	Maury Street Lofts	2918 Elysian St	H	Family
19	21238	Jackson Hinds Garden	607 Thornton Rd	H	Supportive Housing
20	21011	William Booth Apartments	808 Frawley St	H	Elderly
21	21132	OST Lofts	5520 Old Spanish Trail	I	Family
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The list below is a revised list of eligible applications located within the ETJ eligible for a resolution of support.

Application Number	Development Name	Development Address	County	Target Population
21042	Cole Creek Estates	Approx 6850 Gessner Rd	Harris	Elderly

Applications may receive additional points if is located in a distinct area that was once vital and has lapsed into a situation requiring concerted revitalization, and where a concerted revitalization plan has been developed and executed (Concerted Revitalization Area). Under HCDD standards, these areas include identified revitalization areas identified under the city's Complete Communities initiative or Tax Increment Reinvestment Zone (TIRZ). Eight applications have selected to receive a Priority Resolution.

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21035	Manson Place Apartments	SWQ of Reeves St & Scott St	D	Third Ward – Complete Community
21188	Dove Gardens	SWC of Westchase Way Dr and W Sam Houston Pkwy S	F	TIRZ 20 – Southwest Houston
21010	Maury Street Lofts	2918 Elysian Street	H	Near Northside – Complete Community
21132	OST Lofts	5520 Old Spanish Trail	I	TIRZ 7 – OST Alameda
21006	Westheimer Garden Villas	5811 Winsome Lane	J	TIRZ 1 – St. George Place

To avoid unjustified concentrations of competitive 9% housing tax credits properties, TDHCA requires that an applicant receive a resolution from the governing body of the municipality where the development is to be located if a competitive HTC application proposes a development site located less than two linear miles from the proposed development site of another application within the same calendar year. The proposed development sites listed below are located less than two linear miles from the proposed development site of another supported application.

	Application Number	Development Name	Development Address	Council District	Target Population
1	21091	Laurel Terrace	1041 Conrad Sauer Dr	A	Elderly
2	21223	Westview Lofts	1212 W Sam Houston Pkwy N	A	Elderly
3	21038	Houston 150 Bayou Apartments	6970 Portwest Dr	C	Family
4	21292	Campanile at Minimax	SEC of Minimax Dr and W Loop 610	C	Elderly
5	21128	Fisher Street Apartments	909 Fisher St	C	Family
6	21010	Maury Street Lofts	2918 Elysian St	H	Family
7	21011	William Booth Apartments	808 Frawley St	H	Elderly
8	21238	Jackson Hinds Garden	607 Thornton Rd	H	Supportive Housing
9	21131	Boulevard 61	6101 Richmond Ave	J	Family
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1	21019	Huntington at Witte	1106 Witte Rd	A*	Elderly	Application is not located in a recognized CRA
2	21204	Conrad Saur	1221 Conrad Sauer	A*	Elderly	Application is not located in a recognized CRA
3	21237	SkyPark Ten	1006 Redhaw St	A*	Family	Application is not located in a recognized CRA
4	21016	Houston Willow Chase	0 Breton St	A*	Family	Application is not located in a recognized CRA
5	21036	Avenue Square	1262 Conrad Sauer Dr	A*	Elderly	Application is not located in a recognized CRA
6	21224	Dominion Terrace	1024 Pinemont Drive	B	Elderly	Withdrawn by Applicant
7	21308	Campanile at Wakeforest	SEC of Westpark Dr & Wakeforest Ave.	C	Elderly	Withdrawn by Applicant
8	2129	Fairways at Greenway	3723 Southwest Freeway	C	Elderly	Preference for family transactions and applications in lower poverty areas
9	21307	Bellaza	1706 & 1718 W 26 St & 2505 Ella Blvd	C	Elderly	Located in flood zone AE
10	21314	Viveza	1400 W 20 th St	C	Elderly	Located on flood zone AE
11	21306	Campanile at West Dallas	1415 W Dallas St	C	Elderly	Withdrawn by Applicant
12	21012	Beall Village	4463 N MacGregor	D	Elderly	Withdrawn by Applicant
13	21226	Serenity Palms	5511 Griggs Rd	D	Family	Withdrawn by Applicant
14	21264	Acadia Terrace	6002 Rogerdale Rd.	F	Family	Preference for other applications based on HCDD criteria
15	21134	Hartwood at Bellaire	11360 Bellaire Blvd	F	Family	Preference for other applications based on HCDD criteria
16	21217	Mariposa Senior Living	6706 Harrisburg	I	Elderly	Application requires additional financing
17	21041	Eado Crossing	3122 Leeland St	I	Elderly	Preference for family transactions
18	21195	Bissonnet Street Lofts	9945 Bissonnet St	J	Elderly	Withdrawn by applicant
19	21296	Plainfield Street Lofts	9638 Plainfield St	J	Family	Withdrawn by applicant
20	21253	Valiente	NWC Jeanetta St and Pagewood Ln	J	Family	Poverty rate exceeds maximum
21	21280	Knight Road Lofts	8411 Knight Rd	K	Elderly	Withdrawn by applicant

* Districts with a high concentration of affordable units. Applications in must be located in a CRA.

Updates on Application

HCDD requests applicants notify HCDD as soon as possible if they decide not to move forward on their application. Changes in application status may impact determination for other applicants.

Appeals

Applicants have the right to appeal the determination. Appeals may only be made in writing. To be considered complete, an appeal must contain the following information:

- Applicant Name
- Mailing Address
- Phone
- Email Address
- Development Name
- Property Address
- Reason for Appeal

Appeals may be submitted in any of the following methods:

- Website – Request an Appeal <https://houstontx.gov/housing/appeals.html>
- Email – HCDDComplaintsAppeal@houstontx.gov
- Mail – Address listed below
- In person – During regular business hours, Monday – Friday from 8 A.M. – 5 P.M., at our address below:

Housing and Community Development
Department 2100 Travis St., 9th Floor
Houston, TX 77002
Attn: Multifamily Division/Appeal

Due to the time-sensitivity and accelerated timeline to review Low Income Housing Tax Credits, the deadline date to file an appeal must be received no later than **Friday, February 5th, 2021 at 3:00 pm**. Upon receipt of an appeal, HCDD will respond in writing to the appellant of the program area's decision regarding the appeal and provide the basis thereof as early as five (5) days, as practicable, from the date of the determination. If additional time to issue a response is needed, you will be notified as soon as feasible

Document 3

McCasland, Tom - HCD

From: Crinejo, Marta - MYR
Sent: Tuesday, February 9, 2021 4:31 PM
To: McCasland, Tom - HCD
Subject: FW: Rental Assistance Program Description
Attachments: Attachment to HCD21-8 revised 2-9-21.pdf; Attachment to HCD21-10 revised 2-8-21.pdf; Attachment to HCD21-11 revised 2-9-21.pdf

Just verifying there are no changes based on your meeting this afternoon with the boss, please.

Marta Crinejo
Agenda Director
Office of Mayor Turner
832.393.1091

From: Lawson, Roxanne - HCD <Roxanne.Lawson@houstontx.gov>
Sent: Tuesday, February 9, 2021 4:29 PM
To: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>; Miller, Ray - HCD <Ray.Miller@houstontx.gov>; Bibbs, Ryan - HCD <Ryan.Bibbs@houstontx.gov>; Martinez, Ana - HCD <Ana.Patino-Martinez@houstontx.gov>; Moore, Juanita - HCD <Juanita.Moore@houstontx.gov>
Cc: Crinejo, Marta - MYR <Marta.Crinejo@houstontx.gov>
Subject: RE: Rental Assistance Program Description

Tom,

Juanita had already sent the information to Marta, so she has it. I believe it is Marta's office that will upload the revised lists.

They are all attached hereto.

Roxanne Lawson
City Council Liaison/Division Manager

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston, TX 77002
832.394.6307 (office)
713.471.8675 (mobile)
www.houstontx.gov/housing
www.recovery.houstontx.gov

From: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>
Sent: Tuesday, February 9, 2021 4:25 PM
To: Miller, Ray - HCD <Ray.Miller@houstontx.gov>; Bibbs, Ryan - HCD <Ryan.Bibbs@houstontx.gov>; Martinez, Ana - HCD <Ana.Patino-Martinez@houstontx.gov>; Moore, Juanita - HCD <Juanita.Moore@houstontx.gov>

Cc: Crinejo, Marta - MYR <Marta.Crinejo@houstontx.gov>; Lawson, Roxanne - HCD <Roxanne.Lawson@houstontx.gov>
Subject: RE: Rental Assistance Program Description
Importance: High

Team,

Who is getting Marta that revised list for the 9% deals based on the appeals? Please copy everyone on whatever is sent to her.

