



Housing and Affordability Committee

April 15, 2025
Derek Sellers, Deputy Director



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda

- I. Welcome/Introductions
CM Tiffany Thomas, HAC Chair
- II. DR Benchmark Progress
Temika Jones, Deputy Director/CFO
- III. Director's Comments/HCD Project Highlights
Derek Sellers, Deputy Director
- IV. Public Comments
CM Tiffany Thomas, HAC Chair
- V. Adjourn
CM Willie Davis, Vice Chair

**II. CDBG – DR17
CONTRACT OVERVIEW
&
BENCHMARK PROGRESS**

Temika Jones, Deputy Director and CFO

Program Closeout Update – Proposed Amendment 4

	Contract End Date	Revised Budget
Closeout Completed		
Public Services	Aug-24	\$ 17,175,963
Planning ²	Aug-24	\$ 22,213,801
Homebuyers	Aug-24	\$ 16,246,507
Closeout In Progress		
HoAP ²	Jan-25	\$ 63,343,397
Programs Operating		
Economic Development ¹	May-25	\$ 20,732,068
Multifamily ¹	Aug-25	\$ 370,855,752
Small Rental ^{1,2}	Aug-25	\$ 12,188,104
Buyout ^{1,2}	Dec-25	\$ 55,800,000
Admin	Dec-25	\$ 15,000,000
Single Family ²	-	\$ 32,073,827
Grand Total		\$ 625,629,417
¹ Benchmarks Pending Based on Extensions		
² Budget Reallocation Request Pending		



CDBG-DR17 Harvey Grant Update

As of April 14, 2025

	Contract End Date	Budget	Approved	Under GLO Review	Submitted
Admin	Dec-25	\$ 15,000,000	\$ 6,402,237	\$ -	\$ 6,402,237.19
Buyout	Dec-25	\$ 55,800,000	\$ 36,204,187	\$ -	\$ 36,332,877.51
Economic Development	May-25	\$ 20,732,068	\$ 20,333,158	\$ -	\$ 20,333,157.56
HoAP	Jan-25	\$ 63,343,396.52	\$ 56,496,092.00	\$ 1,638,755.60	\$ 59,369,394.39
Homebuyers	Aug-24	\$ 16,246,507	\$ 16,294,499	\$ -	\$ 16,294,498.95
Multifamily	Aug-25	\$ 370,855,752	\$ 350,274,563	\$ -	\$ 353,823,406.67
Planning	Aug-24	\$ 22,213,801	\$ 21,781,147	\$ -	\$ 21,781,146.74
Public Services	Aug-24	\$ 17,175,963	\$ 17,188,677	\$ -	\$ 17,188,676.66
Single Family	-	\$ 32,073,827	\$ 44,057,980	\$ -	\$ 44,057,979.89
Small Rental	Aug-25	\$ 12,188,104	\$ 8,657,896	\$ 495,061	\$ 9,161,491.67
Grand Total		\$ 625,629,417	\$ 577,690,435	\$ 2,133,817	\$ 584,744,867.23

III. DIRECTOR'S COMMENTS & PROJECT HIGHLIGHTS

Derek Sellers, Deputy Director

Virtual Community Office Hours



Virtual
**COMMUNITY
OFFICE HOURS**

Every Wednesday

from 1 p.m. - 4 p.m.

Representatives from each division will be readily available to assist with your call

Call in on the following numbers:

832-394-6912 • 832-394-6227 • 832-394-6126



Spring 2025 Community Meeting Hiram Clarke MSC

3/2/2025 - 3810 W. Fuqua, 77045 (District K)



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2025-2029 CONSOLIDATED PLAN

2025 Annual Action Plan

\$50,026,237 Estimated Annual Federal Formula Grants

CDBG Community Development Block Grant \$24,647,300	HOME HOME Investment Partnerships Grant \$9,667,859	HOPWA Housing Opportunities for Persons with AIDS \$13,527,833	ESG Emergency Solutions Grant \$2,183,245
<ul style="list-style-type: none"> • Housing • Public services • Public facilities • Economic Development 	Affordable homes for: <ul style="list-style-type: none"> • Renters • Owners 	Housing & Social services for persons with HIV/AIDS and their families	Shelter and Support services for: <ul style="list-style-type: none"> • Homeless persons or persons at-risk homelessness



CITY OF HOUSTON | HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT | 2025 SPRING MEETING



Spring 2025 Community Meeting Hiram Clarke MSC

3/2/2025 - 3810 W. Fuqua, 77045 (District K)



Spring 2025 Community Meeting Hiram Clarke MSC 3/2/2025 - 3810 W. Fuqua, 77045 (District K)



