



# Housing and Community Affairs Committee

Derek Sellers, Deputy Director  
January 17, 2023





# Agenda

- I. Welcome/Introductions
- II. Finance
- III. Public Services
- IV. Public Facilities
- V. Multifamily
- VI. Operations
- VII. Director's Comments
- VIII. Public Comments

# II. FINANCE

Temika Jones, Assistant Director & CFO

## II. Substantial Amendment Uptown TIRZ (2021) (All Districts)

An Ordinance amending Ordinance 2021-354 to budget (i) \$21,565,115.00 from the Homebuyer Choice Program line item to the Affordable Home Development Program (AHDP), Large Tract Development line item and (ii) \$7,222,385.00 from the Homebuyer Choice Program (HCP) line item to the New Home Development, Scattered Lots line item, as follows:



## II. Substantial Amendment Uptown TIRZ (2021) (All Districts)

Current Activities Budget			
Activity	Budget	Program Cost	Activity Delivery Cost
Homebuyer Choice Program (HCP)	\$52,787,500.00	\$47,508,750.00	\$5,278,750.00
Homebuyer Assistance Program (HAP)	\$495,000.00	\$445,500.00	\$49,500.00
Affordable Home Development Program (AHDP), Large Tract	\$33,434,885.00	\$30,091,396.50	\$3,343,488.50
New Home Development Program (NHDP), Scattered Lots	\$13,282,615.00	\$11,954,353.50	\$1,328,261.50
<b>Totals</b>	<b>\$100,000,000.00</b>	<b>\$90,000,000.00</b>	<b>\$10,000,000.00</b>

## II. Substantial Amendment Uptown TIRZ (2021) (All Districts)

### Proposed Activities Budget

Activity	New Budget	Program Cost	Activity Delivery Cost	Change Incr/(Decr)
Homebuyer Choice Program (HCP)	\$24,000,000.00	\$21,600,000.00	\$2,400,000.00	(\$28,787,500.00)
Homebuyer Assistance Program (HAP)	\$495,000.00	\$445,500.00	\$49,500.00	\$0.00
Affordable Home Development Program	\$55,000,000.00	\$49,500,000.00	\$5,500,000.00	\$21,565,115.00
New Home Development Program	\$20,505,000.00	\$18,454,500.00	\$2,050,500.00	\$7,222,385.00
<b>Totals</b>	<b>\$100,000,000.00</b>	<b>\$90,000,000.00</b>	<b>\$10,000,000.00</b>	<b>\$0.00</b>

## II. Substantial Amendment Uptown TIRZ (2021) (All Districts)

The AHDP aims to increase affordable single-family homeownership opportunities for households earning from 60% to 120% of the Area Median Income (AMI).

Under the AHDP, for-profit and nonprofit developers are eligible to apply for gap financing for their affordable single-family home projects.

Developers must complete and submit the pre-application and supplemental documentation to be considered for funding.

## II. Substantial Amendment Uptown TIRZ (2021) (All Districts)

Developers will be asked to submit a full application by invitation only for final award consideration.

Each project will be evaluated based on its alignment with the City's affordable housing objectives and priorities, the readiness of the project, the project completion timeline, and overall community benefit.

# **III. PUBLIC SERVICES**

Melody Barr, Deputy Assistant Director

## III.a. The Coalition HMIS New Agreement (All Districts)

An Ordinance authorizing a new Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (the Coalition),

Providing \$85,000.00 of ESG funds and \$66,005.00 in HOPWA funds,

To support the Homeless Management Information System (HMIS), for tracking services for the homeless or those at-risk of homelessness.

## III.a. The Coalition HMIS New Agreement (All Districts)

The HMIS is designed to record and store individual client data, including the types of services needed by Houston's homeless.

HMIS was developed in response to the U.S. Congress' request for information on how appropriated federal homeless funds are spent.

Congress is not only interested in fiscal responsibility, but also who the homeless are as a group and the outcome from assistance programs.

## III.a. The Coalition HMIS New Agreement (All Districts)

All agencies receiving federal funds for homeless services are required to participate in the HMIS.

The City is funding the Coalition, as the designated Lead Agency of the local Continuum of Care, to comply with this data collection and reporting requirement.



## III.a. The Coalition HMIS New Agreement (All Districts)

Participation in the HMIS enables HCD to track those receiving assistance through the ESG and HOPWA Programs, reduce duplication of client services, and minimize errors in data reporting.

HUD encourages ESG/HOPWA grantees and project sponsors to participate in the HMIS to improve coordination and enhance beneficiary access to other homeless and community assistance programs.

## III.b. - Catholic Charities CCHP Amendment (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston.

The Amendment will provide an administrative correction to the budget by adding an Indirect Cost Rate line item and moving previously allocated Administration funds to the new line.

## III.b. - Catholic Charities CCHP Amendment (All Districts)

On September 26, 2022, City Council approved an Ordinance authorizing up to \$2,226,446.00 in Community Development Block Grant - CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

This First Amendment makes no changes to funding amounts, sources, or Agreement term.

## III.b. - Catholic Charities CCHP Amendment (All Districts)

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19, people experiencing homelessness.

Catholic Charities is providing rapid rehousing case management and housing navigation services to a minimum of 400 households that have been impacted by COVID-19.

## III.b. - Catholic Charities CCHP Amendment (All Districts)

This Amendment is necessary to allow Catholic Charities to submit Administration expenses for reimbursement utilizing their approved federal indirect cost rate associated with their CCHP – Phase 2 Rapid Rehousing project.

# **IV. PUBLIC FACILITIES**

Ana Martinez, Deputy Assistant Director

## IV. Navigation Center First Amendment (District B)

An Ordinance authorizing a First Amendment to the Construction Contribution Agreement between the City and The Coalition for the Homeless of Houston/Harris County,

To extend the deadlines established in the original Agreement approved by Council for the completion of the rehabilitation of the Navigation Center, located at 2903 Jensen Dr, Houston, Texas,

No additional funds are being added at this time.

## IV. Navigation Center First Amendment (District B)

On January 25, 2022, City Council approved an Ordinance authorizing \$6,186,332.17 of funds from (1) ESG-CV funds and (2) City of Houston Insurance proceeds.

