



Housing and Community Affairs Committee

Keith W. Bynam, Director
September 19, 2023



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

- I. Welcome/Introductions
- II. Public Services
- III. Single Family
- IV. Multifamily
- V. Director's Comments
- VI. Public Comments

II. PUBLIC SERVICES

Melody Barr, Assistant Director

II.a. The Women's Home (District A)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and The Women's Home,

Providing up to \$250,000.00 in Community Development Block Grant (CDBG) funds,

To provide supportive services to 500 unduplicated homeless and low-to-moderate income individuals living in Houston.

II.a. The Women's Home (District A)

Supportive services will include mental health counseling, substance abuse treatment, and job training and education.

By providing these services and resources, The Women's Home will help participants achieve stability, gain employment and transition from homelessness.

II.a. The Women’s Home (District A)

Category	Amount	Percent
Program Services	\$242,627.00	97.05%
Administrative	\$7,373.00	2.95%
Total	\$250,000.00	100.00%

The Women’s Home has received funding through the City since 2000 and had no findings on the last compliance monitoring.

This initial Agreement will provide funding from November 1, 2023, through October 31, 2024.

II.b. Wesley Community Center (District H)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Wesley Community Center, Inc. Of Houston, Texas (Wesley),

Providing up to \$250,000.00 in Community Development Block Grant (CDBG) funds,

To provide case management and employment services to approximately 250 unduplicated low-to-moderate income individuals living in Houston.

II.b. Wesley Community Center (District H)

Employment services include job training and education such as beginning and advanced Bridge Classes in healthcare and career tracks requiring certification.

By providing these services, Wesley will help participants obtain the resources they need to stabilize and obtain employment.

II.b. Wesley Community Center (District H)

Category	Amount	Percent
Program Services	\$212,500.00	85.00%
Administrative	\$37,500.00	15.00%
Total	\$250,000.00	100.00%

Wesley has received funding through the City since 2022 and had no findings on the last compliance monitoring.

This initial Agreement will provide funding from November 1, 2023, through October 31, 2024.

II.c. Catholic Charities (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities),

Providing up to \$150,000.00 in Community Development Block Grant (CDBG) funds,

To provide case management and employment services to 150 unduplicated low-to-moderate income individuals living in Houston.

II.c. Catholic Charities (All Districts)

Employment services include job training and education, resume writing, and interview preparation.

Through these services and resources, Catholic Charities will help participants achieve stability and successfully obtain employment opportunities.

II.c. Catholic Charities (All Districts)

Category	Amount	Percent
Program Services	\$127,500.00	85.00%
Administrative	\$22,500.00	15.00%
Total	\$150,000.00	100.00%

Catholic Charities has received funding through the City since 2003.

Catholic Charities had no findings on their last compliance monitoring review.

This Agreement will provide funding from November 1, 2023, through October 31, 2024.

II.d. TDHCA - HHSP Grant General Set-Aside (All Districts)

An Ordinance authorizing the City of Houston (City) to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA),

To accept \$1,122,988.00 of 2024 Homeless Housing Services Program (HHSP) General Set-Aside funds,

For activities eliminating and/or preventing homelessness.

II.d. TDHCA - HHSP Grant General Set-Aside (All Districts)

Eligible activities include:

- Construction, development, or procurement of housing for homeless persons;
- Rehabilitation of structures serving the homeless or persons at-risk of homelessness;
- Direct services and case management to the homeless or persons at-risk of homelessness;
- Operations of emergency shelters;
- Other TDHCA-approved homeless activities

II.d. TDHCA - HHSP Grant General Set-Aside (All Districts)

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session.

Through HHSP, the state provides funding to the nine (9) largest cities in Texas in support of services to individuals and families that are homeless or at-risk of homelessness.

II.d. TDHCA - HHSP Grant General Set-Aside (All Districts)

Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.

