

Housing & Community Affairs Committee



Agenda Items November 17, 2020



@HoustonHCDD

HCDD Agenda

- I. Welcome/Call to Order
- II. Houston Community Land Trust
- III. Public Services
- IV. Public Facilities
- V. Multifamily
- VI. Single Family
- VII. Director's Comments
- VIII. Public Comments





HOUSTON COMMUNITY LAND TRUST



- **Houston Community Land Trust** is a 501(c)(3) non-profit organization founded in 2018.
- Our mission is to make quality, affordable homeownership achievable for limited-income households in Houston, Texas. We help income-qualified homebuyers buy quality homes in neighborhoods across the city.
- A CLT is a shared-equity affordable housing model. By placing the land beneath their homes in the land trust, HCLT homeowners help protect these homes' quality and affordability for future generations of Houstonians.

Houston community land trust



- Over the past ten years, median home prices in Houston have increased by 67%, while household incomes have increased by only 20%.¹
- Between 2012 and 2017, median residential land prices in Houston rose 38.1%, from \$180,600 to \$249,400 per acre.²
- In 2018, the median sales price for a home in Houston was \$237,500, an unaffordable price for a household making under \$61,000 per year.³

1 NLIHC, "Out of Reach 2018 Report"; 2017 ACS data for Houston MSA.

2 <https://www.jchs.harvard.edu/son-2019-land-prices-map>

3 80% AMI for a household of four in 2019.

Kinder Institute "The 2020 State of Housing in Harris County and Houston."

<https://kinder.rice.edu/research/2020-state-housing-harris-county-and-houston>

THE Housing PROBLEM



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Page 5

- **New Home Development Program**

- Our current program in partnership with the City of Houston and Houston Land Bank.
- The city builds homes on land bank lots, completed homes transfer to HLB to sell. HCLT provides qualified homebuyers and steward the land after purchase ensuring its long-term affordability.
- Since 2018 **38** homes have been completed and put on the market and there are **18** under construction and will hopefully be available for sale January 2021.

- **Homebuyer Choice Program**

- We are working closely with the City of Houston to launch in November 2020.
- Potential homebuyers will be able to choose a home currently on the market within city limits and meets environmental and quality standards.
- Homebuyers are eligible for a subsidy of \$100,000 to reduce the purchase price and cover closing costs and \$150,000 if the home is zoned for an A or B rated school
- We are working with community-based organizations such as Avenue CDC, 5th Ward CRC, Habitat for Humanity and Agape Redevelopment to connect buyers to affordably priced inventory

Programming



29 HCLT
homeowners

7 on the waitlist

10 on hold in
the pipeline

482 applications
received since the
application opened
in February 2019

104 applicants
referred to
counseling*

67% Average
AMI of HCLT
Homeowners

46%-80% AMI
Range of HCLT
Homeowners

\$75,115 Median
HCLT purchase
price

\$675.00 Average
mortgage payment
of HCLT
homeowners

By the Numbers

* We refer applicants to Family Houston, 5th ward CRC, Covenant Community Capital and Avenue CDC



- Lack of NHDP inventory. There are currently no houses available and we have applicants who have been on the waitlist for over 3 months
- Funding for HCP. Program funding in the amount of \$3 million is going to city council for a vote on November 18th. Our current pipeline of applicants will use most of those funds and the rest will be spent within 6 months.
- Lack of community builders that build for the communities we serve
- Lack of local appraisers that can facilitate leasehold appraisals

Challenges



- Working closely with HCDD to understand building timelines and guidelines’
- Working on acquiring outside funding to obtain more subsidy funds
- Developing relationships with community builders to connect them to our programs
- Work with City of Houston on policies that will improve building processes and quality
- Continue working with community organizations and public entities to address housing issues such as displacement due to I-45 expansion, environmental hazards and property tax delinquency

Future actions





III.a. Public Services

Catholic Charities of the Archdiocese of Galveston-Houston (District C)

A Second Amendment, extending the current Subrecipient Agreement between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston and providing up to \$875,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to continue providing housing and supportive services to individuals and families living with HIV and AIDS.



III.a. Public Services

Catholic Charities of the Archdiocese of Galveston-Houston (District C)

Catholic Charities will continue to provide the following services:

- Tenant-Based Rental Assistance (TBRA) Program with supportive services to 45 households;
- Short-Term Rent, Mortgage and Utility Assistance (STRMUA) Program with supportive services to 85 households; and
- Permanent Housing Placement Services (PHPS) to 20 households.



III.a. Public Services

Catholic Charities of the Archdiocese of Galveston-Houston (District C)

Catholic Charities AIDS Ministry is a holistic program providing case management, as well as housing and financial assistance for 150 low-income persons infected and/or affected by HIV/AIDS.

This second subrecipient agreement amendment provides funding for a 10-month extension from February 1, 2021- November 30, 2021, which would realign the annual renewal date for this subrecipient agreement.

The City provides approximately 97% of the budget for this program, with 3% provided by other funding sources.



III.a. Public Services

Catholic Charities of the Archdiocese of Galveston-Houston (District C)

Category	Total Contract Amount	Percent
Administrative	\$61,250.00	7%
Supportive Services	\$208,308.30	24%
Supportive Services – Permanent Housing Placement (Deposits)	\$15,000.00	2%
Tenant-Based Rental Assistance Program	\$424,372.50	48%
Short-Term Rent, Mortgage, Utility Program	\$166,069.20	19%
Total	\$875,000.00	100%



III.b. Public Services

Coalition for the Homeless of Houston and Harris County (All Districts)

A Second Amendment to a Subrecipient Agreement between the City of Houston and the Coalition for the Homeless of Houston and Harris County (the Coalition), providing \$130,000.00 in Community Development Block Grant (CDBG) funds to provide strategic homeless planning activities.

The City receives millions of dollars in federal funding for homelessness. These planning activities are required to keep the program in regulatory compliance. Additionally, information gained through this planning process may result in an increase in future funding.