The United Arab Emirates provided additional funds for the rehabilitation and reconstruction of the facility.

The Coalition now requests an extension of deadlines until March 31, 2023, to complete construction on the Housing Navigation Center and submit all required documentation to the City.





## IV. Navigation Center First Amendment (District B)

Due to pervasive, underlying health conditions and a lack of access to adequate facilities, people experiencing homelessness are especially susceptible to the coronavirus.

It is imperative to continue moving vulnerable, at-risk individuals experiencing homelessness off our streets and out of our shelters and into permanent housing by way of the Housing Navigation Center.

# V. MULTIFAMILY

Ana Martinez, Deputy Assistant Director

## V. Gala at MacGregor – Additional Funds (All Districts)

An Ordinance authorizing an additional \$500,000.00 in Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG-DR17) funds,

For a contract between the City of Houston and Gala at MacGregor, LP to cover increased construction costs for a new multifamily development located at 102 Carson Court.

This additional funding brings the total forgivable loan amount to \$9,900,000.00.

## V. Gala at MacGregor – Additional Funds (All Districts)

Situated on approximately 1.196 acres in the OST/ Almeda TIRZ district, Gala at MacGregor will be an 85-unit podium style new construction senior development.

Gala at MacGregor will offer mixed-income housing with 88% of their units to residents at 60% AMI and below, with the remaining units to be offered at market rates.

The proposed unit distribution is 36 one-bedroom and 49 two-bedroom units.

## V. Gala at MacGregor – Additional Funds (All Districts)

The location of the development offers many local amenities such as: the Herman Park Conservancy, Herman Park Golf Course, and Houston Zoo within one mile.

The City of Houston is working with Council District D and HEB to establish a new grocery store that will be within a half-mile walking distance from this property.

## V. Gala at MacGregor – Additional Funds (All Districts)

The loan term and affordability period will be 40 years commencing when construction is completed. Upon completion, the outstanding principal balance of the note shall accrue at 1% interest.

Borrower will pay an annual installment equal to the lesser of (i) 1% annually on the outstanding balance of the loan plus accrued unpaid interest, if any, or (ii) 50% of net cash flow, provided the default rate interest of 10% per annum will accrue in the event of default.

## V. Gala at MacGregor – Additional Funds (All Districts)

Interest shall be calculated utilizing a 360-day basis for the actual number of days principal is outstanding.

Unpaid interest will accrue and will be payable from future available cash flow.

If the loan is not in default at the end of the 40-year term, unpaid principal and interest will be forgiven.

# V. Gala at MacGregor – Additional Funds (All Districts)

Sources	Amount	Uses	Amount
LIHTC Equity (PNC)	\$15,038,698.00	Hard Cost	\$19,861,586.00
City of Houston Request	\$9,900,000.00	Acquisition Cost	\$4,449,257.00
Conventional Loan (Citi Bank)	\$3,766,000.00	Soft Cost	\$3,789,855.00
In-Kind Equity/ Deferred Developer Fee	\$2,447,905.00	Developer Fee	\$2,697,905.00
		Reserves	\$354,000.00
<b>Total Source of Funds:</b>	<b>\$31,152,603.00</b>	<b>Total Project Cost:</b>	<b>\$31,152,603.00</b>



# **VI. OPERATIONS**

Roxanne Lawson, Division Manager

## VI. CORE Reconfiguration of Office Space (District C)

An Ordinance authorizing a professional services agreement between the City of Houston and CORE Office Interiors (CORE),

And providing up to \$150,000.00 of TIRZ Affordable Housing Funds

For the design and reconfiguration of Housing and Community Development Department staff cubicles on the 9<sup>th</sup> and 10<sup>th</sup> floors at 2100 Travis Street.

## VI. CORE Reconfiguration of Office Space (District C)

The 4<sup>th</sup> floor office space was designated for the additional employees and consultants that were working on Disaster Recovery activities.

Disaster Recovery activities are coming to an end, and those activities and funds are being returned to the State of Texas' General Land Office (GLO),

Therefore, HCD no longer needs and can no longer continue to justify the 4<sup>th</sup> floor space intended for said disaster recovery efforts.

## VI. CORE Reconfiguration of Office Space (District C)

On September 26, 2022, and pursuant to Section 3.6 of the original lease, HCD provided a six (6) month termination notice to the Landlord of its intent to vacate the 4<sup>th</sup> floor of 2100 Travis by March 31, 2023.

The unamortized portion of the broker commission fees due to the Landlord for terminating the 4<sup>th</sup> floor lease one year prior to the end of the lease term is \$\_\_\_\_\_, a significant decrease in the annual lease cost of \$658,434.00.

## VI. CORE Reconfiguration of Office Space (District C)

HCD staff currently occupying the 4<sup>th</sup> floor of 2100 Travis will be relocated onto the 9<sup>th</sup> and 10<sup>th</sup> floors;

To accommodate the migration to floors 9 and 10, a reconfiguration of the cubicles is required.

The reconfiguration will be completed on or before March 31, 2023.

# **VII. Mayor's Office of Complete Communities**

Shannon Buggs, Director, MOCC

## VII. Economic Development Initiative – Community Project Funding Grants (All Districts)

An Ordinance authorizing the submission of an application for Community Project Funding to the U.S. Department of Labor (DOL) for \$750,000.00 in federal funds benefitting Houston residents;

The execution of the Agreements between the City of Houston (City) and DOL for the CPF grants by the Mayor, or the Mayor’s designee;

And the execution of related forms and documents for the entitlement grants by the Mayor, or the Mayor’s designee.

## VII. Economic Development Initiative – Community Project Funding Grants (All Districts)

In the Consolidated Appropriations Act, 2022 (Public Law 117-103) U.S. Congress made CPF awards available, and projects were identified in the annual appropriations legislation.

Houston was named the recipient of a grant award for “a workforce development initiative related to a solar initiative, including job-placement, stipends, and supportive services,” through DOL’s Employment and Training Administration, to be managed by HCD and the Mayor’s Office of Complete Communities.





## VII. Economic Development Initiative – Community Project Funding Grants (All Districts)

Funds will support EmPowering Solar Jobs, a workforce development program that accelerates STEM career opportunities for residents without college degrees, and who live in underserved neighborhoods to:

- Support local industry training providers, including HCC and Lone Star College
- Create an employment pipeline for graduates
- Provide education certificate courses for solar installation and wraparound career services.