Spring 2025 Virtual Community Meeting 3/27/2025 - 2100 Travis, 77002 (District C)



Spring 2025 Virtual Community Meeting 3/27/2025 - 2100 Travis, 77002 (District C)



Virtual Public Hearing (ESG-RUSH) 3/13/2025 - 2100 Travis, 77002 (District C)



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Ribbon Cutting: Rosemary's Place Apartments 4/9/2025 - 3300 Caroline 77004 Midtown (District D)



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**Ribbon Cutting: Rosemary's Place Apartments
4/9/2025 - 3300 Caroline 77004 Midtown (District D)**

Completion Percentage: 100%

Total Number of Units: 144

Total Restricted Units: 144 (30% - 80% AMI)

Total Project Cost: \$42,804,048.00

HCD Funding: \$18,656,631.00 (CDBG-DR17)

Developer: Magnificat Houses, Inc.

Architect: GSMA

Ribbon Cutting: Houston Area Women's Center 3/26/2025 - 3077 El Camino 77054 (District D)



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**Ribbon Cutting: Houston Area Women's Center
3/26/2025 - 3077 El Camino 77054 (District D)**

Completion Percentage: 100%

Total Number of Units: 135

Total Restricted Units: 135 (30% - 80% AMI)

Total Project Cost: \$33,315,616.00

HCD Funding: \$15,850,000.00 (HOME-ARP)

Developer: New Hope Housing/HAWC

Architect: GSMA Architects

Groundbreaking: The Rushmore Apartments 4/4/2025 - 800 Highway 6 South, 77079 (District G)



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Completion Percentage: 3%

Total Number of Units: 101

Total Restricted Units: 85 (30% - 60% AMI)

Total Project Cost: \$32,919,648.00

HCD Funding: \$3,000,000.00 (HOME)

Developer: Housing Trust Group (HTG)

Architect: HEDK Architects

Estimated Completion: November 2026

Project Progress: Small Rental Program 3500 Old Spanish Trail (OST), 77021 (District D)



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Project Progress: Small Rental Program 3500 Old Spanish Trail (OST), 77021 (District D)

Completion Percentage: 100%

Total Number of Units: 7

Total Restricted Units: 7 (30% - 80% AMI)

Total Project Cost: \$2,762,476.00

HCD Funding: \$2,230,621.00

Developer: The St. Bernard Project, Inc. (dba SBP Inc.)

Architect: Gensler Architects

Project Progress: Small Rental Program 1404 Tabor Street, 77009 (District H)



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Completion Percentage: 100%

Total Number of Units: 7

Total Restricted Units: 7 (30% - 80% AMI)

Total Project Cost: \$2,244,082.00

HCD Funding: \$2,244,082.00 (CDBG-DR17)

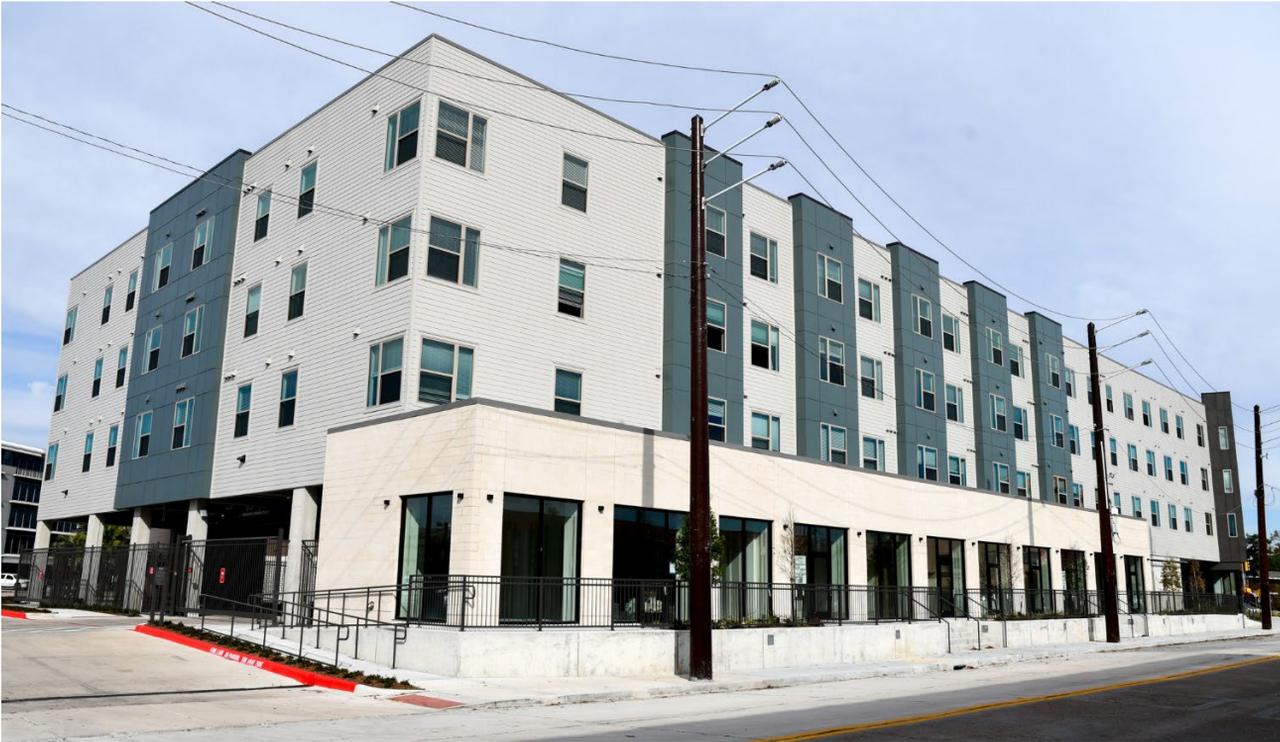
Developer: The St. Bernard Project, Inc. (dba SBP Inc.)