III.b. Public Services

Coalition for the Homeless of Houston and Harris County (All Districts)

Planning activities include the Community Strategic Plan to End Homelessness, permanent supportive housing implementation planning, and transitional housing inventory analysis.

The Coalition addresses solutions to homelessness through collaborative resource development and service coordination in the areas of affordable housing, education, employment, transportation, childcare, mental health, food, and shelter.

A critical part of the planning process is the Point-in-Time Enumeration, an annual count of homeless persons reported to HUD. This is one factor used to determine the amount of funding the City receives in supportive housing program grants.



III.b. Public Services

Coalition for the Homeless of Houston and Harris County (All Districts)

CDBG funds provide approximately 10% of the total cost of this activity. This second contract amendment will provide funding through December 31, 2021.

Category	Amount	Percentage
Program Administration	\$12,368.95	9.51%
Program Services	\$117,631.05	90.49%
Total	\$130,000.00	100%



III.c. Public Services

Harris County Community Services Department (All Districts)

A Subrecipient Agreement between the City of Houston and Harris County Community Services Department (HCCSD), providing up to \$266,962.00 in Homeless Housing and Services Program (HHSP) Youth set-aside funds to address youth homelessness in Houston.

HCCSD will provide case management services to a minimum of 60 youth-headed households. This program is currently being funded with FY2020 HHSP Youth-set-aside funds via a contract with Child Care Council of Greater Houston, Inc. and funding expires November 30, 2020.



III.c. Public Services

Harris County Community Services Department (All Districts)

This Subrecipient Agreement funds the program from December 15, 2020 – August 31, 2021 and will avoid a gap in services. In addition, this program leverages the Family Unification Program Housing Vouchers administered by the Houston Housing Authority.

The HCCSD Youth Homeless Services Program serves young adults (ages 18-24) who have aged out of foster care, suffered loss and trauma, and are extremely vulnerable.

These young adults benefit greatly from the structure, resources and support offered to them through case management services.



III.c. Public Services

Harris County Community Services Department (All Districts)

Program objectives include:

- Prevent homelessness by stabilizing clients through housing case management;
- Provide effective case management with client participation, by self-directing clients toward creating a more stable housing outcome;
- Assist clients in connecting with community support agencies to help maintain financial independence.

Funding Category	Amount	Percent
Administration	\$0.00	0%
Direct Services	\$266,962.00	100%
Total	\$266,962.00	100%



III.d. Public Services

Houston SRO Housing Corporation (District D)

A Second Amendment to the Agreement between the City of Houston and Houston SRO Housing Corporation (Houston SRO), providing up to \$196,090.62 of federal Housing Opportunities for Persons with AIDS (HOPWA) funds to finance the operation of a community residence with supportive services for a minimum of 34 very low-income households affected by HIV/AIDS.



III.d. Public Services

Houston SRO Housing Corporation (District D)

Supportive services include comprehensive case management and referrals for general health services, job training and placement, mental health and substance abuse counseling.

Operating costs include, but are not limited to property management, utilities, and property insurance.

HOPWA funds are providing approximately 71% of the cost of this project.



III.d. Public Services

Houston SRO Housing Corporation (District D)

This second amendment provides funding for a 12-month period from February 1, 2021 – January 31, 2022.

Houston SRO began receiving HOPWA funds through the City in 1998.

Category	Total Contract Amount	Percent
Administrative	\$12,880.00	6.57%
Supportive Services	\$36,360.96	18.54%
Operating Costs	\$146,849.66	74.89%
Total	\$196,090.62	100%



IV. Public Facilities

Houston Business Development Inc. (District B)

A Contract between the City of Houston and Houston Business Development Inc (HBDI) to provide \$4,000,000.00 in Community Development Block Grant funds for the renovation of the Bethune Empowerment Center, a 29,200 SF business hub located at 2500 Victory Drive supporting the Acres Homes Complete Community.

The City and Aldine Independent School District (AISD) will execute an Operations and Management Agreement to lease the facility to HBDI to manage renovations.

Upon completion of renovations, HBDI will operate and manage the Bethune Empowerment Center to promote the goals of the community resource center and provide economic opportunities.



IV. Public Facilities

Houston Business Development Inc. (District B)

Building improvements will include interior demolition, roof replacement, interior finishes, mechanical replacement (HVAC) and other system updates as need for the project.

Services provided at the facility include 9,000 SF of business incubator/co-workspace, 5,000 SF leased space to Lone Star College to create an economic development hub, 7,600 SF for performing arts and event space, and 7,600 SF in community commercial kitchen area.



IV. Public Facilities

Houston Business Development Inc. (District B)

HBDI is a certified Community Development Financial Institution and Community Development Business Organization that has provided local small businesses with affordable loans, technical assistance and business counseling services for 30 years.

Sources:	Amount:	Uses:	Amount:
COH HCDD - CDBG	\$4,000,000.00	Hard Costs	\$3,204,770.00
In-Kind Donation HBDI	\$106,000.00	Soft Costs	\$820,230.00
In-Kind Donation AISD	\$25,000.00	Project Mgt	\$106,000.00
Total	\$4,131,000.00	Total	\$4,131,000.00



Multifamily Overview: Funding

The following Multifamily projects are funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office.

The aim is to provide affordable rental units for low- to moderate- income households, in accordance with the City's Harvey Multifamily Program Guidelines, implemented by HCDD.