## VII. Economic Development Initiative – Community Project Funding Grants (All Districts)

<b>Workforce Development Initiative Related to a Solar Initiative, Including job-placement, stipends, and supportive services: \$750,000.00</b>	
Program Costs (including personnel, equipment, and student tuition and fees)	\$667,500.00
Administration	\$82,500.00
<b>Total</b>	<b>\$750,000.00</b>

The City of Houston will submit application forms before the deadline of February 28, 2023.

# **DIRECTOR'S COMMENTS**

Keith W. Bynam, Director

# Director's Comments

## Intro/Overview

Deputy Director Derek Sellers for Keith W. Bynam,  
Director

CDBG-DR17 Update and HCD Production Report  
Temika Jones, Assistant Director and CFO

HCDD Project Highlights,  
Deputy Director Derek Sellers for Keith W. Bynam,  
Director

Section 106 Presentation, Roman McAllen, Planning  
Department



# **CDBG-DR 2017 Harvey Grant Update**

Temika Jones, Assistant Director and CFO

# Item III.D HCD Financial Update (CDBG-DR 2017 Harvey Benchmark Update)

As of December 31, 2022 (Revised – incorporates budget reductions)

	REVISED December 31, 2022 Benchmark	REVISED % Benchmark Met	Approved	Submitted
Admin	\$ -		\$ 2,541,588.75	\$ 12,145,379.13
Buyout	\$ 33,480,000.00	91%	\$ 30,446,418.37	\$ 30,473,519.87
Economic Development	\$ 11,333,342.40	86%	\$ 12,032,615.72	\$ 13,729,838.55
HoAP	\$ 65,729,085.45	67%	\$ 42,961,978.37	\$ 71,712,897.46
Homebuyers	\$ 11,028,600.00	108%	\$ 13,387,082.45	\$ 14,921,518.64
Multifamily	\$ 240,513,451.20	75%	\$ 176,644,686.08	\$ 197,222,101.01
Planning	\$ 11,550,000.00	12%	\$ 1,510,740.11	\$ 1,808,671.76
Public Services	\$ 9,000,000.00	125%	\$ 16,327,539.02	\$ 16,352,768.70
Single Family	\$ 27,000,000.00	59%	\$ 29,968,295.41	\$ 42,547,730.15
Small Rental	\$ 6,471,711.50	51%	\$ 297,947.62	\$ 1,361,054.38
<b>Grand Total</b>	<b>\$ 416,106,190.55</b>		<b>\$ 326,118,891.90</b>	<b>\$ 402,275,479.65</b>

# Item III.D HCD Financial Update

## (CDBG-DR 2017 Harvey Grant Update)

As of January 13, 2023

	June 30, 2023 Benchmark	% Benchmark Met	Approved	Submitted
Admin	\$ -		\$ 2,538,753.25	\$ 12,145,379.13
Buyout	\$ 41,850,000.00	73%	\$ 30,425,418.37	\$ 30,473,519.87
Economic Development	\$ 14,166,678.00	62%	\$ 8,810,570.97	\$ 13,885,149.05
HoAP	\$ 65,729,085.45	60%	\$ 39,615,407.90	\$ 72,052,635.91
Homebuyers	\$ 13,785,750.00	91%	\$ 12,577,082.45	\$ 14,741,518.64
Multifamily	\$ 300,641,814.00	58%	\$ 173,850,538.72	\$ 208,146,430.61
Planning	\$ 13,860,000.00	10%	\$ 1,368,466.03	\$ 2,089,207.68
Public Services	\$ 12,000,000.00	130%	\$ 15,618,181.28	\$ 16,458,834.01
Single Family	\$ 36,000,000.00	44%	\$ 15,985,856.61	\$ 42,897,730.15
Small Rental	\$ 9,707,567.25	3%	\$ 297,947.62	\$ 1,404,723.70
<b>Grand Total</b>	<b>\$ 507,740,894.70</b>		<b>\$ 301,088,223.20</b>	<b>\$ 414,295,128.75</b>

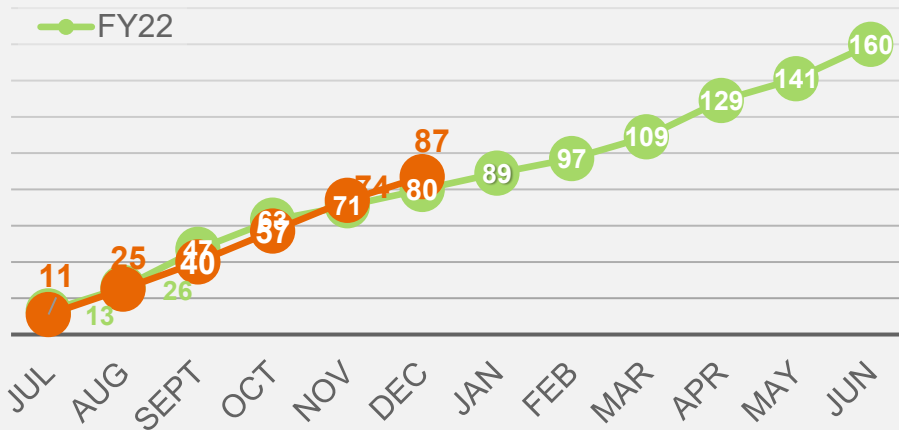
# **HCD Production Report**

Temika Jones, Assistant Director and CFO



# Homebuyer Assistance Program

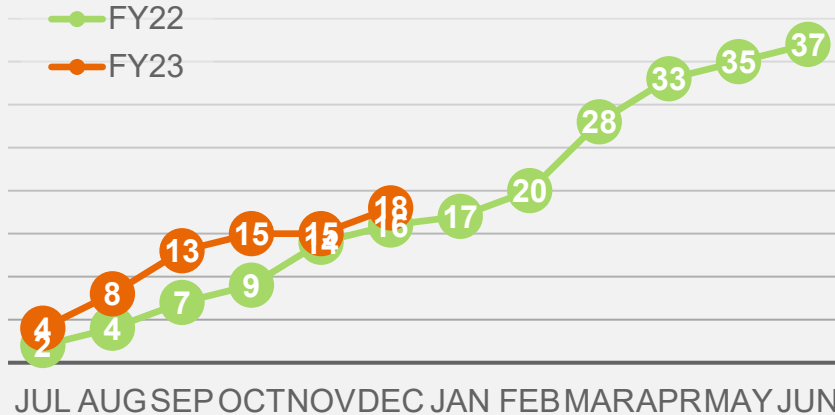
(Fiscal Year - cumulative totals)



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

# Single Family Home Repair Program

(Fiscal Year – cumulative totals)



The HRP repairs and reconstructs existing homes for homeowners.