We need this ASAP.

Thanks,

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

From: Crinejo, Marta - MYR <Marta.Crinejo@houstontx.gov>
Sent: Tuesday, February 9, 2021 4:13 PM
To: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>
Subject: RE: Rental Assistance Program Description

Tom,

I'm also looking for the revised 9% project lists so that I can get them out to Council.

Marta Crinejo
Agenda Director
Office of Mayor Turner
832.393.1091

From: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>
Sent: Tuesday, February 9, 2021 4:12 PM
To: Hunter, Marvalette - MYR <Marvalette.Hunter@houstontx.gov>; Sylvester Turner - MYR <Mayor.ST@houstontx.gov>
Cc: Icken, Andy - MYR <Andy.Icken@houstontx.gov>; Thomas, William P. - MYR <William.Thomas@houstontx.gov>; Crinejo, Marta - MYR <Marta.Crinejo@houstontx.gov>
Subject: RE: Rental Assistance Program Description

Thank you. I'll circulate the final PDF later this evening.

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.

2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

From: Hunter, Marvalette - MYR <Marvalette.Hunter@houstontx.gov>

Sent: Tuesday, February 9, 2021 3:57 PM

To: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>; Sylvester Turner - MYR <Mayor.ST@houstontx.gov>

Cc: Icken, Andy - MYR <Andy.Icken@houstontx.gov>; Thomas, William P. - MYR <William.Thomas@houstontx.gov>;

Crinejo, Marta - MYR <Marta.Crinejo@houstontx.gov>

Subject: Rental Assistance Program Description

Tom,

The Rental Assistance Program description draft memo is approved. The Mayor wants to hold until tomorrow for distribution. Please finalize and have it ready to go out immediately after Council action.

Thank you,

Marvalette Hunter
Mayor's Chief of Staff
(832) 393-1050 Office
(281) 714-8327 Cell

From: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>

Sent: Tuesday, February 9, 2021 10:44:13 AM

To: Sylvester Turner - MYR <Mayor.ST@houstontx.gov>

Cc: Hunter, Marvalette - MYR <Marvalette.Hunter@houstontx.gov>; Icken, Andy - MYR <Andy.Icken@houstontx.gov>;

Marquez, Veronica - MYR <Veronica.Marquez@houstontx.gov>; Bonham, Brenda - MYR

<Brenda.Bonham@houstontx.gov>; Washington, Amanda - MYR <Amanda.Washington@houstontx.gov>

Subject: Documents for HCD meeting

Mayor,

Please see attached the documents for today's meeting.

Thank you,

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

Revised February 9, 2021

	Application Number	Development Name	Development Address	Council District	Target Population
1	21016	Houston Willow Chase Living*	0 Brenton Ridge St	A	Family
2	21091	Laurel Terrace	1041 Conrad Sauer Dr	A	Elderly
3	21133	Parkway Meadows	3300 block of W Gulf Bank	B	Family
4	21183	Green Way Villas	N Sam Houston Pkwy & I-45 Frwy	B	Family
5	21038	Houston 150 Bayou Apartments	6970 Portwest Dr	C	Family
6	21128	Fisher Street Apartments	909 Fisher St	C	Family
7	21001	Harvard Street Lofts	15 Harvard Street	C	Family
8	21292	Campanile at Minimax	SEC of Minimax Dr and W Loop 610	C	Elderly
9	21210	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Supportive Housing
10	21035	Manson Place Apartments	SWQ of Reeves St & Scott St	D	Family
11	21020	Huntington at Bay Area	SE corner of Bay Area Blvd & Seawolf Dr	E	Elderly
12	21264	Acadia Terrace*	6000 blk of Rogerdale Road	F	Family
13	21058	Evening Star Apartments	11800 S Glen Dr	F	Elderly
14	21100	Hawthorn Terrace	3101 Hayes Rd	F	Elderly
15	21188	Dove Gardens	SWC of Westchase Way Dr & W Sam Houston Pkwy S	F	Elderly
16	21108	Azalea Terrace	601 State Hwy 6 S	G	Elderly
17	21137	Ella Grand	2077 S Gessner Rd	G	Elderly
18	21245	The Rushmore	800 Highway 6 South	G	Family
19	21010	Maury Street Lofts	2918 Elysian St	H	Family
20	21238	Jackson Hinds Garden	607 Thornton Rd	H	Supportive Housing
21	21148	William Booth Apartments	808 Frawley St	H	Elderly
22	21132	OST Lofts	5520 Old Spanish Trail	I	Family

23	21026	Vista at Park Place	NWC Park Place Blvd and Juniper St	I	Family
24	21027	New Hope Housing at Ennis	1846 Ennis St	I	Elderly
25	21131	Boulevard 61	6101 Richmond Ave	J	Family
26	21213	Fairways at Westwood	9745 Bissonnet	J	Family
27	21006	Westheimer Garden Villas	5811 Winsome Ln	J	Elderly

* Revisions February 9, 2021

- Houston Willow Chase Living added
- Acadia Terrace added
- Westview Lofts removed

Document 4

McCasland, Tom - HCD

From: Crinejo, Marta - MYR
Sent: Tuesday, February 9, 2021 7:17 PM
To: Alcorn, Sallie - CNL; Castex-Tatum, Martha - CNL; Cisneros, Karla - CNL; Evans-Shabazz, Carolyn - CNL; Gallegos, Robert - CNL; Hunter, Marvalette - MYR; Jackson, Tarsha - CNL; Kamin, Abbie - CNL; Knox, Mike - CNL; Kubosh, Michael - CNL; Martin, Dave - CNL; Peck, Amy - CNL; Plummer, Letitia - CNL; Pollard, Edward - CNL; Robinson, David - CNL; Thomas, Tiffany D. - CNL; Thomas, William P. - MYR; Travis, Greg - CNL
Cc: McCasland, Tom - HCD; Lawson, Roxanne - HCD
Subject: Re: Revised project lists for items 10, 12, & 13....
Attachments: Attachment to HCD21-8 revised 2-9-21 final.pdf

Council Members,

Apologies but the backup for item #10 I uploaded previously was incorrect. I have uploaded the correct attachment in Novus and I've also attached it here for your review.

From: Crinejo, Marta - MYR
Sent: Tuesday, February 9, 2021 4:53 PM
To: Alcorn, Sallie - CNL <Sallie.Alcorn@houstontx.gov>; Castex-Tatum, Martha - CNL <Martha.Castex-Tatum@houstontx.gov>; Cisneros, Karla - CNL <Karla.Cisneros@houstontx.gov>; Crinejo, Marta - MYR <Marta.Crinejo@houstontx.gov>; Evans-Shabazz, Carolyn - CNL <Carolyn.Evans-Shabazz@houstontx.gov>; Gallegos, Robert - CNL <Robert.Gallegos@houstontx.gov>; Hunter, Marvalette - MYR <Marvalette.Hunter@houstontx.gov>; Jackson, Tarsha - CNL <Tarsha.Jackson@houstontx.gov>; Kamin, Abbie - CNL <Abbie.Kamin@houstontx.gov>; Knox, Mike - CNL <Mike.Knox@houstontx.gov>; Kubosh, Michael - CNL <Michael.Kubosh@houstontx.gov>; Martin, Dave - CNL <Dave.Martin@houstontx.gov>; Peck, Amy - CNL <Amy.Peck@houstontx.gov>; Plummer, Letitia - CNL <Letitia.Plummer@houstontx.gov>; Pollard, Edward - CNL <Edward.Pollard@houstontx.gov>; Robinson, David - CNL <David.Robinson@houstontx.gov>; Thomas, Tiffany D. - CNL <TiffanyD.Thomas@houstontx.gov>; Thomas, William P. - MYR <William.Thomas@houstontx.gov>; Travis, Greg - CNL <Greg.Travis@houstontx.gov>
Cc: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>; Lawson, Roxanne - HCD <Roxanne.Lawson@houstontx.gov>
Subject: Revised project lists for items 10, 12, & 13....

Council Members,

Please be aware that I have uploaded revised project lists in Novus for the following items:

10. RESOLUTION confirming support for the proposed development of certain properties as Affordable Rental Housing, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments - DISTRICTS A - PECK; B - JACKSON; C - KAMIN; D - EVANS-SHABAZZ; E - MARTIN; F - THOMAS; G - TRAVIS; H - CISNEROS; I - GALLEGOS and J - POLLARD

12. RESOLUTION confirming support for the proposed development as Affordable Rental Housing of one or more properties which are subject to the Two Mile Same Year Rule, each located in the City of Houston, Texas, and the submittal of applications for Housing Tax Credits for such developments; allowing the construction of such developments; and authorizing the allocation of Tax Credits to such developments - DISTRICTS A - PECK; C - KAMIN; H - CISNEROS and J - POLLARD

13. RESOLUTION explicitly identifying certain proposed development of Affordable Rental Housing as contributing most significantly to the concerted revitalization efforts of the City of Houston, Texas - DISTRICTS A - PECK; B - JACKSON; D - EVANS-SHABAZZ; F - THOMAS; H - CISNEROS; I - GALLEGOS and J – POLLARD

Changes are in red and are listed at the bottom of each chart.