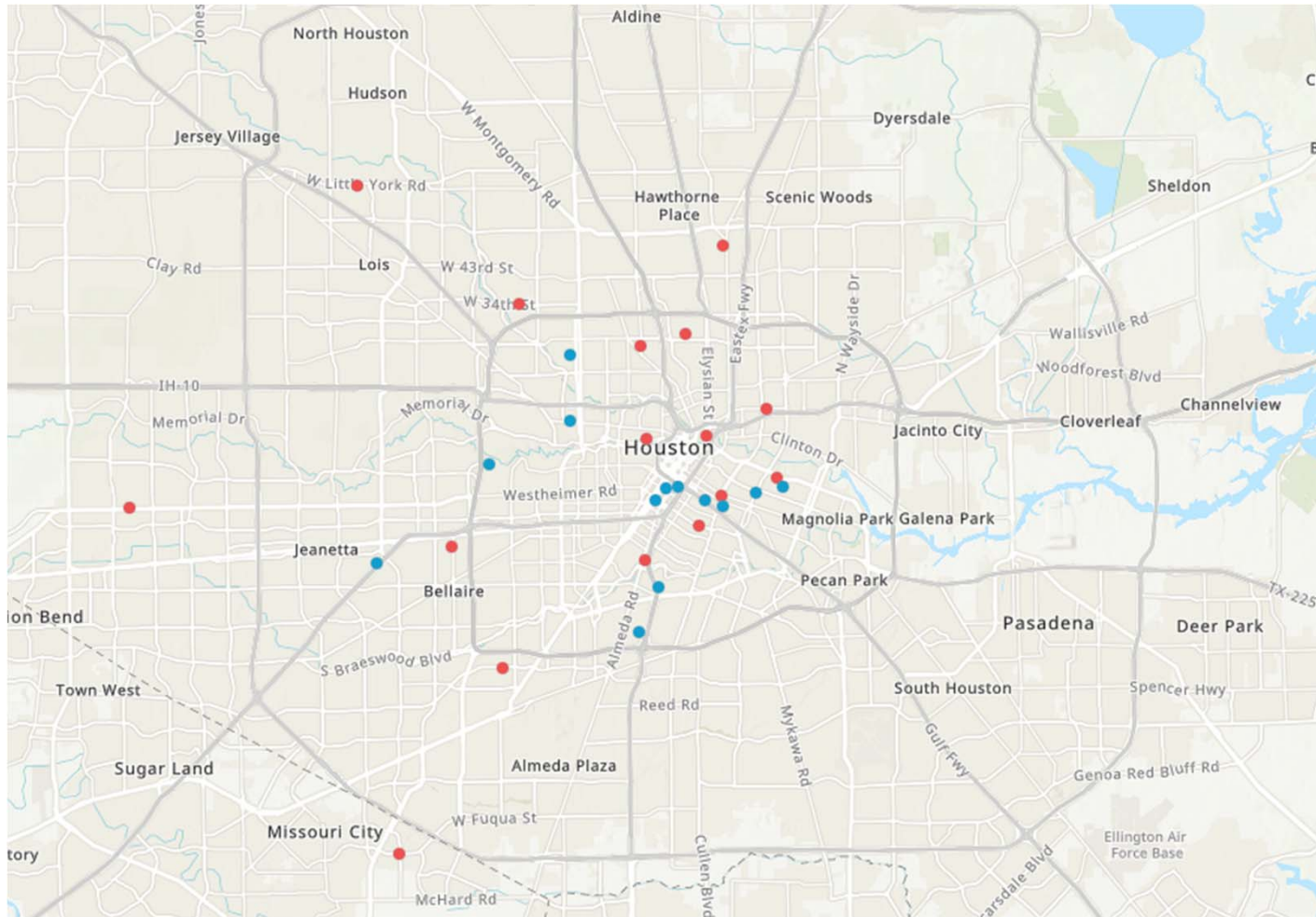
Multifamily Overview: Affordability

The loan and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period.

Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.



Citywide Map of Multifamily Projects



<https://recovery.houstontx.gov/multifamily-program/>



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



V. Multifamily

My Connect Community (District J)

An Ordinance authorizing up to \$9,000,000.00 of CDBG - Disaster Recovery 2017 funds, for a Contract between the City of Houston and My Connect Community for the land acquisition and development of Connect South, a 77-unit affordable rental development serving families at 6440 Hillcroft Street, Houston, Texas 77081.

Connect South will be a 4-story podium-style property providing a mix of one-bedroom, two-bedroom, and three-bedroom units serving low- to moderate- income households at 30%, 50%, 60%, and 80% of Area Median Income.

Connect South will be the first phase of a 3.2-acre master planned mixed-income development situated in the Gulfton Complete Community.



V. Multifamily

My Connect Community (District J)

Connect South is ideally located within walking distance to high quality healthcare providers, a public library, cultural and big box grocery stores, community centers, houses of worship, public transit and quality public and charter schools.

Connect South will contain residential units above enclosed parking and approximately 7,000 square feet of retail space.

The project will be a joint venture between the City of Houston, Brinshore Development LLC, and my Connect Community.



V. Multifamily

My Connect Community (District J)

Sources & Uses			
City of Houston Request CDBG-DR17	\$9,000,000.00	Hard Cost	\$16,218,550.00
Permanent Lender	\$4,011,000.00	Soft Cost	\$3,703,791.00
9% Housing Tax Credit Proceeds	\$13,948,605.00	Acquisition Cost	\$3,565,000.00
In-Kind Equity/ Deferred Developer Fee	\$715,519.00	Developer Fee	\$2,957,018.00
		Reserves	\$1,230,765.00
Total Source of Funds:	\$27,675,124.00	Total Project Cost:	\$27,675,124.00



VI.a. Single Family Houston Land Bank Acquisition (Districts H, I)

An Ordinance authorizing the Houston Land Bank (HLB) to finance two acquisitions of land for HCDD's New Home Development Program (NHDP) as follows:

(1) 3201 Hardy Street and 1406 Hays Street, consisting of 6.8 acres of land in the Near Northside Complete Community (as shown in Exhibit A) for a total cost of \$9,559,095.00; and

(2) 7811 Harrisburg Boulevard, which consists of 1.8 acres of land in the Magnolia Complete Community neighborhood (as shown in Exhibit B) for a total cost of \$1,987,462.00



VI.a. Single Family

Houston Land Bank Acquisition (Districts H, I)

HLB will use previously appropriated Tax Increment Reinvestment Zone (TIRZ) Affordable Housing funds for up to 50% of properties acquisitions and will incur up to 70% debt from either a non-profit partner, or secure owner financing, for a maximum loan term of five (5) years with an interest rate ranging from 5% to 6%.

HCDD will secure the developer and initiate development upon encumbering the sites, and the loan would be taken out by the developer at the time of construction financing.