# Other Programs

(Fiscal Year)

2

Projects under  
construction  
**Multifamily (FY23)**

0

Projects completed  
**Multifamily (FY23)**

1

Projects under  
construction  
**Public Facilities (FY23)**

0

Projects completed  
**Public Facilities (FY23)**

# **HCD**

# **Project Highlights**

Keith W. Bynam, 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



**Large Tract Division: Robin's Landing  
10045 Tidwell Rd. Houston, 77083 (District B)**

**Infrastructure 96% Complete as of Dec 2022**

**Total Number of Homes: 468**

**Total Affordable Homes: 400 (30% - 120% AMI)**

**Total Project Cost: \$27,928,488.00**

**HCD Funding: \$4,793,228.00 (TIRZ-BOND)**

**Developer: Houston Habitat for Humanity**

**Phase 1A & 1B Home Construction Start Mid-Jan  
2023 Totaling 162 Homes or 468 Homes**





# Robin's Landing 10045 Tidwell Rd. Houston, 77093 (District B)



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT

CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT





**Robin's Landing  
10045 Tidwell Rd.  
Houston, 77093  
(District B)**



# Large Tract Division: Commons at Tidwell 1538 W. Tidwell Rd. Houston, 77091 (District B)

**Infrastructure 89% Complete as of Dec 2022**

**Total Number of Homes: 186**

**Total Affordable Homes: 117 (90% - 120% AMI)**

**Total Project Cost: \$63,287,720.00**

**HCD Funding: \$7,465,500.00 (TIRZ-BOND)**

**Home Construction Starts December 6, 2022**

**Totaling 47 of 186 Homes**

P  
R  
E  
P  
A  
R  
E  
D  
B  
Y  
O  
F  
H  
O  
U  
S  
I  
N  
G  
A  
N  
D  
C  
O  
M  
M  
U  
N  
I  
T  
Y  
D  
E  
V  
E  
L  
O  
P  
M  
E  
N  
T  
D  
E  
P  
A  
R  
T  
M  
E  
N  
T

# Large Tract Division: Commons at Tidwell

## 1538 W. Tidwell Road Houston, 77091 (District B)

### January 26, 2023



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Large Tract Division: Agape Homes 6412 Calhoun Rd Houston, 77021 (District D)

**Infrastructure in Preliminary Plat Phase**

**Total Number of Units: 80**

**Total Affordable Homes: 57 (30% - 120% AMI)**

**Total Project Cost: \$23,801,950.40**

**HCD Funding: \$2,190,000.00 TIRZ-Bond**

**5 Scattered lots Started Construction Nov '22. 4**

**Projected Key Exchanges on in Feb '23.**

# Large Tract Division: Agape Homes Scattered Lots Houston, TX 77021 (District D) Key-Exchange Ceremony: February 2023



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# **Large Tract Division: New for 1<sup>st</sup> & 2<sup>nd</sup> Qtr. '23 (Districts: D, B, H, K & I)**