Please let me know if you have any questions or concerns.

Marta Crinejo
Agenda Director
Office of Mayor Turner
832.393.1091

Revised February 9, 2021

	Application Number	Development Name	Development Address	Council District	Target Population
1	21019	Huntington at Witte*	1106 Witte Rd	A	Elderly
2	21091	Laurel Terrace	1041 Conrad Sauer Dr	A	Elderly
3	21133	Parkway Meadows	3300 block of W Gulf Bank	B	Family
4	21183	Green Way Villas	N Sam Houston Pkwy & I-45 Frwy	B	Family
5	21038	Houston 150 Bayou Apartments	6970 Portwest Dr	C	Family
6	21128	Fisher Street Apartments	909 Fisher St	C	Family
7	21001	Harvard Street Lofts	15 Harvard Street	C	Family
8	21292	Campanile at Minimax	SEC of Minimax Dr and W Loop 610	C	Elderly
9	21210	Hebron Village Supportive Housing (PSH)	7350 Calhoun Rd	D	Supportive Housing
10	21035	Manson Place Apartments	SWQ of Reeves St & Scott St	D	Family
11	21020	Huntington at Bay Area	SE corner of Bay Area Blvd & Seawolf Dr	E	Elderly
12	21264	Acadia Terrace*	6000 blk of Rogerdale Road	F	Family
13	21058	Evening Star Apartments	11800 S Glen Dr	F	Elderly
14	21100	Hawthorn Terrace	3101 Hayes Rd	F	Elderly
15	21188	Dove Gardens	SWC of Westchase Way Dr & W Sam Houston Pkwy S	F	Elderly
16	21108	Azalea Terrace	601 State Hwy 6 S	G	Elderly
17	21137	Ella Grand	2077 S Gessner Rd	G	Elderly
18	21245	The Rushmore	800 Highway 6 South	G	Family
19	21010	Maury Street Lofts	2918 Elysian St	H	Family
20	21238	Jackson Hinds Garden	607 Thornton Rd	H	Supportive Housing
21	21148	William Booth Apartments	808 Frawley St	H	Elderly
22	21132	OST Lofts	5520 Old Spanish Trail	I	Family

23	21026	Vista at Park Place	NWC Park Place Blvd and Juniper St	I	Family
24	21027	New Hope Housing at Ennis	1846 Ennis St	I	Elderly
25	21131	Boulevard 61	6101 Richmond Ave	J	Family
26	21213	Fairways at Westwood	9745 Bissonnet	J	Family
27	21006	Westheimer Garden Villas	5811 Winsome Ln	J	Elderly

* Revisions February 9, 2021

- Huntington at Witte added
- Acadia Terrace added
- Westview Lofts removed

Document 5

McCasland, Tom - HCD

From: Hunter, Marvalette - MYR
Sent: Friday, February 12, 2021 10:28 AM
To: McCasland, Tom - HCD
Cc: Icken, Andy - MYR
Subject: Re: Resolution of Support - District A

You can proceed with the substitution.

Thank you,

Marvalette Hunter
Mayor's Chief of Staff
(832) 393-1050 Office
(281) 714-8327 Cell

From: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>
Sent: Thursday, February 11, 2021 6:50:58 PM
To: Hunter, Marvalette - MYR <Marvalette.Hunter@houstontx.gov>
Cc: Icken, Andy - MYR <Andy.Icken@houstontx.gov>
Subject: FW: Resolution of Support - District A

Chief,

Any thoughts on us moving this development forward as a replacement for Huntington at Witte, now that Rep. Hull has written an opposition letter?

Thanks,

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

From: Miller, Ray - HCD <Ray.Miller@houstontx.gov>
Sent: Thursday, February 11, 2021 2:36 PM
To: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>
Cc: Moore, Juanita - HCD <Juanita.Moore@houstontx.gov>; Bibbs, Ryan - HCD <Ryan.Bibbs@houstontx.gov>; Martinez, Ana - HCD <Ana.Patino-Martinez@houstontx.gov>
Subject: Resolution of Support - District A

Tom,

With the Huntington at Witte application getting a negative letter from State Rep Hull, it will be primarily be non-competitive even if it moves to apply for the credits. During our appeal review we noted an alternate transaction which

warrants consideration is Willow Chase located in the Willowbrook area. The site is a low poverty area (10%) with all schools rated B by the TEA. It is a strong contender in this year's round. Additional info is in the attached.

I have spoken with the developer who met with State Rep Sam Harless. The developer said Harless was positive about the transaction and asked them to reach out to two local HOA's to help secure support.

Let us know your thoughts on putting this item forward.

Ray

Ray Miller

Assistant Director

Multifamily, Public Facilities and Real Estate Finance

City of Houston

Housing and Community Development Dept.

2100 Travis Street | 9th Floor | Houston TX 77002

832-394-6119 (office)

Document 6

McCasland, Tom - HCD

From: McCasland, Tom - HCD
Sent: Wednesday, May 12, 2021 1:46 PM
To: Sylvester Turner - MYR
Cc: Hunter, Marvalette - MYR; Icken, Andy - MYR; Bonham, Brenda - MYR; Washington, Amanda - MYR; 'Kennisha London (Kennisha.London@houstontx.gov)'; Marquez, Veronica - MYR
Subject: Documents for HCDD meeting
Attachments: 1 MST agenda 5.12.2021.docx; 2 Draft -LOI-2209 Emancipation Ave- May 4. 21 .docx; 3 MEMO - DR-17 MULTIFAMILY ROUND 2 UPDATE - V8 05072021.docx; 4 Policy # 01-003 Telecommuting Policy v1.1 CLEAN.pdf; 4.5 Return to Work Plan v0.2 CLEAN.pdf; 5 Memo Regarding Buyout Transactions REVISED2_210505.docx.pdf; 6 Council Agenda Memo for MST 051021.pdf

Mayor,

Please see attached the documents for today's meeting.

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

MST meeting with HCDD

May 12, 2021

1. Rental Assistance Update: pledged & paid \$69 million
 - \$55.1 million paid (City portion: \$26.2 million)
 - \$13.9 million pledged (City portion: \$6.1 million)
 - Received \$22,189,735.16 for rental assistance today
 - Contracts are set up to allow additional funding to be added without going back to City Council. However, we have plenty of time to go to City Council if that is preferred route.
2. GLO June 30 Benchmark Update (as of Monday)
 - Overall target: \$99.56 million
 - Total submitted to date: \$96.3 million
 - Program update
 - i. Homebuyers: exceeded draw target
 - ii. Multifamily: exceeded submissions for draw target, and waiting for GLO
 - iii. Public Services: \$400k away from hitting submission target. This will occur this week.
 - iv. HoAP: \$3.67 million away from hitting submission target. On pace to hit submission target by end of next week.
 - v. Buyout: \$5.6 million away from hitting submission target. Closed on MacGregor last week and will submit this week to fully hit target.
3. LOI- 2209 Emancipation Ave (see attached)
4. Multifamily Round 2 DR-17 (see attached memo)
 - \$12.4 million remaining from DR-17 funds
 - Propose shifting Houston Area Women's Center to HOME-ARP funds adding \$15.6 million back to DR-17 funds
 - \$28 million would be available for a proposal such as the one Ray presented regarding the W. Alabama site.
5. DRAFT Telecommuting Policy & Return to Work Plan (see attached)
 - Employees with enclosed offices are already in the office at least weekly.
 - Certain teams are fully back to the office.
 - We have identified cubicles that can be used by any employee to socially distance
 - Beginning June 1, subject to the criteria in the attached draft policy, all employees will return to the office on at least a part-time basis.
 - Managers will manage in office/telecommuting employees so that we do not exceed 50% of employees in office at any given time.
 - Hybrid model will continue until mask wearing/social distancing directives change or the City implements a longer term telecommuting policy.
6. Buyout Transactions (see attached memo)
7. Follow up for any comments on FY2020 Draft Annual Financial Report
8. Houston Housing Finance Corporation

9. Council Agenda Memo (see attached)

- Approval retroactively of submission of grant application and approval to accept rental assistance.
- LiftFund: \$4.2 million in Harvey funds. Revolving loan program for small construction sector businesses.