The development plan projects the construction of 120 to 160 townhome and multiplex garden condominium units for Acquisition 1, and 35-50 units for Acquisition 2.



VI.a. Single Family Houston Land Bank Acquisition (Districts H, I)

The feasibility period for Acquisition 1 is December 11, 2020, with a closing date of December 31, 2020, and for Acquisition 2 the period will expire on December 12, 2020, with a closing date of January 11, 2021.

To further support the Mayor's priorities of increased Single-Family Home Development and Complete Communities, HLB has expanded its scope beyond the acquisition of single tax-delinquent properties to include strategic acquisitions, larger parcels that can accommodate a larger number of homes.



VI.a. Single Family

Houston Land Bank Acquisition (Districts H, I)



Exhibit A

VI.a. Single Family

Houston Land Bank Acquisition (Districts H, I)

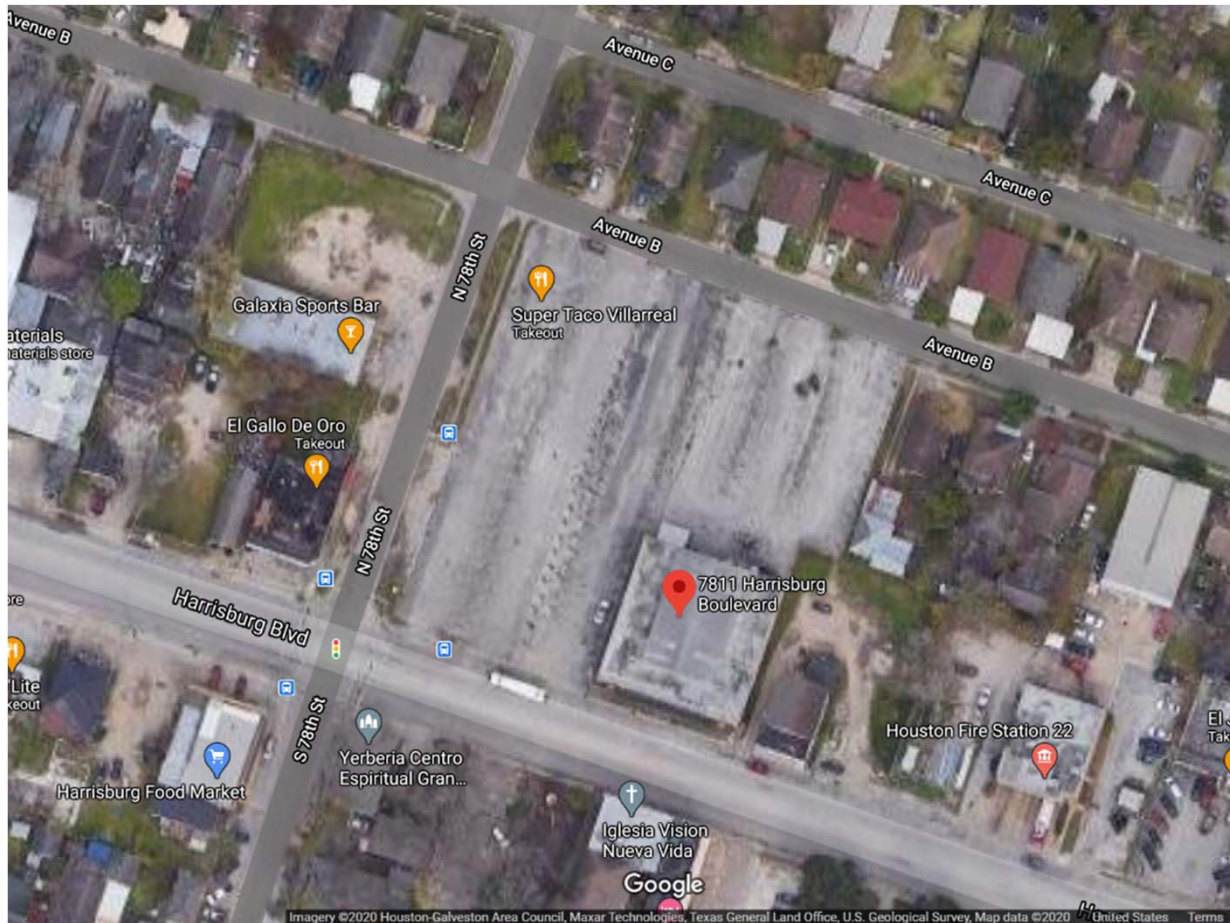


Exhibit B

VI.b. Single Family Houston Land Bank Administration & Operations (All Districts)

An Ordinance for an Administration and Operations Grant Agreement between the City of Houston and the Houston Land Bank (HLB), providing \$2,702,217.49 of previously appropriated TIRZ Affordable Housing funds to the HLB for an increase in the existing Land Assembly and Development Grant, for the acquisition of properties associated with the Complete Communities, Disaster Recovery and neighborhoods determined to be high priority areas for affordable home development.



VI.b. Single Family Houston Land Bank Administration & Operations (All Districts)

To further support the Mayor's priorities of increased single-family home development and Complete Communities, HLB has expanded its scope beyond the acquisition of tax delinquent properties including strategic acquisitions within transit-oriented development and other priority areas for new single-family development.

Due to the increased demand in real estate development, and limited number of tax-delinquent land parcels, additional funding is needed to support the development of affordable housing. HCDD recommends providing funding to HLB to enable the NHDP to continue developing affordable housing.