**Southern Palms: Totaling 40 Homes (District: D)**

**Horizon Heights: Totaling 93 Homes (District: D)**

**Cityscape: Projected 250 Homes (District: D)**

**Cypress Grove: Totaling 14 Homes (District: H)**

**Hardy Yards: Projected 202 Homes (District: H)**

**Linn at Tuffly Park: Totaling 59 Homes (District: B)**

**Bayou City: Totaling 93 Homes (District: I)**

**Stella Link: Projected 194 Homes (District: K)**



# Public Facilities/Buyout: Appian Way Apartments 3200 MacGregor, Houston, TX 77004 (District D)



# Small Rental Division: Tabor St. Homes

## 1404 Tabor Street, Houston, TX 77009 (District H)



# **Update: Regency Lofts**

**3232 Dixie Road, Houston, 77021 (District D)**

**99% Complete as of January, 2023**

**120 Total Units, 102 Restricted**

**Total Project Cost: \$35,000,000.00**

**HCD Funding: \$14,000,000.00 (CDBG-DR17)**

**Developer: DWR Development Group**

**Architect: Mucasey & Associates**

**Lender: Amegy Bank**



# Update: Regency Lofts

3232 Dixie Road, Houston, 77021 (District D)



**Update: 2100 Memorial  
2100 Memorial, Houston, 77007 (District H)**

**30% Complete as of January, 2023**

**Total Number of Units: 196**

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

**Total Project Cost: \$61,799,200.00**

**HCD Funding: \$25,000,000.00**

**(CDBG-DR17, Tax Credits)**

**Developer: HHA/Columbia Residential**

# Update: 2100 Memorial

## 2100 Memorial, Houston, 77007 (District H)





# Update: 2100 Memorial

## 2100 Memorial, Houston, 77007 (District H)



# **Update: 900 Winston**

## **900 Winston, Houston, 77009 (District H)**

**100% Complete as of October, 2022**

**Total Number of Units: 114**

**Total Restricted Units: 102 (30% - 80% AMI)**

**Total Project Cost: \$31,465,057.00**

**HCD Funding: \$11,230,000.00**

**(CDBG-DR17)**

**Developer: Magellan Housing**

# Update: 900 Winston

## 900 Winston, Houston, 77009 (District H)



# **Update: Temenos Place**

## **1703 Gray Houston, 77003 (District D)**

**57% Complete as of January, 2023**

**Total Number of Units: 94**

**Total Restricted Units: 94 (30% - 80% AMI)**

**Total Project Cost: \$32,596,735.00**

**HCD Funding: \$12,500,000.00**

**(HOME, Bond, CDBG DR-17, 4% HTC)**

**Developer: Temenos CDC**



# Update: Temenos Place 1703 Gray Houston, 77003 (District D)





# **Update: Sunrise Lofts**

## **3103 McKinney, Houston, 77003 (District I)**

**68% Complete as of January, 2023**

**Total Number of Units: 89**

**Total Restricted Units: 87 (30% - 80% AMI)**

**Total Project Cost: \$27,790,053.00**

**HCD Funding: \$1,560,000.00 (HOME)**

**Developer: Tejano Center for Community  
Concerns**

# Update: Sunrise Lofts

## 3103 McKinney, Houston, 77003 (District I)



# **Update: The Citadel**

## **3345 Elgin, Houston, 77004 (District D)**

**75% Complete as of January, 2023**

**Total Number of Units: 74**

**Total Restricted Units: 67 (30% - 80% AMI)**

**Total Project Cost: \$25,089,743.00**

**HCD Funding: \$10,250,000.00 (CDBG DR-17)**

**Developer: Change Happens CDC**

# Update: The Citadel

## 3345 Elgin, Houston, 77004 (District D)



# **Update: NHH Savoy**

## **6315 Savoy, Houston, 77036 (District J)**

**53% Complete as of December, 2022**

**Total Number of Units: 120**

**Total Restricted Units: 120 (30% - 80% AMI)**

**Total Project Cost: \$33,794,447.00**

**HCD Funding: \$13,200,000.00 (CDBG - DR17)**

**Developer: Houston Area CDC/New Hope Housing**

**Architect: Garcia Associates, Architects, LLC.**

# Update: NHH Savoy

## 6315 Savoy, Houston, 77036 (District J)





# **Update: Heritage Senior Residences**

## **1102 Moy, Houston, 77007 (District C)**

**92% Complete as of January, 2023**

**Total Number of Units: 135**

**Total Restricted Units: 94 (30% - 80% AMI)**

**Total Project Cost: \$40,356,370.00**

**HCD Funding: \$14,350,000.00 (CDBG - DR17)**

**Developer: Ensemble Holdings, LLC.**

**Architect: Mucasey & Associates Architects**

# Update: Heritage Senior Residences 1102 Moy, Houston, 77007 (District C)





# **Update: The Navigation Center**

**2903 Jensen Drive, Houston, 77026 (District B)**

## **Public Facilities Rehabilitation**

**85% Complete as of January, 2023**

**Total Project Cost: \$3,500,000.00**

**HCD Funding: \$3,500,000.00 (ESG-CV)**

**Developer: The Coalition for the Homeless of  
Houston/Harris County**

**Architect: Curry Boudreaux Architects**

# Update: The Navigation Center

## 2903 Jensen Drive, Houston, 77026 (District B)



# **Update: Bethune Empowerment Center 2500 S. Victory, Houston, 77088 (District B)**

## **Public Facilities Rehabilitation**

**85% Complete as of January, 2023**

**National Objective: LMA**

**Total Project Cost: \$4,131,000.00**

**HCD Funding: \$4,000,000.00 (CDBG)**

**Developer: Houston Business Development Inc.**

**Architect: Moody Nolan**

# Update: Bethune Empowerment Center 2500 S. Victory, Houston, 77088 (District B)



# Section 106 Presentation

Roman McAllen, Planning Department

## How Section 106 of the NHPA (The National Historic Preservation Act) affects the expenditure of Federal Money

- **Remind you of how Section 106, of the NHPA, of the affects (SHOULD AFFECT) the expenditure of federal money. i.e., Unless there is a memorandum of agreement or some agreement in place, there should be no expenditure of federal money that has an adverse effect on properties on or eligible for the National Register without offsetting that impact in some way, as approved by the Texas Historical Commission and essentially my formal office (HPO).**
- **Briefly share 4 specific examples, 3 individual houses that happen to be in the Riverside Terrace Third Ward area and work in Pleasantville that this office has inserted itself into involving GLO expenditures that resulted in more money being spent on homes and better homes being built or rehabilitated. (Read that as helping folks keep the value of their homes up and increasing the value of property in Houston)**
- **Take Questions**





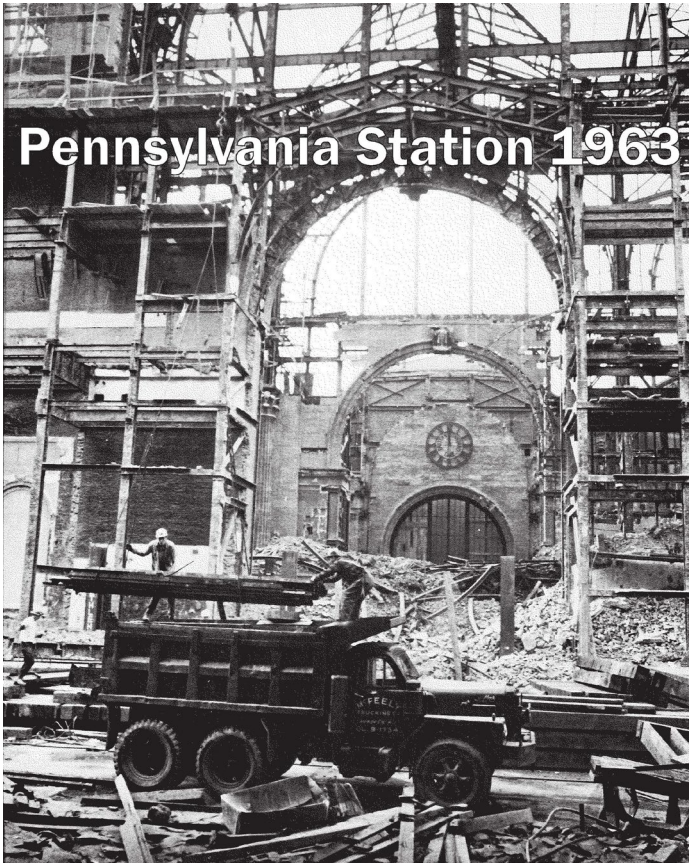


1911 PENNA. R. R. STATION  
Completed 1911 by  
Geo. P. Mall & Son, New York



**This is Pennsylvania Railroad Station in NYC in 1911.**





# Pennsylvania Station 1963



**CROSS MANHATTAN ARTERIALS  
AND RELATED  
IMPROVEMENTS**

**LOWER MANHATTAN EXPRESSWAY  
MID MANHATTAN EXPRESSWAY**

**DOWNTOWN REDEVELOPMENT  
THE CENTRAL CITY  
POST OFFICE  
THE NEW EAST SIDE**

Looking east along route  
of Lower Manhattan  
Expressway from Hudson  
River to East River