Interoffice

Memo



To: Tom McCasland

Date: (updated) May 10, 2021

From: Ray Miller

Subject: Supplemental Recommendations

Updates since memo posted 4/7/2021

Accounting for the inclusion of the supplemental awards for the two awarded contracts (Parkway Meadows and Connect Phase II), HCDD has subscribed approximately \$421.6 million in contract awards and an estimated \$16 million in project delivery costs. Of the total \$450 million budget for Multifamily, approximately \$12.4 million remains to be allocated. A summary of all the transactions currently being financed and/or recommended to be financed in the MFRP can be seen in the schedule on the following page. As a summary, of the 37 transactions to be financed in the MFRP:

- 16 transactions are currently under construction
- 2 transactions have received council approval to commence construction activities in the next 45 days
- 19 transactions
 - 4 transactions to be submitted to City Council for approval within the next 6 weeks
 - 7 transactions to be submitted to City Council and close in the 3rd QTR
 - 7 transactions to be submitted to City Council and close in the 4th TR
 - 2 transactions to close within 1st QTR 2022

On May 4th 2021, HCDD presented an proposal to purchase a 2.25 acres site at 1920 W Alabama for a proposed construction of up to 250 rental units to be financed in the MFRP. Total development costs are estimated between \$60 - \$650 million with up to a \$25 million contribution provided by the MFRP.

As stated, HCDD currently has \$12.6M remaining to be allocated in the MFRP. To account for a \$25.0 million investment for the site purchase and development investment, HCDD will re-allocate the estimated \$15.8 million for the Houston Area Women's Center from the MFRP into the pending receipt of its HOME – ARP allocation of \$37.3 million. HCDD received its award letter of these funds on April 28th, 2021.

HOME-ARP funds are intended to be used for individuals or families from the following qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence/human trafficking and veterans and families. HOME-ARP funds can be used for eligible activities including the production or preservation of affordable housing; tenant-based rental assistance; supportive services, including homeless prevention services and housing counseling; and the purchase or development of non-congregate shelter for individuals and families experiencing homelessness.

HCDD has prepared an initial budget for pending capital and homeless projects which HOME -ARP funds are being contemplated which can be found in the table below. Several of the capital projects are pending applications and will be presented at a later date.

Project	Amount	Use	Timing	Description
Admin	\$5,602,920	Admin	Various	HCDD administrative costs to support programming
Covenant House	\$6,000,000	Capital	4 th QTR 2021	Covenant House provides shelter and program services to Houston's homeless youth and requesting grant funding for the re-development of their current site.
Navigation Center	\$3,000,000	Operating	2023 - 2025	To be used for operating costs to support
Harris Center	\$3,000,000	Capital	4 th QTR 2021	A 24-unit facility to provide housing to those suffering mental health and/or an intellectual and developmental disabilities
Houston Area Women's Center	\$15,850,000	Capital	3 rd QTR 2021	
Remaining	\$3,899,885	TBD	TBD	Unallocated
Total	\$37,352,805			

This realignment of funds will allow HCDD to direct MFRP funds towards the acquisition of the site at 1920 West Alabama and commence on the NOFA to select a developer for the site. The reallocation will allow for approximately \$8 million remaining in the MFRP that will be allocated towards projects already in the pipeline experiencing increase in hard costs.

Document 7

McCasland, Tom - HCD

From: Hunter, Marvalette - MYR
Sent: Thursday, May 20, 2021 3:46 PM
To: McCasland, Tom - HCD
Cc: Miller, Ray - HCD; Icken, Andy - MYR; Sylvester Turner - MYR
Subject: Multi family Round 2 DR-17

Tom,
In regards to the remaining Multi-family Round 2 DR-17 funding (approx \$28 million), the Mayor would like to put out a NOFA for new projects or tax credit developments that may need additional gap funding in the current 9% round. Your proposal to shift the Houston Area Women's Center to HOME-ARP as a more appropriate funding source is approved. Please proceed immediately with the NOFA to ensure timely processing of funding requests and to ensure use of the funding before the deadline.

Let me know if you have questions.

Thank you,

Marvalette Hunter
Mayor's Chief of Staff
(832) 393-1050 Office
(281) 714-8327 Cell

Document 8

McCasland, Tom - HCD

From: Icken, Andy - MYR
Sent: Monday, May 31, 2021 1:58 PM
To: Hunter, Marvalette - MYR
Cc: McCasland, Tom - HCD; Miller, Ray - HCD; Sylvester Turner - MYR
Subject: Re: Multi family Round 2 DR-17

Mayor/Marvalette

Sorry I'm just catching up on this specific charge right now(finally have caught up with all emails) see attached email.

I have concerns(which may be limited by available info but I have made calls to try and verify info).

First concern is breaking our posture on offering supplementary funding for any 9% tax credits. By offering some to this case I'm concerned how others will quickly knock on our doors for their 'supplementary' allocation. As the mayor has pointed out we all are hearing of lumber, steel and other significant cost increases. In my economic development role I have been hearing about it on a very frequent basis. Once we do it here I expect the others will quickly follow. The principal that 9% tax credits are robust and should fund projects was, in my view, a very sound principal.

Second concern is how we moved funds around to create the 15m\$.As I understand it we replaced Woman's Home funding that was flexible to move(Perhaps Home but not sure) and replaced it with RECOVERY-COVID \$. Those RECOVERY-COVID \$ are a prime source for our Homeless initiatives and I understand the guidelines are clear as to their use there . We are still working with the Coalition and others to finalize the Homeless plan and will be bringing it to you shortly but early planning suggests we need those dollars there.

Again I apologize being tardy on getting these comments to everyone but I did want to express my view. I'll be on the weekly call tomorrow at 1115. Thank you.

Sent from my iPad

On May 20, 2021, at 3:45 PM, Hunter, Marvalette - MYR <Marvalette.Hunter@houstontx.gov> wrote:

Tom,

In regards to the remaining Multi-family Round 2 DR-17 funding (approx \$28 million), the Mayor would like to put out a NOFA for new projects or tax credit developments that may need additional gap funding in the current 9% round. Your proposal to shift the Houston Area Women's Center to HOME-ARP as a more appropriate funding source is approved. Please proceed immediately with the NOFA to ensure timely processing of funding requests and to ensure use of the funding before the deadline.

Let me know if you have questions.

Thank you,

Marvalette Hunter
Mayor's Chief of Staff
(832) 393-1050 Office

(281) 714-8327 Cell

Document 9

McCasland, Tom - HCD

From: Hunter, Marvalette - MYR
Sent: Tuesday, June 1, 2021 7:22 AM
To: Icken, Andy - MYR
Cc: McCasland, Tom - HCD; Miller, Ray - HCD; Sylvester Turner - MYR
Subject: Re: Multi family Round 2 DR-17

No need to apologize. Just focus on getting better. We will move forward with a NOFA and can place parameters on it to ensure that we maximize the funding. I agree that it is not much and will likely go fast.

Thank you,

Marvalette Hunter
Mayor's Chief of Staff
(832) 393-1050 Office
(281) 714-8327 Cell

From: Icken, Andy - MYR <Andy.Icken@houstontx.gov>
Sent: Monday, May 31, 2021 1:58:13 PM
To: Hunter, Marvalette - MYR <Marvalette.Hunter@houstontx.gov>
Cc: McCasland, Tom - HCD <Tom.McCasland@houstontx.gov>; Miller, Ray - HCD <Ray.Miller@houstontx.gov>; Sylvester Turner - MYR <Mayor.ST@houstontx.gov>
Subject: Re: Multi family Round 2 DR-17

Mayor/Marvalette

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I have concerns(which may be limited by available info but I have made calls to try and verify info).

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Thank you,

Marvalette Hunter
Mayor's Chief of Staff
(832) 393-1050 Office
(281) 714-8327 Cell

Document 10

McCasland, Tom - HCD

From: McCasland, Tom - HCD
Sent: Tuesday, August 17, 2021 10:30 AM
To: Sylvester Turner - MYR
Cc: Hunter, Marvalette - MYR; Icken, Andy - MYR; Marquez, Veronica - MYR; Washington, Amanda - MYR; Bonham, Brenda - MYR; 'Kennisha London (Kennisha.London@houstontx.gov)'
Subject: Documents for HCD meeting
Attachments: 1 MST agenda 8.17.2021.docx; 2 EaDo 800 Lofts Fact Sheet.docx; 3 CDBG Funds for Public Infrastructure Improvements at 800 Middle 06-10-2021.pdf; 4 MEMO - DR-17 MULTIFAMILY ROUND 3 - SUMMARY OF AWARDS V1 08092021.pdf; 5 Council Agenda Memo for MST 081721.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Mayor,

Please see attached the documents for today's meeting.