VI.b. Single Family

Houston Land Bank Administration & Operations (All Districts)

Houston Land Bank - FY2021 BUDGET	
Funding Sources	Sub Total Amounts
Operational Grant Revenue	\$1,952,217.49
HLB Dispositions & Admin Fees	\$1,335,000.00
NHDP Acquisitions	\$3,921,388.34
NHDP Dispositions	\$1,049,567.50
Interest Income	\$2,634.13
Total Revenue	\$8,260,807.47

Houston Land Bank - FY2021 BUDGET	
Expenses	
Employee Costs	\$786,456.59
Professional Services	\$283,591.67
Legal Fees	\$22,700.00
Lot Maintenance	\$536,649.50
Miscellaneous Other	\$256,683.35
HLB Traditional Program	\$816,136.39
Subtotal Administrative Costs	\$2,702,217.49
NHDP Dispositions	\$1,007,861.71
NHDP Acquisitions	\$3,963,094.13
Subtotal Program Costs	\$4,970,955.84
Total Expenditures	\$7,673,173.34
Change in Net Assets	\$587,634.13



VI.c. Single Family Home Repair Program Appropriation

An Ordinance appropriating \$1,220,270.27 in Tax Increment Reinvestment Zone (TIRZ) Affordable Housing funds to the HCDD Home Repair Program (HRP) Master Contractor Agreement to facilitate Emergency Repair Assistance.

The TIRZ Affordable Housing funds were previously budgeted pursuant to Ordinance No. 2017-518 for the Minor Critical Emergency Repair Program (MCEHRP) and related documents, for a Contract between the City of Houston (City) and Rebuilding Together Houston (RTH).

HCDD is requesting the de-appropriation of \$1,220,270.27 from the Minor Critical Emergency Repair Program (MCEHRP) and related documents for a total appropriation of TIRZ Affordable Housing funds in the amount of \$1,220,270.27.



VI.c. Single Family

Home Repair Program Appropriation

HCDD's HRP program's mission is to provide Emergency Repair Assistance that addresses an imminent threat to the life, health, and safety hazard of qualified low-and moderate-income homeowners.

HCDD is seeking to align funding sources to ensure that the HRP Master Contractor Agreement has sufficient funding for HRP Emergency Repair Assistance.

The cost of repairs will not exceed \$20,000.00, unless the Director has authorized an eligible residence cost waiver.



VI.d. Single Family

HRP Guidelines Amendment (All Districts)

An Ordinance authorizing the amendment of HCDD's Home Repair Program (HRP) Guidelines and program legal documents (including Master Contractor Agreement and Tri-Party Agreement) with respect to the HRP Tier I – Emergency Repair Assistance, and Maximum Project Cost Increase.

The objective of the HRP is to ease life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by low- and moderate-income homeowners.



VI.d. Single Family

HRP Guidelines Amendment (All Districts)

To better facilitate this goal, this Amendment will seek to modify the HRP Guidelines, Tri-Party Agreement and other Legal documents as follows:

- The addition of Emergency Repair Assistance to the HRP Tier I Assistance section.
- Emergency Repairs are defined as addressing damage or deficiencies to home that pose an imminent threat to the Homeowner's life, health, and safety or protect the property from further structural damage.
- The cost of repairs will not exceed \$20,000.00.



VI.d. Single Family

HRP Guidelines Amendment (All Districts)

- The maximum HRP project cost cap will be increased from the current \$200,000.00 to \$250,000.00.
- On January 24, 2018, by Ordinance No. 2018-056, City Council authorized and approved the Master Contractor Agreement (MCA) for the City of Houston Home Repair Program (HRP) limiting project costs and grant amounts to \$200,000.00.
- However, with the base cost of reconstruction routinely approaching and even surpassing the existing \$200,000.00 limit, there has typically not been enough project funding left to address site-specific environmental hazards to the home, such as lead, asbestos remediation and mold abatement.

VI.d. Single Family

HRP Guidelines Amendment (All Districts)

- Emergency Repair Assistance activities are funded through local Tax Increment Reinvestment Zone (TIRZ) funds.
- Regular Home Repair Activities will be funded by federal Community Development Block Grant (CDBG) grant funds.



DIRECTOR'S COMMENTS

HCDD Home Repair Program Survey

HCDD is hereby notifying Council about a modification to HCDD's Home Repair Program (HRP) Guidelines, to include a procedure for distributing the HCDD's HRP Interest Survey, as well as process updates for the distribution of the HRP Application.

The objective of HCDD's HRP is to ease life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by low and moderate-income homeowners.

The link to the HCDD HRP Interest Survey on HCDD's public website was amended in the Guidelines to reflect this procedural change. HCDD staff will administer the program in accordance with HUD regulations.



2021 MULTIFAMILY Housing Priorities

(All Districts)

Applications for both 9% and 4% Resolutions of No Objection must meet the Minimum Standards to qualify:

- Floodway development is prohibited. Development within 100 floodplain must be adequately mitigated
- New development of affordable units prohibited in areas greater than 25% poverty unless located in a Complete Community or TIRZ
- New development of affordable units prohibited in areas of a zoned school with a failing grade by the TEA unless located in a Complete Community or TIRZ



2021 MULTIFAMILY Housing Priorities

(All Districts)

HCDD supports tax credit developments that meet Minimum Standards and HCDD Priorities to include:

- Complete Communities and TIRZ
- Areas of low poverty and high performing schools
- Areas experiencing high rental costs
- Transit Oriented Developments
- Areas underserved with affordable housing



2021 MULTIFAMILY Housing Priorities

(All Districts)

Competitive factors to receive a resolution as a development meeting qualifications in a Concerted Revitalization Area:

- Availability of financing
- Poverty concentration
- School ratings
- Access to public transportation
- Placement of an onsite resident service coordinator
- Composition of unrestricted market rate units
- Likelihood to receive other financing

2021 MULTIFAMILY Housing Priorities

(All Districts)

The City will continue to be eligible to provide a waiver of the Two (2) Mile Rule. HCDD will submit waiver requests to City Council for developments based on the following factors:

- Target Population - Developments serving different populations (i.e. seniors, family, permanent supportive housing)
- Distinct Neighborhoods – Distinction of neighborhoods may be created by natural / manmade barriers or separate CRA's



2021 MULTIFAMILY Housing Priorities

(All Districts)

HCDD aims to reflect a policy to equitably disperse assisted multifamily developments throughout Houston as it aims to create greater housing choice.

- Council Districts A, D and K, endorsements will only be given to applications located in recognized CRAs with approved Concerted Revitalization Areas (e.g. Complete Community, TIRZ).
- Council Districts B, C, E, H, F, G, I, & J will be eligible for a maximum of 3 endorsements by resolution.