HOLLAND TUNNEL

EAST SIDE ELEVATED HIGHWAY

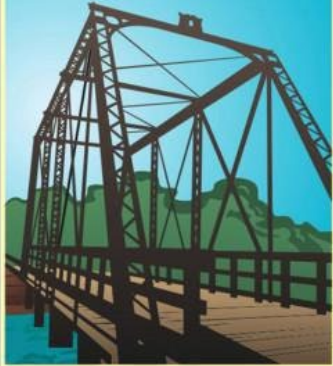


National Historic Preservation Act  
October 15, 1966



# Preservation50

1966 - 2016



OUR LEGACY, OUR FUTURE

# Preservation50

1966 - 2016



OUR LEGACY, OUR FUTURE

# Preservation50

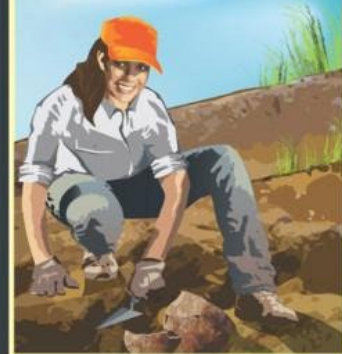
1966 - 2016



OUR LEGACY, OUR FUTURE

# Preservation50

1966 - 2016



OUR LEGACY, OUR FUTURE



**The NHPA established a framework to foster a new ethic through all levels and agencies of the federal government.**

**Section 106 of the NHPA requires federal agencies to consider the impact of their actions on historic properties and provide the ACHP with an opportunity to comment on projects before implementation.**

**Because of Section 106, agencies have to assume responsibility for the consequences of their actions on historic properties and be publicly accountable for their decisions.**



# National Register of Historic Places

Home

What is the National Register?