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

MST meeting with HCDD

August 17, 2021

1. Rental Assistance Update
 - Final round of funding has been requested from Treasury
 - Congressional Quarterly is doing a story on the rental assistance highlighting Houston's successes
 - \$173.2 million pledged and paid benefiting 45,663 households
2. CDBG-MIT (GLO)
 - Per the County, the GLO has translated the new Action Plan including the County funding and will be posting for public comment anytime.
3. CDBG-MIT (CoH) – Housing Authority Request
 - EaDo 800 Lofts:
 - i. 400 units totaling \$101 million with no funding from the City. (see attached factsheet)
 - ii. \$12.56 million requested for public infrastructure improvements to site, currently budgeted CDBG-MIT funding. (see attached request letter from HHA)
 - iii. Request represents only outside investment. Other projects will be managed by HPW.
4. Single Family HR update
5. Multifamily NOFA (see attached draft Memo)
6. Council Agenda Memo (see attached)



Interoffice

Memo



To: Tom McCasland

Date: August 16, 2021

From: Ray Miller

Subject: Summary of Awards - 2020 Multifamily DR-17 NOFA - Round 3

NOFA Overview

The City of Houston received a direct allocation from the Texas General Land Office of \$1,175,954,338 for development and implementation of programs under the CDBG DR-17 grant. Of this amount, HCDD has identified approximately \$450 million to be directed into the Multifamily Program. On June 4, 2021 HCDD issued a 3rd NOFA to secure proposals to finance multifamily developments.

After the reallocation of the Houston Area Women's Center that will be funded with HOME-ARP funds, HCDD subscribed approximately \$426 million in contract awards throughout 36 transactions and an estimated \$16 million in project delivery costs. Of the total \$450 million budget for Multifamily, approximately \$26.7 million remains to be allocated. In June, HCDD released a third round NOFA to subscribe its remaining allocation. In total, HCDD received 12 applications totaling \$85 million in total requests. Of these, 7 transactions are funded with 2021 9% housing tax credits, 3 are funded with 4% housing tax credits and 2 are conventionally financed.

Selection Methodology

The NOFA closed on July 3rd and HCDD received 12 applications in the NOFA. All applications met threshold review and were scored accordingly. Applications were reviewed internally by a panel of HCDD and other city personnel based on the information provided. The panel evaluated the applications against a set of predetermined scoring criteria outlined in this section. All applications received an overall score and ranked based on the merits of the submission. Scores were consolidated and tabulated on Friday, August 6, 2021.

It is to be noted that an application's score and ranking does not solely determine award status. An application must clearly demonstrate the development meets one or several of the priorities outlined in the guidelines and NOFA that will be determined by the panel. The panel will finalize and itemize a list of applications recommended to receive an award of CDBG-DR funds. The list of recommended transactions will be presented to the Mayor's office for approval. The Mayor's Office will have the authority to approve or deny applications that meet HCDD's threshold review and are in line with the administration's priorities.

2021 CDBG-DR17 HCDD Applicant List and Recommended Awardees

The developments shown below represent the highest scoring transactions from the NOFA and ranked on the available amount of funds for the projects. This list accounts for the remaining available in the MFRP of \$26,232,480. Funds were allocated in the order of scoring priority with the remaining allocation awarded to the final transaction.

Development	Developer	Other Financing	Total Units	Council Dist.	Housing Type	NOFA Score	HCDD Priority	Application Request	Recommended Award ⁱ	Remaining MFRP Amount
Avenue CDC – Scattered Site	Avenue CDC	Conv.	13	H	General	63	High Opportunity / Transit Oriented	\$1,335,171	\$1,335,171	\$24,897,309
Arcadia Terrae	Resolution Companies	9%	120	F	General	59	Alief / Westwood Complete Community	\$4,000,000	\$3,000,000	\$21,897,309
New Hope at Berry	New Hope Housing	4%	240	H	General	58	Supportive Housing	\$10,000,000	\$10,000,000	\$11,897,309
Camponile at Minimax	Kilday Realty	9%	117	C	Senior (55+)	55	High Opportunity	\$5,200,000	\$3,000,000	\$8,897,309
Fairways at Westwood	Mark /Dana Corp	4%	177	J	General	52	Alief / Westwood Complete Community	\$15,000,000	\$8,897,309	\$0
Total			667					\$35,535,171	\$26,897,309	

2021 CDBG-DR17 Conditional Awardees

If any of the recommended deals are not viable with the remaining allocation, the following list are proposed recommendations by HCDD subject to availability of CDBG DR 17 financing and are listed in order of priority.

Development	Developer	Other Financing	Total Units	Council Dist.	Housing Type	NOFA Score	HCDD Priority	Application Request	Recommended Award
Boulevard 61	DMA and Assoc	9%	100	J	General	50	High Opportunity	\$5,000,000	\$3,000,000
Vista at Park Place	Atlantic Pacific Group	9%	69	I	General	49	Transit Oriented Development	\$4,500,000	\$3,000,000
Total								\$9,500,000	\$6,000,000

2021 CDBG-DR17 Remaining Applicants

The list below reflects transactions that fell below the scoring threshold of the scoring panel. If any transactions meet the administration's priorities, HCDD will adjust the recommendations accordingly. In addition, these transactions may be recommended in the event existing proposals in the pipeline do not close on their financing for any particular reason or if additional DR-17 funds are reallocated into MFRP.

Development	Developer	Other Financing	Total Units	Council Dist.	Housing Type	NOFA Score	Application Request	Comments
Huntington at Bay Area	MGroup	9%	148	E	Senior	48	\$15,000,000	Pros: Little HCDD investment in District E Cons: extremely high ask, seniors transaction
Westheimer Garden Villas	Super Urban Realty / Texas Interfaith	9%	85	J	Senior	48	\$5,800,000	Pros: highest scoring 9% deal Cons: poor property management history with HCDD
The Rushmore	HTG Team	9%	101	G	Family	45	\$1,000,000	Cons: did not require subordinate financing
New Faith Senior Village	DWR Development	4%	128	K	Senior	43	\$14,500,000	Pros: Strong community support Cons: low leverage
The Berry City Centre	Mayberry Homes	Conv	20	D	General	42	\$3,884,677	Cons: no leverage, no multifamily experience
Total							\$40,184,677	

ⁱ * Amounts reflect the original application amount and are subject to revision during HCDD underwriting

Please note that HCDD staff have not underwritten these transactions and allocations may vary at the time of presentation to city council.