Architect: Gensler Architects

Project Progress: Connect Highstar 6440 Hillcroft, 77081 (District J)



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**Project Progress: Connect Highstar
6440 Hillcroft, 77081 (District J)**

Completion Percentage: 100%

Total Number of Units: 77

Total Restricted Units: 70 (30% - 80% AMI)

Total Project Cost: \$33,568,547.00

HCD Funding: \$11,900,000.00 (CDBG-DR17)

**Developer: Buffalo Bayou Partnership &
Brinshore Development**

Architect: Alley Poyner Machietto Architecture, Inc.

Anticipated Ribbon Cutting May 2025



New Hope Housing Avenue C (Rendering)

7520 Avenue C, 77012 (District I)



Project Progress: New Hope Housing Avenue C 7520 Avenue C, 77012 (District I)

Completion Percentage: 28%

Total Number of Units: 120

Total Restricted Units: 120 (30% - 60% AMI)

Total Project Cost: \$41,025,424

HCD Funding: \$3,000,000 (HHB)

Developer: New Hope Housing

Architect: GSMA Architects

Estimated Completion: April 2026

Project Progress: OST Lofts 5520 Old Spanish Trail, 77023 (District I)



**Project Progress: OST Lofts
5520 Old Spanish Trail, 77023 (District I)**

Completion Percentage: 99%

Total Number of Units: 130

Total Restricted Units: 109 (30% - 80% AMI)

Total Project Cost: \$43,708,342.00

HCD Funding: \$19,310,000.00 (CDBG-DR17)

**Developer: Tejano Center for Community Concerns
& DWR Development Group**

Estimated Completion: May 2025

Project Progress: Richmond Senior Village 5615 Richmond Avenue, 77057 (District J)



**Project Progress: Richmond Senior Village
5615 Richmond Avenue, 77057 (District J)**

Completion Percentage: 100%

Total Number of Units: 125

Total Restricted Units: 100 (30% - 80% AMI)

Total Project Cost: \$35,854,830.00

HCD Funding: \$15,500,000.00 (CDBG-DR17)

Developer: Brownstone

Architect: Brownstone Architects & Planners, Inc.

Anticipated Ribbon Cutting June 2025

Project Progress: Summit at Renaissance Park 12121 Greenspoint, 77060 (District B)



**Project Progress: Summit at Renaissance Park
12121 Greenspoint, 77060 (District B)**

Completion Percentage: 87%

Total Number of Units: 325

Total Restricted Units: 166 (30% - 60% AMI)

Total Project Cost: \$88,570,081.00

HCD Funding: \$14,900,000.00 (CDBG-DR17)

Developer: TXZNH, LLC

Architect: Forge Craft Architecture & Design

Estimated Completion: July, 2025

Project Progress: The HAY Center 3131 Gulf Freeway, 77033 (District I)



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Project Progress: The HAY Center 3131 Gulf Freeway, 77033 (District I)



**Project Progress: The HAY Center
3131 Gulf Freeway, 77003 (District I)**

Completion Percentage: 99%

Total Number of Units: 50

Total Restricted Units: 40 (30% - 80% AMI)

Total Project Cost: \$39,343,276.00

HCD Funding: \$5,000,000.00 (CDBG-DR17)

Developer: Harris County

Architect: Gensler Architects

Estimated Completion: May, 2025

IV. PUBLIC COMMENTS

Council Member Tiffany D. Thomas, Chair