How to List a Property

Database/Research

Guidance

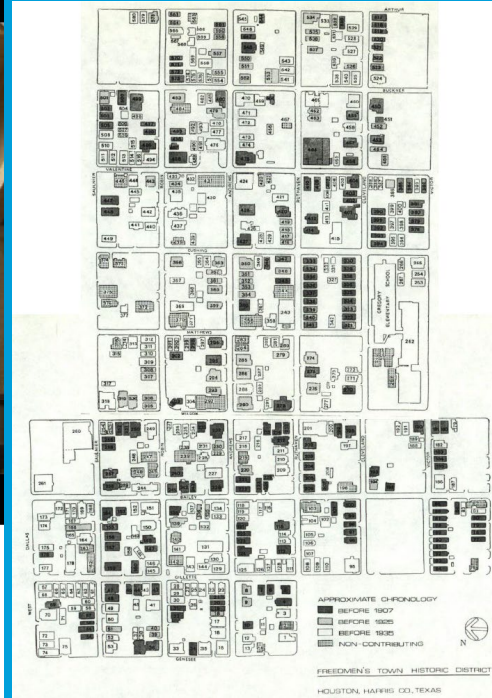
Weekly List

Updates

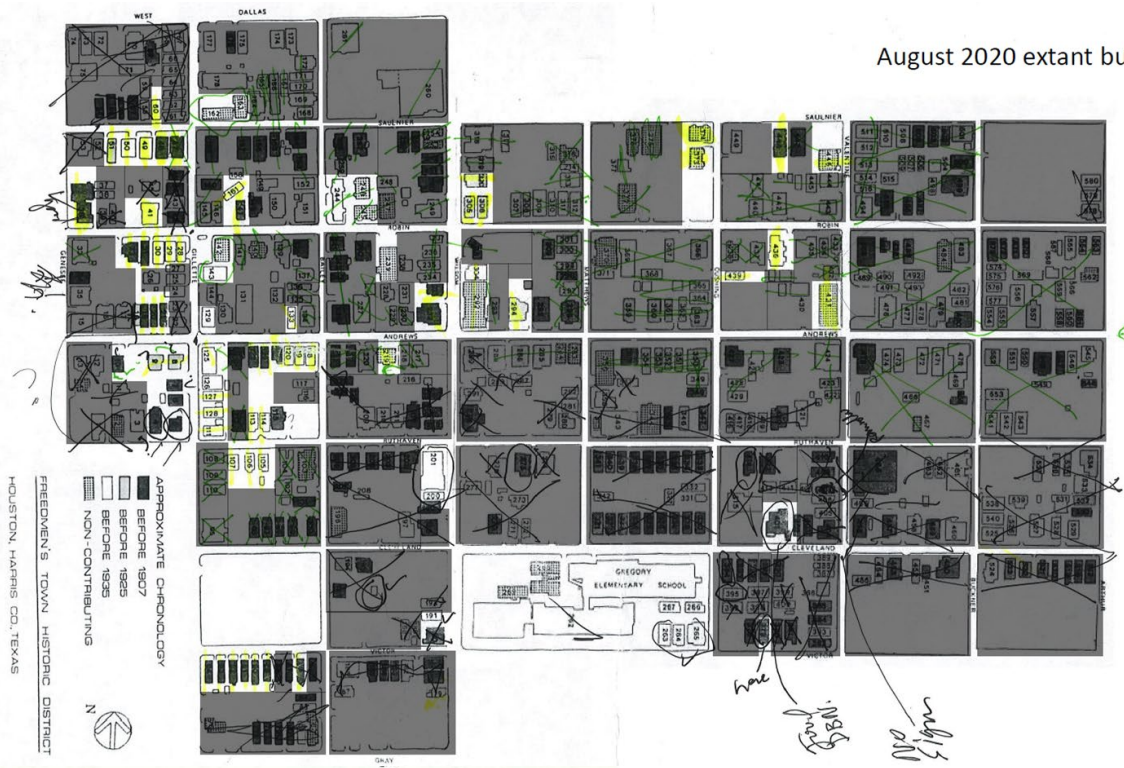
NPS.gov / Home

## National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.



# August 2020 extant buildings







1602 – 1606 Wilson



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



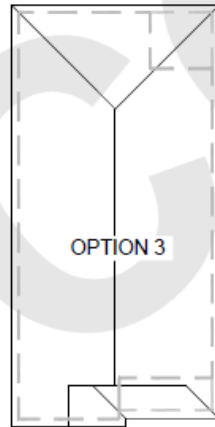
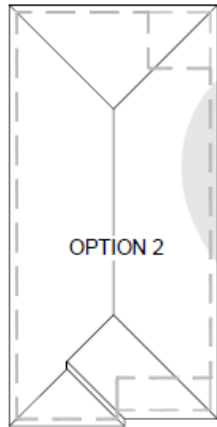
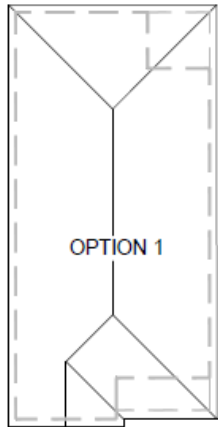


# 10819 Racks





# 10819 Racks



FRONT ELEVATION  
(STANDARD)



OPTION 1



FRONT ELEVATION  
(STANDARD)



OPTION 2



FRONT ELEVATION  
(STANDARD)



OPTION 3

## From the GLO recently:

While the plans cannot be altered (such as interiors, number of bedrooms, number and placement of windows, etc.), we can do things like work on site placement (i.e. setback), siding, color, etc. to better fit in with the surrounding neighborhood (that includes adding brick veneer, where appropriate, etc.).

Pleasantville was an exception and we had to go all the way up the ladder for that one. Unfortunately, HUD does not allow us to construct garages because they are expensive, and that money means fewer houses built. Pleasantville was a complete one-off, and it took a LOT of negotiation and discussion for the Pleasantville approval of garage construction.

# Pleasantville

Rehabilitation By GLO

Search Rehabilitation By GLO

Name	Date modified	Type
1207 Laurentide_Cassandra_Johnson_Ho...	1/3/2023 11:50 AM	File folder
1430 Teanaway_Reta_Williams_Home	1/3/2023 11:50 AM	File folder
1531 Pleasantville Dr_Jones_Reginald	1/3/2023 11:50 AM	File folder
1822 Pleasantville_Lister_Pamela_Home	1/3/2023 11:50 AM	File folder
8519 Cargill_Annie_Maxey_Home	1/3/2023 11:50 AM	File folder
8523 Richcroft St	1/3/2023 11:50 AM	File folder
8526 Bucroft_Rhonda_Drew_Home	1/3/2023 11:50 AM	File folder
8531 Cargill_Estate_of_Cleo_Durant	1/3/2023 11:50 AM	File folder
8534 Northton St	1/3/2023 11:50 AM	File folder
8535 Richcroft_Alma_Washington	1/3/2023 11:50 AM	File folder
8615 Cowart_Bennie_Burson_Home	1/3/2023 11:50 AM	File folder
8626 Flossie Mae_Cheryl_Jenings	1/3/2023 11:50 AM	File folder
8638 Berndale_Lindsey_Lillie_Estate	1/3/2023 11:50 AM	File folder
8638 Tilgham_Joseph_Sinnette_Jr	1/3/2023 11:50 AM	File folder
8642 Othello_Jones_Melvin_Home	1/3/2023 11:50 AM	File folder
8703 Flossie Mae_Linda_Gilbert_Home	1/3/2023 11:50 AM	File folder
8718 Josie_Tug_Burton_Home	1/3/2023 11:50 AM	File folder
8719 Josie_Street_Raul_Cruz_Home	1/3/2023 11:50 AM	File folder
8722 Othello_Rosetta_Young_Home	1/3/2023 11:50 AM	File folder
8723 Guinevere_Hortence_Blake_Home	1/3/2023 11:50 AM	File folder
8742 Cowart_Lauderdale_Sheila	1/3/2023 11:50 AM	File folder
8750 Josie St_Maria_Silva	1/3/2023 11:51 AM	File folder
8759 Flossie Mae_Johnson_Barbara_Home	1/3/2023 11:51 AM	File folder
8766 Pattibob_Williams_Gaynell	1/3/2023 11:51 AM	File folder
8770 Pattibob_Thompson_Brian	1/3/2023 11:51 AM	File folder
8782 Josie_Branch_Mary_Home	1/3/2023 11:51 AM	File folder
8783 Flossie Mae_Kirkland_Kimberly_Home	1/3/2023 11:51 AM	File folder

Reconstruction By GLO

Search Reconstruction By GLO

Name	Date modified	Type
1511 Laurentide St	1/3/2023 11:42 AM	File folder
1530 Pleasantville Dr	1/3/2023 11:43 AM	File folder
1811 Teanaway Lane	1/3/2023 11:46 AM	File folder
8514 Fillmore_Young_Larry_Home	1/3/2023 11:46 AM	File folder
8522 Cargill St	1/3/2023 11:46 AM	File folder
8527 Cowart St	1/3/2023 11:46 AM	File folder
8533 Guinevere St	1/3/2023 11:46 AM	File folder
8602 Othello St	1/3/2023 11:47 AM	File folder
8634 Flossie Mae built by HRP	1/3/2023 11:47 AM	File folder
8642 Othello	1/3/2023 11:47 AM	File folder
8703 Candy St	1/3/2023 11:47 AM	File folder
8703 Flossie Mae St	1/3/2023 11:48 AM	File folder
8718 Josie St	1/3/2023 11:48 AM	File folder
8743 Josie St	1/3/2023 11:48 AM	File folder
Site Visit_05_18_2022	1/10/2023 4:31 PM	File folder