	Project Name	Rehab/Recon/New	Total Units	Total Development Costs	Total Development Cost Per Unit	CDBG-DR Requested	GLO Project Eligibility	% in Construction
1	NHH at Avenue J	New Construction	100	\$34,767,583	\$347,676	\$12,485,000	Under Construction	52%
2	900 Winston	New Construction	114	\$30,042,004	\$263,526	\$11,230,000	Under Construction	67%
3	Bellfort Park	Rehabilitation	64	\$14,083,048	\$220,048	\$3,500,000	Under Construction	98%
4	Briarwest Apartments	New Construction	120	\$22,320,000	\$186,000	\$2,500,000	Under Construction	99%
5	Edison Lofts	New Construction	126	\$27,955,394	\$221,868	\$8,000,000	Under Construction	97%
6	Gala at MacGregor	New Construction	85	\$26,624,431	\$313,229	\$9,400,000	Under Construction	36%
7	McKee City Living	New Construction	120	\$35,419,526	\$295,163	\$14,500,000	Under Construction	65%
8	South Rice Apartments	New Construction	115	\$33,085,918	\$287,704	\$12,400,000	Under Construction	55%
9	Scott Street Lofts	New Construction	123	\$34,673,324	\$281,897	\$14,500,000	Under Construction	40%
10	The Gale Winds Apartments	Rehabilitation	18	\$3,304,988	\$183,610	\$1,650,000	Under Construction	92%
11	Avenue on 34th	New Construction	70	\$18,187,638	\$259,823	\$9,090,000	Under Construction	42%
12	St Elizabeth Place	Rehabilitation	85	\$31,465,057	\$370,177	\$10,174,622	Approved	0%
13	Elgin Place	New Construction	74	\$28,190,721	\$380,956	\$10,250,000	Under Construction	0%
14	2100 Memorial	Reconstruction	197	\$59,287,719	\$300,953	\$25,000,000	Under Construction	0%
15	W. Leo Daniels Towers I	Rehabilitation	100	\$23,157,980	\$231,580	\$10,000,000	Underwriting	0%
16	West Little York	New Construction	150	\$22,830,000	\$152,200	\$2,350,000	Under Construction	88%
17	3300 Caroline	New Construction	149	\$36,742,209	\$246,592	\$15,000,000	Under Construction	0%
18	Dian Street	New Construction	108	\$28,971,116	\$268,251	\$11,000,000	Under Construction	26%
19	NHH Savoy	New Construction	120	\$33,794,447	\$281,620	\$13,200,000	Underwriting	0%
20	Regency Lofts	New Construction	120	\$35,005,530	\$291,713	\$14,000,000	Under Construction	30%
21	Heritage Senior Residences	New Construction	135	\$37,887,698	\$280,650	\$14,350,000	Under Construction	26%
22	Lockwood South	New Construction	80	\$26,015,366	\$325,192	\$7,500,000	Underwriting	0%
23	Lockwood South- Phase II	New Construction	80	\$25,058,075	\$313,226	\$11,130,000	Underwriting	0%
24	Summit at Renaissance Park	New Construction	325	\$81,219,572	\$249,906	\$14,900,000	Under Construction	0%
25	Caroline Lofts	New Construction	119	\$39,864,269	\$334,994	\$19,619,370	Under Construction	5%
26	Temenos Place II	New Construction	94	\$33,965,013	\$361,330	\$8,000,000	Under Construction	0%
27	Hay Center Campus	New Construction	50	\$29,869,316	\$597,386	\$5,000,000	Underwriting	0%
28	Canal Lofts	New Construction	150	\$34,425,000	\$229,500	\$12,000,000	Under Construction	20%
29	Ella Grand	New Construction	145	\$31,852,011	\$219,669	\$12,000,000	Underwriting	0%
30	Jackson Hinds Gardens	Recon	111	\$20,699,039	\$186,478	\$14,089,000	Underwriting	0%
31	801 St. Joseph	Rehab	428	\$94,076,060	\$219,804	\$17,000,000	Underwriting	0%
32	OST Lofts	New Construction	135	\$33,508,508	\$248,211	\$13,000,000	Underwriting	0%
33	Richmond Senior Village	New Construction	125	\$36,483,974	\$291,872	\$15,500,000	Underwriting	0%
34	Parkway Meadows	New Construction	82	\$22,593,342	\$275,529	\$10,000,000	Underwriting	0%
35	Connect South Apartments	New Construction	77	\$27,675,124	\$359,417	\$9,000,000	Underwriting	0%
36	Connect South Apartments- Phase 2	New Construction	72	\$30,633,964	\$425,472	\$14,500,000	Underwriting	0%
Total			4366	\$ 1,185,734,964	\$ 271,584	\$ 407,817,992		
						Project Delivery	\$ 16,000,000	
						Program Total Date	\$ 423,817,992	
						MFRP Program Total	\$ 450,050,472	
						Remaining Allocation	\$ 26,232,480	

Document 11

McCasland, Tom - HCD

From: McCasland, Tom - HCD
Sent: Tuesday, August 24, 2021 9:39 AM
To: Sylvester Turner - MYR
Cc: Hunter, Marvalette - MYR; Icken, Andy - MYR; 'Miller, Ray - HCD (Ray.Miller@houstontx.gov)'; 'Kennisha London (Kennisha.London@houstontx.gov)'; Marquez, Veronica - MYR; Bonham, Brenda - MYR; Washington, Amanda - MYR
Subject: Documents for HCD meeting
Attachments: 1 MST agenda 8.24.2021.docx; 2 MEMO - Summary of 2021 9% Allocations.docx; 3 MEMO - DR-17 MULTIFAMILY ROUND 3 - SUMMARY OF AWARDS V2 08232021.docx; 4 Council Agenda Memo for MST 082421.pdf

Mayor,

Please see attached the documents for today's meeting.

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

MST meeting with HCDD

August 24, 2021

1. Economic Development Program
 - Program provides up to \$150,000 to microenterprises (5 employees or less) impacted by Harvey
 - First two checks were sent last week, with four more checks delivered by next week
 - GLO has another 9 applications in process
 - Pipeline has \$2.58 million of requests
2. Gulf Coast Building and Construction Trades Council
 - Meeting with Paul Puente
3. Homestead Retail Project (Old Kmart)
 - 127,000 s/f retail portion: waiting for documents from AI
 - i. Key here is the environmental review which will determine whether and how difficult it will be to use HUD funding.
 - 46 acres of adjacent land owned by the City in 5 different parcels
 - i. HPW is planning to transfer this land via a balance sheet transfer with HCFCD
 - ii. All 5 parcels sit within the 100-year flood plain, and are thus not suited for SF development
 - iii. A plume of contaminants has moved over the property from the adjacent retail strip
4. DR-17 Multifamily Round 3 (See attached memos)
 - 9% summary
 - i. 7 developments requested funding from City in current round
 - ii. 1 requested funding from City in prior round
 - iii. 4 did not request in additional funding
 - Per unit costs for affordable units
 - i. \$32,258 to \$52,267 except for Avenue CDCs small rental development (\$102,705)
 - ii. Deals not recommended have the following costs per affordable unit
 1. Berry City Centre: \$194,233 (20 units)
 2. Huntington at Bay Area: \$170,454 (88 units)
 3. New Faith Senior Village: \$113,281 (128 units)
5. Wesley Church purchase update
 - Scheduled for 9/1 Council date
 - Lease back for less than 1 year
 - Due diligence is for 7 months
6. Council Agenda Memo (see attached)



Interoffice

Memo



To: Tom McCasland

Date: August 16, 2021 (updated August 23, 2021)

From: Ray Miller

Subject: Summary of Awards - 2020 Multifamily DR-17 NOFA - Round 3

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New Hope at Berry	New Hope Housing	4%	240	240	H	General	58	Supportive Housing	\$10,000,000	\$10,000,000	\$11,897,309	\$41,666
Camponile at Minimax	Kilday Realty	9%	117	93	C	Senior (55+)	55	High Opportunity	\$5,200,000	\$3,000,000	\$8,897,309	\$32,258
Fairways at Westwood	Mark /Dana Corp	4%	177	177	J	General	52	Alief / Westwood Complete Community	\$15,000,000	\$8,897,309	\$0	\$52,267
Total			667						\$35,535,171	\$26,897,309		

2021 CDBG-DR17 Conditional Awardees

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Total									\$9,500,000	\$6,000,000	

2021 CDBG-DR17 Remaining Applicants

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The Rushmore	HTG Team	9%	101	85	G	Family	45	\$1,000,000	\$11,764	Cons: did not require subordinate financing
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Total								\$40,184,677		

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Project Name	Rehab/Recon/New	Total Units	Total Development Costs	Total Development Cost Per Unit	CDBG-DR Requested	GLO Project Eligibility	% in Construction
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16 West Little York	New Construction	150	\$22,830,000	\$152,200	\$2,350,000	Under Construction	88%
17 3300 Caroline	New Construction	149	\$36,742,209	\$246,592	\$15,000,000	Under Construction	0%
18 Dian Street	New Construction	108	\$28,971,116	\$268,251	\$11,000,000	Under Construction	26%
19 NHH Savoy	New Construction	120	\$33,794,447	\$281,620	\$13,200,000	Underwriting	0%
20 Regency Lofts	New Construction	120	\$35,005,530	\$291,713	\$14,000,000	Under Construction	30%
21 Heritage Senior Residences	New Construction	135	\$37,887,698	\$280,650	\$14,350,000	Under Construction	26%
22 Lockwood South	New Construction	80	\$26,015,366	\$325,192	\$7,500,000	Underwriting	0%
23 Lockwood South- Phase II	New Construction	80	\$25,058,075	\$313,226	\$11,130,000	Underwriting	0%
24 Summit at Renaissance Park	New Construction	325	\$81,219,572	\$249,906	\$14,900,000	Under Construction	0%
25 Caroline Lofts	New Construction	119	\$39,864,269	\$334,994	\$19,619,370	Under Construction	5%
26 Temenos Place II	New Construction	94	\$33,965,013	\$361,330	\$8,000,000	Under Construction	0%
27 Hay Center Campus	New Construction	50	\$29,869,316	\$597,386	\$5,000,000	Underwriting	0%
28 Canal Lofts	New Construction	150	\$34,425,000	\$229,500	\$12,000,000	Under Construction	20%
29 Ella Grand	New Construction	145	\$31,852,011	\$219,669	\$12,000,000	Underwriting	0%
30 Jackson Hinds Gardens	Recon	111	\$20,699,039	\$186,478	\$14,089,000	Underwriting	0%
31 801 St. Joseph	Rehab	428	\$94,076,060	\$219,804	\$17,000,000	Underwriting	0%
32 OST Lofts	New Construction	135	\$33,508,508	\$248,211	\$13,000,000	Underwriting	0%
33 Richmond Senior Village	New Construction	125	\$36,483,974	\$291,872	\$15,500,000	Underwriting	0%
34 Parkway Meadows	New Construction	82	\$22,593,342	\$275,529	\$10,000,000	Underwriting	0%
35 Connect South Apartments	New Construction	77	\$27,675,124	\$359,417	\$9,000,000	Underwriting	0%
36 Connect South Apartments- Phase 2	New Construction	72	\$30,633,964	\$425,472	\$14,500,000	Underwriting	0%