2021 MULTIFAMILY Housing Priorities

(All Districts)

- No additional subsidy provided by HCDD
- Reduced emphasis on high cost urban areas
- Prioritize new Complete Community areas
- Prioritize rehabilitations and reconstruction
- Added factors to prioritize low cost resiliency and beautification efforts



2021 MULTIFAMILY

Updates to 2020 Housing Tax Credit Guidelines

(All Districts)

Applications Must Meet a Minimum of 10 Points out of 24 Eligible Points	Points
Located in a Complete Community or TIRZ	2
Availability of affordable housing in the area	1 - 2
Proximity to mass transportation	1 – 2
Low poverty concentration	1
High performing schools	2 – 6
Mixed income composition	1 - 2
Documentation of community support	1
Neighborhood beautification efforts	1
Onsite recycling	1
Various low cost resiliency feature	1 -5 (1 point for ea feature)
Rehabilitation of existing housing	1



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



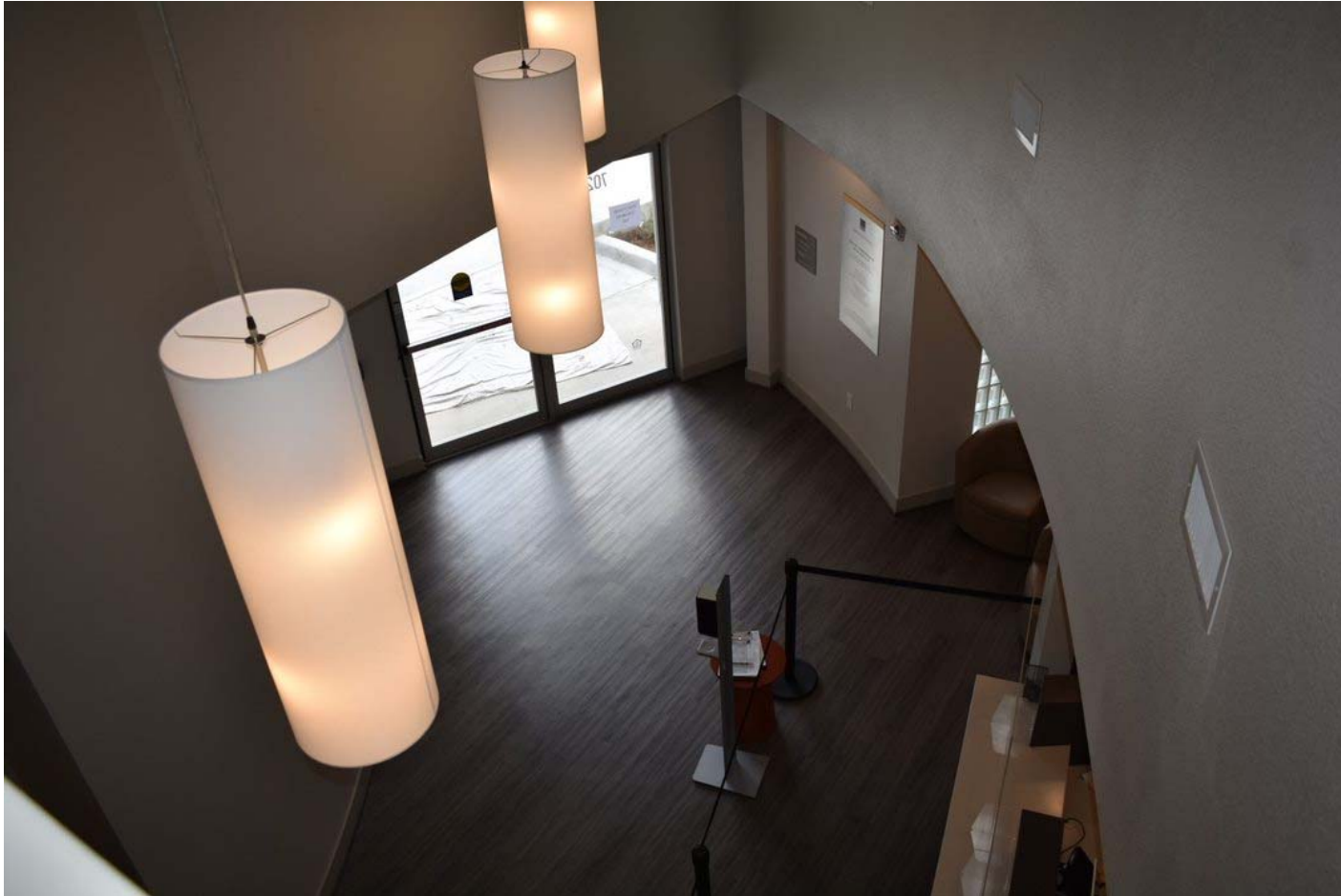
New Hope Housing - Dale Carnegie



Located at 7025 Regency Square in West Houston. NHH Dale Carnegie offers: 170 fully furnished studio apartments; case management & supportive services.



New Hope Housing - Dale Carnegie



Prospective tenants include veterans, elderly individuals, working poor, disabled persons, formerly homeless & those at-risk of homelessness.



Gale Winds Apartments Rehabilitation



Located at 5005 Irvington Blvd 77009, the Gale Winds Apartments renovation will provide 18 garden style, affordable rental units in the Near Northside.

East End Maker Hub



East End Maker Hub is located at 6501 Navigation 77011 in Houston's Historic East End.

East End Maker Hub



The Maker Hub in conjunction with TXRX will provide 250,000 SF of shared collaborative space to incubate new start-up businesses and offer the use of equipment to all lessees while providing job training and education.

Towne Park Village



Towne Park Village is a master-planned affordable housing community in NE Houston with 62 homes under construction. Community amenities include a playground, dog park, bus stop & a proposed day care.

Towne Park Village



Housing partners include Burghli Homes; First American Homes & KHovnanian Homes; Houston Community Land Trust; LeLand Woods TIRZ 22 & Houston Housing Finance.