# 8703 Flossie



# 8703 Flossie

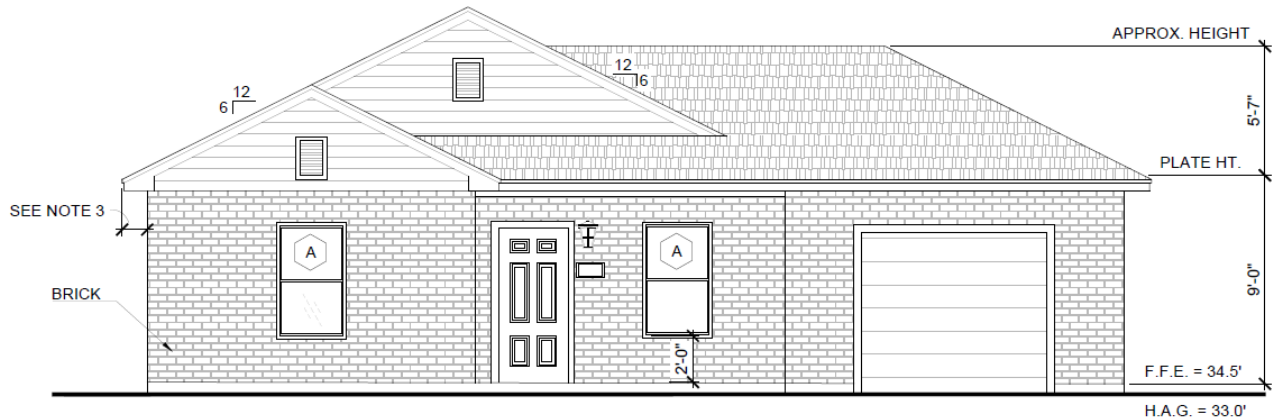


# 8642 Othello





# 8642 Othello



# 8602 Othello



# 8602 Othello – What could have been built. – community stunned



# 8511 Tilgham



## FW: Potential new historic district - Magnolia Park

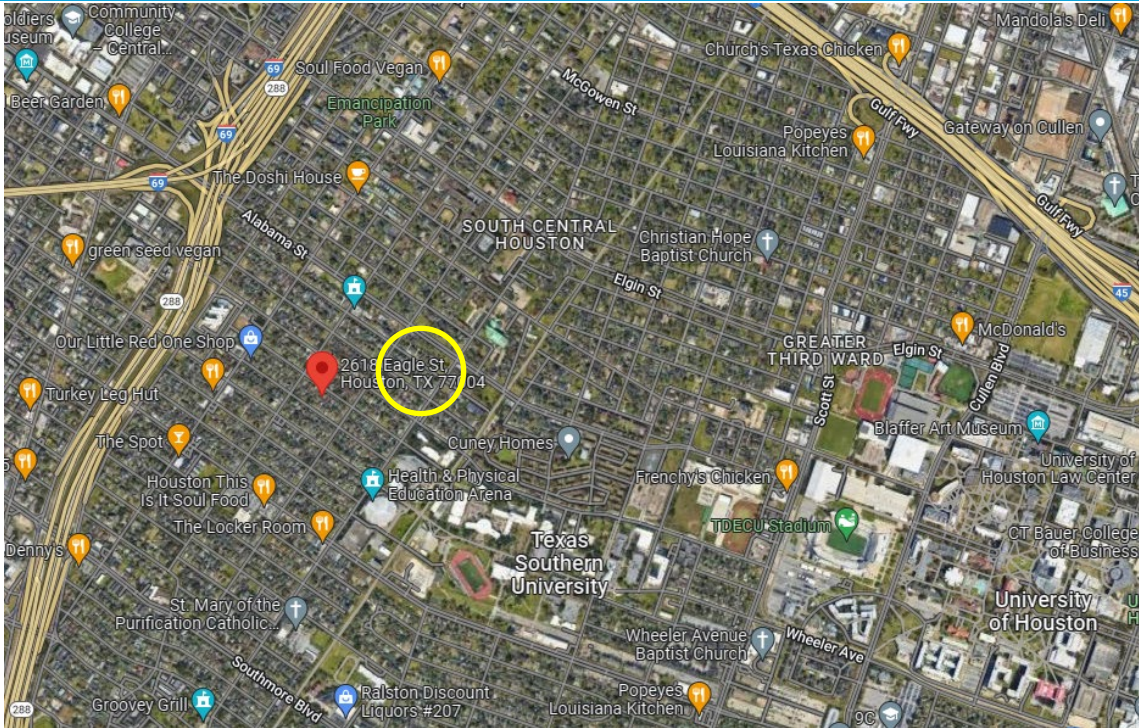
# Questions?



# 2618 Eagle St.



# 2618 Eagle St.





# 2618 Eagle St. context area





Good morning Roman,

To maintain a good working relationship with your office, I am willing to concede on this one. As mentioned, it does retain it's original roofline and massing (at least from the front). Since the Third Ward HD is also eligible under Criterion A (not just C), and since this building (as a contributing resource to the HD) can be rehabbed for under the historic cap, then I will reach out to the vendor and have it flipped to a rehabilitation.

Please keep in the mind in the future that there will occasionally be adverse effects. Those happen when contributing resources cannot be rehabbed for an amount below the historic cap (\$200,000).

I hope this helps and apologize that I'm distracted this week and not able to respond as promptly as usual.



*Shonda Mace*

*Manager | Studies, Research, & Development  
Architectural Historian | Regulatory Oversight  
Community Development & Revitalization*

*Texas General Land Office, George P. Bush, Commissioner*

*Phone (512) 463-5370 | [recovery.texas.gov](http://recovery.texas.gov)*

*\*The data provided to you by the Texas General Land Office pursuant to the National Historic Preservation Act of 1966 for "the Undertaking" is for general informational purposes relating to the undertaking only. The GLO does not authorize usage of the data for any other reason or purpose.*

Demolish, build 600 SF smaller, inappropriate, less well built, ultimately derive less property tax not just from this house but from every one around it.





# ALIEF

**NEW YEAR – NEW CENTER!**

**Please Join  
Mayor Sylvester Turner  
for the  
Alief Neighborhood Center  
Grand Opening**

**Food, Music and Activities**  
**Saturday, January 14, 2023 | 11 a.m. – 2 p.m.**  
Alief Neighborhood Center  
11903 Bellaire Blvd. Houston, Texas 77072





# For More Info on HCD's Projects...

<https://www.flickr.com/photos/houstonhcdd>

2100 Travis Street, 9th Floor

Houston, TX 77002

832-394-6200

[hcdd@houstontx.gov](mailto:hcdd@houstontx.gov)