Total

4366

\$ 1,185,734,964

\$ 271,584

\$ 407,817,992

Project Delivery \$ 16,000,000

Program Total Date \$ 423,817,992

MFRP Program Total \$ 450,050,472

Remaining Allocation \$ 26,232,480

Document 12

McCasland, Tom - HCD

From: McCasland, Tom - HCD
Sent: Wednesday, September 1, 2021 12:51 PM
To: Sylvester Turner - MYR
Cc: Hunter, Marvalette - MYR; Icken, Andy - MYR; 'Kennisha London (Kennisha.London@houstontx.gov)'; Bonham, Brenda - MYR; Washington, Amanda - MYR; Marquez, Veronica - MYR
Subject: Documents for HCDD meeting
Attachments: 1 MST agenda 9.1.2021.docx; 2 MEMO - DR-17 MULTIFAMILY ROUND 3 - SUMMARY OF AWARDS V2 08272021 (Draft).docx; 3 Council Agenda Memo for MST 090121.pdf

Mayor,

Please see attached the documents for today's meeting.

Tom McCasland
Director

City of Houston
Housing and Community Development Dept.
2100 Travis Street | 9th Floor | Houston TX 77002
832.394.6282
www.houstontx.gov/housing

MST meeting with HCDD

September 1, 2021

1. Rental Assistance Final Budget

Anticipate exhausting all funds by October 31, 2021

- Baker Ripley: \$22,200,000
- Catholic Charities: \$22,200,00
- Alliance: \$2,075,901

2. St. Elizabeth Update

Fifth Ward multifamily development/rehab of St. Elizabeth Hospital on Lyons Ave

Fifth Ward CDC/Kathy Payton is the developer partner

- Closed yesterday
- Groundbreaking scheduled for 9/24

3. Single-family large tract development

- Guidelines approved by Council today
- Website with pre-application to launch this week
- Priorities are as follows:
 - 40+ homes with affordable homes representing 40% of homes
 - Site control or close ready to obtain site control prior to full application submission
 - Shovel ready with preference for development to be complete before 12/2023
 - No floodway development
 - Proven capacity from development and builder team with preference for multiple builders for large sites
- Discussions have already begun with following entities regarding large tract development
 - Habitat for Humanity
 - Midtown TIRZ
 - George Johnson/Northeast Church
 - Zach Burghli (developer of Towne Park)
 - Avenue CDC
 - Agape Development (Third Ward/South Union)

4. Multi-Family Memo (see attached)

5. Council Agenda Memo (see attached)



Interoffice

Memo



To: Mayor Sylvester Turner

Date: September 1, 2021

From: Tom McCasland

Subject: Summary of Awards - 2020 Multifamily DR-17 NOFA - Round 3 (Updated)

2021 CDBG-DR17 HCDD Immediate Awardees

The developments shown below represent transactions from the NOFA for proposed DR-17 allocations.

Development	Developer	Other Financing	Total Units	LMI Units	Dist	Housing Type	NOFA Score	Application Request	Recommended Award ¹	Remaining MFRP Amount
New Hope at Berry	New Hope Housing	4%	240	240	H	General	58	\$10,000,000	\$10,000,000	\$16,232,480
Huntington at Bay Area	MGroup	9%	148	88	E	Senior	49	\$15,000,000	\$15,000,000	\$1,232,480
Total			498	363				\$25,000,000	\$25,000,000	\$1,232,480

2021 CDBG-DR17 Conditional Awardees

The following list are proposed conditional recommendations by HCDD subject to availability of CDBG DR 17 financing or other financing and are listed in order of priority. These transactions could be funded if previously subscribed transactions are unable to close or if other DR-17 funds are reallocated into the Multifamily Rental Program. Any awards must be based on availability of funds.

Development	Developer	Other Financing	Total Units	LMI Units	Dist	Housing Type	NOFA Score	Application Request	Recommended Award	MFRP Increase Needed
Avenue CDC – Scattered Site	Avenue CDC	Conv.	13	13	H	General	63	\$1,335,171	\$1,335,171	\$102,691
Arcadia Terrae	Resolution Companies	9%	120	F	F	General	59	\$4,000,000	\$3,000,000	\$3,102,691
Camponile at Minimax	Kilday Realty	9%	117	93	C	Senior (55+)	58	\$5,200,000	\$3,000,000	\$6,102,691
Fairways at Westwood	Mark / Dana Corp	4%	177	177	J	General	52	\$15,000,000	\$15,000,000	\$21,102,691
Boulevard 61	DMA and Assoc	9%	100	90	J	General	50	\$5,000,000	\$3,000,000	\$24,102,691
Vista at Park Place	Atlantic Pacific Group	9%	69	62	I	General	49	\$4,500,000	\$3,000,000	\$27,102,691

¹ * Amounts reflect the original application amount and are subject to revision during HCDD underwriting. Please note that HCDD staff have not underwritten these transactions and allocations may vary at the time of presentation to city council.

Document 13

McCasland, Tom - HCD

From: McCasland, Tom - HCD
Sent: Wednesday, September 1, 2021 2:19 PM
To: 'Miller, Ray - HCD (Ray.Miller@houstontx.gov)'
Cc: 'Sellers, Derek - HCD (Derek.Sellers@houstontx.gov)'
Subject: Mayor's meeting follow up
Attachments: 2 MEMO - DR-17 MULTIFAMILY ROUND 3 - SUMMARY OF AWARDS V2 08272021 (Draft).docx

Ray,

*slightly revised by me
from the significantly revised memo
provided by Ray*

I provided the Mayor with a very slightly revised memo from me that reflected the changes he had requested last week. See attached. The Mayor approved us moving forward with announcing and begin work on Huntington and NHH deals. I did indicate the timing issue you flagged on NHH, but he is asking we wait for any additional funding to be confirmed before we announce any additional developments that are on the conditional awardee list.

I did flag that we may have a deal falling out, but would know more details in the coming weeks. I proposed to Andy before the Mayor got on, that we try to get confirmation of whether we can move the timeline up for the St. Joseph deal.

I'm available to discuss next steps whenever you want to pull up and meet.

Tom McCasland
Director

City of Houston
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www.houstontx.gov/housing



Interoffice

Memo



To: Mayor Sylvester Turner

Date: September 1, 2021

From: Tom McCasland

Subject: Summary of Awards - 2020 Multifamily DR-17 NOFA - Round 3 (Updated)

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2021 CDBG-DR17 Conditional Awardees

The following list are proposed conditional recommendations by HCDD subject to availability of CDBG DR 17 financing or other financing and are listed in order of priority. These transactions could be funded if previously subscribed transactions are unable to close or if other DR-17 funds are reallocated into the Multifamily Rental Program. Any awards must be based on availability of funds.

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¹ * Amounts reflect the original application amount and are subject to revision during HCDD underwriting. Please note that HCDD staff have not underwritten these transactions and allocations may vary at the time of presentation to city council.

Document 14

McCasland, Tom - HCD

From: McCasland, Tom - HCD
Sent: Friday, September 17, 2021 6:27 PM
To: Sylvester Turner - MYR
Subject: Huntington at Bay Area
Attachments: HMfP_NOFA_round3_v4 ejm.docx

Mayor,

Attached is the draft press release for New Hope Housing and Huntington at Bay Area, which you approved to move forward two weeks ago. Before we issue the press release, I want to reiterate that moving forward on just these two deals is against staff recommendation for the reasons we originally discussed when we presented our first recommendations which are outlined below. Having said that, I have long advocated for the distinction between what staff recommends and the ability for elected officials to override that recommendation. Based on what I know now, I will ask staff to issue the press release if you direct us to move forward after considering the pro and cons below.

My purpose for reiterating the staff reasons are twofold. First, knowing how busy you are, I wanted you to have the ability to reflect on these reasons outside of the context of a face to face meeting. Second, while we have previously moved forward with developments that were not staff recommended, for example Leo Daniels Tower and Edison Arts, in each of those cases our lack of recommendation was primarily premised on the capacity weaknesses—weaknesses that we still hope can be overcome by close management and scrutiny of the development team. With Huntington at Bay Area, the issue is not a capacity weakness. It is the fact that by funding Huntington we will at a minimum be putting at risk and at a maximum guaranteeing the death of at least four other developments representing more than four times the number of affordable units provided by Huntington. The issues outlined below under cons are structural issues that cannot be ameliorated by careful management.