Homebuyer Assistance Program Amy Street (Settegast)



Homebuyer Assistance Program Amy Street (Settegast)



HCDD Inspector Marion Scott performs a final inspection before conducting the key exchange with the happy homeowners.

Homebuyer Assistance Program Corpus Christi Street (Denver Harbor)



Homebuyer Assistance Program Corpus Christi Street (Denver Harbor)



New homeowner, Ms. Rocha-Flinn happily signing the paperwork for her brand-new home.

HoAP - Disaster Recovery Tear Down 7008 Fairway



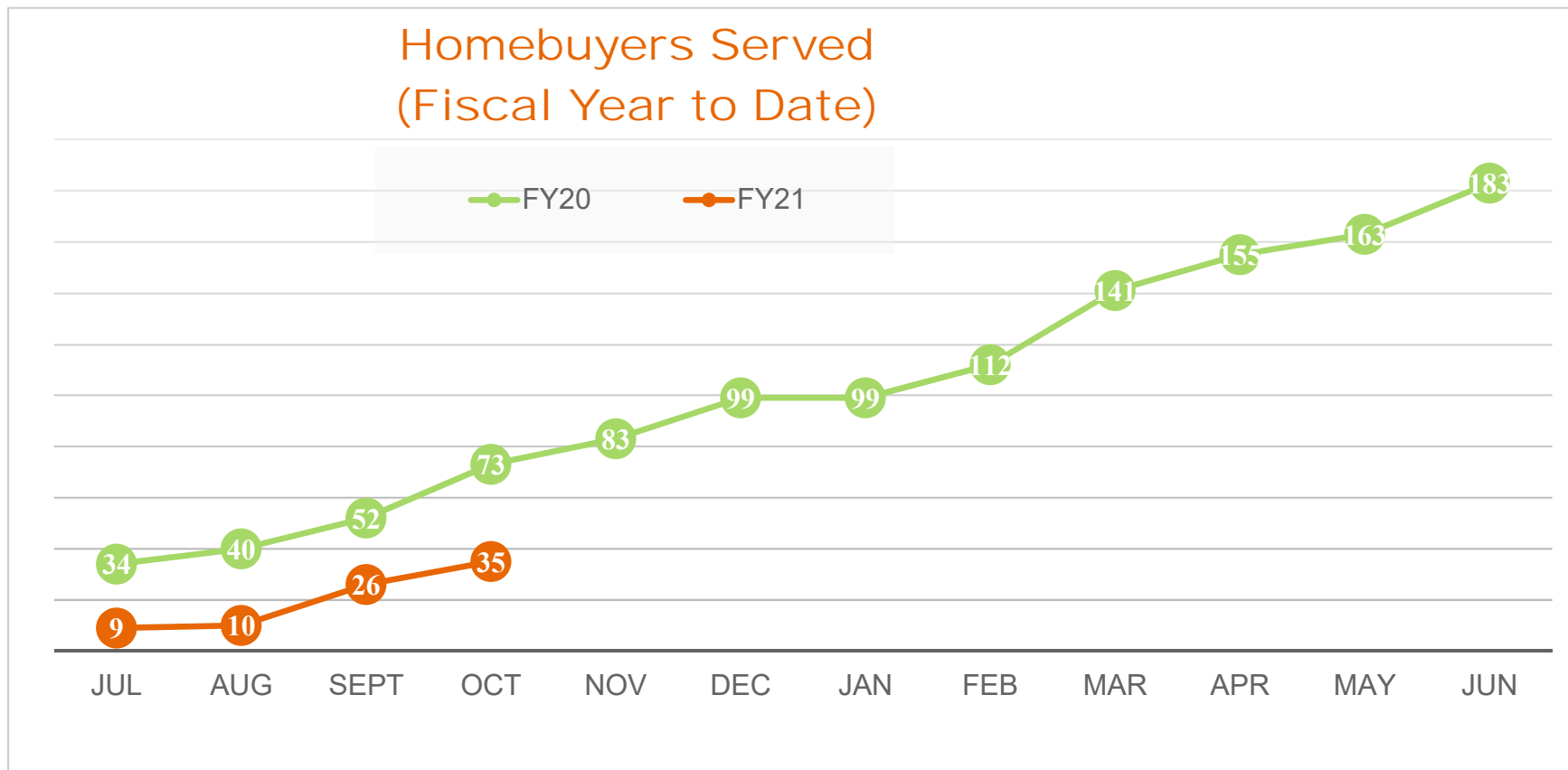
HoAP - Disaster Recovery Tear Down 9305 Asheville



HoAP - Disaster Recovery Tear Down 8001 Avenue C



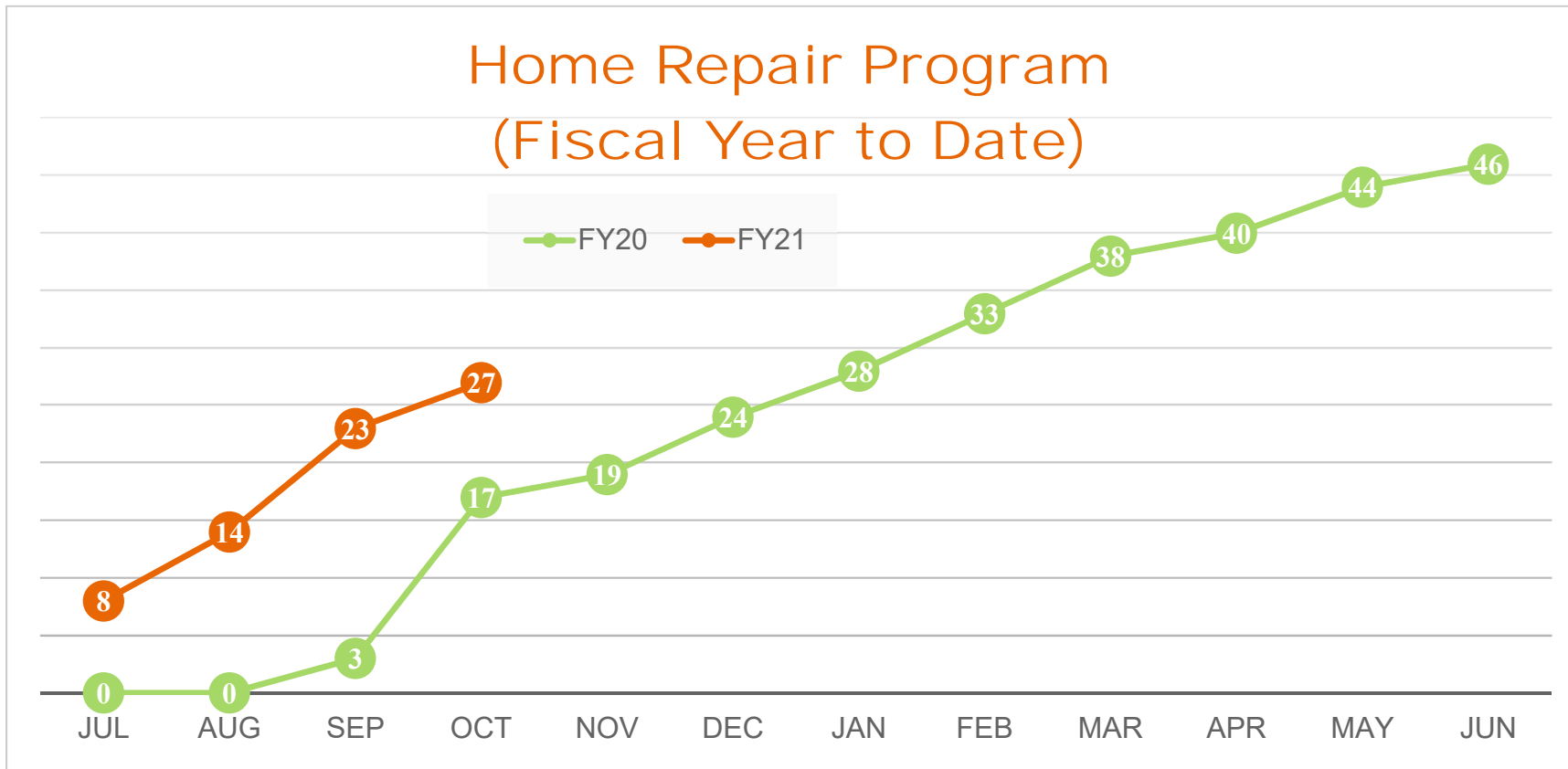
Homebuyer Assistance Program



Provides up to \$30,000 to help Houstonians purchase a home



Single Family Home Repair Program

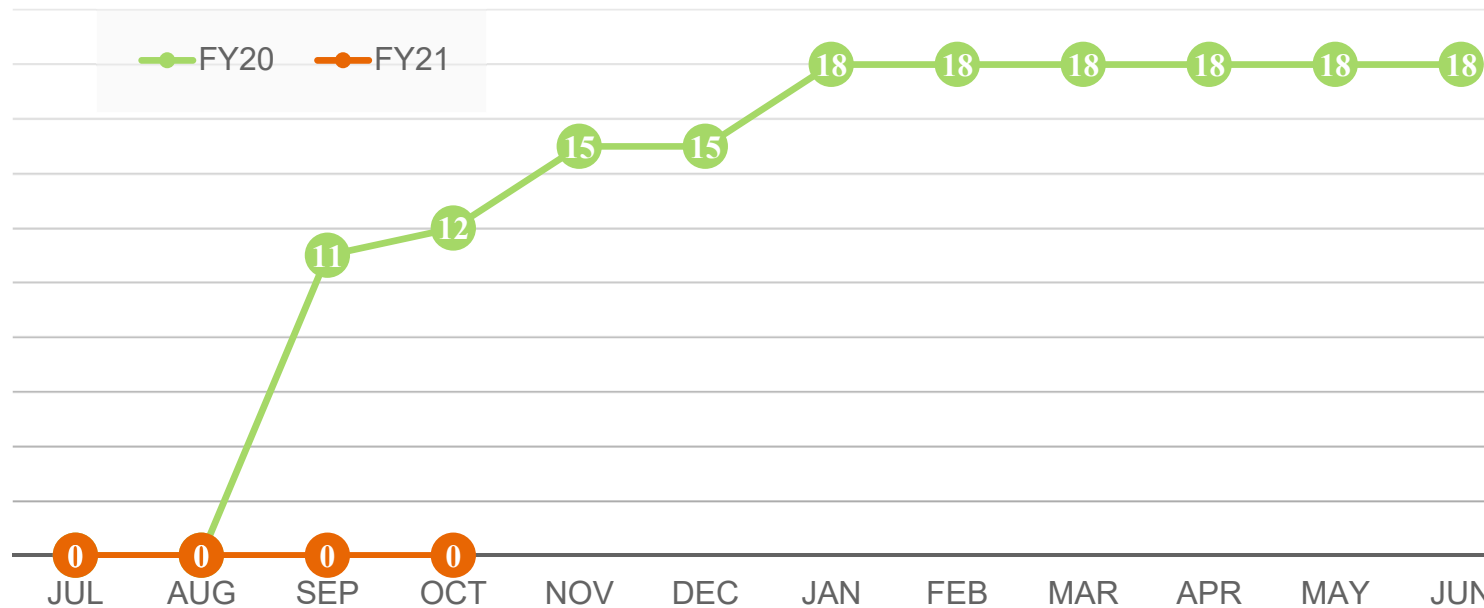


Repairs and reconstructs existing homes
for homeowners



New Home Development Program

New Home Development (Fiscal Year to Date)



NHD builds new homes for sale at affordable prices



Other Programs (Fiscal Year to Date)

3,659

Service Visits –
Public Services (Sept '20)

Note: Public Services numbers have a one-month lag in reporting due to the nature of these programs.

9

Projects under construction –
Public Facilities (FY21)

2

Projects completed–
Public Facilities (FY21)



Spending by Program Area FY21 (to date) vs. FY20



THANK YOU!