There is much to be proud of as it relates to building affordable rental homes under your administration. The clarity and transparency we have worked so hard to build has resulted in unprecedented interest from developers, all of Region 6's 9% tax credits being awarded inside the City of Houston for the past three years, deep affordability reaching more of Houston's vulnerable working families, and long 40-year affordable periods for more than 3700 affordable units across the entire City. This record is even more impressive given that many jurisdictions fight for decades over a single affordable development, while Houston is on track to add at least 37 such developments. I know that this success is only possible due to your leadership, and regardless of your decision on Huntington at Bay Area, I will always be grateful for the courage and determination you have shown to move forward on so many developments across the City.

Turning to Huntington at Bay Area, the pro and cons as seen by staff are detailed below. In laying out these pro and cons, we recognize that we are working with the best information we have to date and that it is necessarily incomplete. None of these deals are closed, and a deal may change certain elements at any point prior to closing.

Pro:

- Huntington is in District E, which has not seen an affordable development since Watercrest at Kingwood was completed in June 2016. Further, Huntington is located in the Clearlake portion of District E on the opposite side of the City from Kingwood.

Con:

- Achieves 24% of affordable the units that are possible: Only 88 units (60%) of the total 148 units in Huntington will be affordable. For the four developments being passed over, 362 (85%) out of the total 427 units will be affordable. By moving Huntington forward we will be opting for 274 fewer affordable units but paying essentially the same subsidy cost.

- Cost per affordable unit far exceeds the alternatives: For Huntington, the City subsidy per affordable unit is \$170,455. For the other three tax credit properties being passed over, the City subsidy per affordable unit is \$32,258, \$37,975 and \$50,267. The fourth development is a small 13-unit, scattered site rental without tax credits and little leverage, and is \$102,705—just 60% of Huntington’s per affordable unit cost. Finally, New Hope at Berry, the other development approved by you, is only \$41,667 per affordable unit.
- Taxpayer funds are paying for market units: The City subsidy of \$15 million plus the tax credit subsidy of an estimated \$13,797,240 results in a \$327,241 price per affordable unit taxpayer subsidy as compared to the overall per unit cost for the total development of \$252,211. In other words, there is no private fund leveraging happening on this deal, and taxpayers are overpaying \$6.6 million to fund market rate units with no justifiable reason for doing so. In contrast, none of the other 3 tax credit deals is getting government subsidy that exceeds the cost of the affordable units, and all of them are using some private funds to subsidize the cost of the affordable units.
- Leverage is nominal: With Huntington, the City is only leveraging \$21.8 million of non-City funds. With the other four developments, the City is leveraging an additional \$62.2 million of non-City funds.
- General population developments are prioritized by our department, HUD, TDHCA and housing advocates: Huntington is a senior-only development rather than a general population development that could house both seniors and non-seniors. Of the four staff-recommended developments, only one was a senior development. The others represent 269 general population homes that can house low-income households of all ages including families with children.
- Quality tax credits inside the City are waiting to replace Huntington if it can’t move forward without \$15 million: It is true that without City funding, the Huntington deal will likely die, just like it is true that without City funding the other four deals will likely die if Huntington is funded. However, Huntington dying means that the 9% tax credits will roll to the next highly scored deal in Region 6, which is a family development located in the Heights. This development has not applied to the City for funding, so should be able to move forward with private loans and tax credits providing close to the same number of affordable units with no additional subsidy from the City.

In summary, we as staff believe that Huntington is too expensive, subsidizes market rate units, not sufficiently leveraged, reaches a population that is too small in number and too limited in demographics (senior only), kills (or at least puts at serious risk) four other preferable deals, and will readily be replaced by a deal in the 9% round that will have equal or greater value to the effort of affordable rental homes. For these reasons, we reiterate our original recommendations in the memo that I presented to you during my August 16, 2021 meeting and re-presented with updates on August 23, 2021.

Thank you for considering these points. To give fair and prompt notice to all the developers who have applied and are waiting for notice, we will release the draft press release next Tuesday if you direct us to move forward with New Hope Housing and Huntington at Bay Area.

Thank you,

Tom McCasland
Director

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Harvey Multifamily Program to Sponsor Two New Communities

\$25M Final Allocation will support new construction in Northside and Southeast Houston

HOUSTON – MM/DD/YY

The City of Houston Housing and Community Development Department (HCDD) has selected two properties to support in the third (final) round of its Harvey Multifamily Program. New Hope Housing Berry will provide 240 affordable homes serving families in the Northside/Northline area. Huntington at Bay Area, a 148-home mixed-income community for seniors, is in a location that will provide affordable options near Clear Lake and other southern communities of Houston. Between these two developments, the City will commit all \$25M remaining as part of funding allocated for the Harvey Multifamily Program.

“Building multifamily properties around Houston to replace those lost in Harvey, especially in areas that do not currently have enough multifamily home options, was a main goal of the Harvey Multifamily Program,” said Houston Mayor Sylvester Turner. “With these properties in two distinct areas of the city, families and seniors will have more choice when they stay in their community.”

New Hope Housing Berry - local nonprofit New Hope Housing’s twelfth property within the city of Houston - will create 240 units. The organization has set a strong precedent for providing safe, affordable homes, while ensuring residents have access to key resources and services that they may need. These new garden-style apartments, all (100%) of which will be affordable, will surround outside gathering spaces, and New Hope Housing plans to create a partnership with KIPP Academy, located next door to the property.

Huntington at Bay Area, developed by MGroup Companies, will create 148 one- and two-bedroom apartments for seniors. This development will be the only mixed-income community for seniors in the region. Notably, it will be HCDD’s first affordable community located in Council District E since 2015; there have not been any affordable homes built in the area for several years.

With the addition of these two properties, the Harvey Multifamily Program is poised to create 4,754 apartments that include resilient design features and create options for low- and moderate-income Houstonians. The \$450M spent by the City generates a 1:2 leverage rate, meaning that each dollar invested by HCDD will generate an additional two dollars of development. Program oversight is provided by the Texas General Land Office; funding for the program has been approved by the U.S. Department of Housing and Urban Development in support of replacing and revitalizing homes lost during Hurricane Harvey. The two selected properties are detailed below, and information on all 38 properties selected through the program is updated regularly at recovery.houstontx.gov/multifamily.

Development	Developer	Other Financing	Total Units	Dist	Housing Type	Application Request	Recommended Award
New Hope at Berry	New Hope Housing	4%	240	H	General	\$10,000,000	\$10,000,000
Huntington at Bay Area	MGroup	9%	148	E	Senior	\$15,000,000	\$15,000,000
Total			498			\$25,000,00	\$25,000,000

The City of Houston Housing and Community Development (HCDD) makes long-term investments to better the lives of Houston residents by creating opportunities for every Houstonian to have a home they can afford in a community where they can thrive. Our department will spend approximately \$450 million in federal, state, and local funding this fiscal year to construct and maintain affordable homes, reduce barriers to homeownership, support the work of social service providers, build public amenities, and facilitate disaster recovery efforts. Learn more about programs and resources for Houstonians at www.houstontx.gov/housing.



Renderings of New Hope Housing Berry (left) and Huntington at Bay Area (right) courtesy of New Hope Housing and MGroup, respectively.

Document 15

McCasland, Tom - HCD

From: Sylvester Turner - MYR
Sent: Friday, September 17, 2021 8:56 PM
To: McCasland, Tom - HCD
Subject: Re: Huntington at Bay Area

Tom we have had detail conversations on all of these projects. It is important for affordable housing projects to be placed throughout the City and not just concentrated in a few. Very few projects have been placed in District E but heavily concentrated in B, C, D, H, I, J, K. The staff was also opposed to Edison Lofts and that has turned out to be a wonderful development that will transform that area for the better and meet housing needs.

Much of what you are saying here was not said when you, Andy and Marvalette discussed these developments with me on at least 2 occasions and with staff on one occasion. I find much of what is being said now puzzling. I will review your comments and we will discuss at the beginning of the week with the team.

Sent from my iPhone

On Sep 17, 2021, at 6:27 PM, McCasland, Tom - HCD <Tom.McCasland@houstontx.gov> wrote:

Mayor,

Attached is the draft press release for New Hope Housing and Huntington at Bay Area, which you approved to move forward two weeks ago. Before we issue the press release, I want to reiterate that moving forward on just these two deals is against staff recommendation for the reasons we originally discussed when we presented our first recommendations which are outlined below. Having said that, I have long advocated for the distinction between what staff recommends and the ability for elected officials to override that recommendation. Based on what I know now, I will ask staff to issue the press release if you direct us to move forward after considering the pro and cons below.

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<HMfP_NOFA_round3_v4 ejm.docx>