An Ordinance allocating the HHSP General Set-Aside funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

II.e. TDHCA - HHSP Grant Youth Set-Aside (All Districts)

An Ordinance authorizing the City of Houston (City) to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA),

Accepting \$369,328.00 of 2024 Homeless Housing Services Program (HHSP) Youth Set-Aside funds,

To be used by the City on activities eliminating and/or preventing homelessness in youth-headed households.

II.e. TDHCA - HHSP Grant Youth Set-Aside (All Districts)

Eligible activities include:

- Essential services, street outreach and,
- Transitional living for persons experiencing homelessness in youth-headed households;
- Provision of direct services and case management to persons experiencing homelessness in youth-headed households;
- Other homelessness-related activities, as approved by the TDHCA.

II.e. TDHCA - HHSP Grant Youth Set-Aside (All Districts)

An Ordinance allocating the HHSP Youth Set-Aside funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

III. SINGLE FAMILY

Cedrick LaSane, Assistant Director

III.a. Five Woods Realty – Infrastructure (District D)

An Ordinance authorizing an Agreement between the City of Houston (City) and Five Woods Realty,

Providing a non-amortizing forgivable loan of up to \$2,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds,

To finance the infrastructure for a single-family development at 13520 Furman Road, Houston, Texas 77047.

III.a. Five Woods Realty – Infrastructure (District D)

Five Woods Realty will oversee the horizontal and vertical construction necessary for the new construction of 45 single-family homes, of which 40 are affordable.

The development's home designs are three- and four-bedroom single-family detached homes for homebuyers at 80% to 120% AMI.

This project is aligned with the City's efforts to invest in affordable housing opportunities for homebuyers in desirable neighborhoods in the city.

III.a. Five Woods Realty – Infrastructure (District D)

The price point of the 40 affordable homes range between \$180,000.00 and \$260,000.00.

The loan term is to be a maximum of two (2) years, beginning from date of the loan agreement to the completed sale of the last affordable home.

Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 40 affordable homes.

III.a. Five Woods Realty – Infrastructure (District D)

The affordability period per each affordable home will be four years, commencing when the sale and City loan to the homebuyer has closed.

The City's Deed of Trust is to be fully released upon closing the sales of 40 affordable homes and closing the respective City loans to homebuyers.

Partial releases of the City's Deed of Trust securing the construction loan will be given for lots as the lots are sold.

III.a. Five Woods Realty – Infrastructure (District D)

Sources	Amount	Uses	Amount
TIRZ – Bond (COH HCD)	\$2,000,000.00	Land Acquisition	\$965,000.00
Developer Funds	\$2,818,800.00	Site Work	\$379,000.00
Loan 1	\$2,845,000.00	Hard Construction Costs	\$8,255,700.00
Loan 2	\$4,490,947.00	Soft Costs	\$1,592,856.00
Equity/Land Value	\$1,515,000.00	Off-Site	\$182,786.00
		Site Amenities	\$122,000.00
		Contractor Fees	\$822,905.00
		Financing	\$534,200.00
		Developer Fees	\$815,300.00
Total	\$13,669,747.00	Estimated Total	\$13,669,747.00



III.b. Brown Croft & Schroeder Townhomes (District B)

An Ordinance authorizing an Amendment to the Loan of \$2,444,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds between the City of Houston (City) and Houston Business Development Inc. (HBDI),

To replace Ideate Solutions, LLC with Stellar Bank f/k/a Allegiance Bank as the Senior Lender for the Brown Croft single family development.

III.b. Brown Croft & Schroeder Townhomes (District B)

The City's Deed of Trust will remain in a junior lien position; however, Stellar Bank will subordinate to the City's LURA Stellar and execute an Intercreditor Agreement.

HBDI will oversee the horizontal and vertical construction of 47 single-family homes, of which 42 are affordable homes.

The developer's home designs are three-bedroom single family townhomes sold to homebuyers at 80% to 120% AMI.

III.b. Brown Croft & Schroeder Townhomes (District B)

The price points for the affordable homes range between \$227,000.00 and \$300,000.00.

Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 42 affordable homes.

The affordability period per each home will be four years, commencing when the sale to the homebuyer has closed.

III.b. Brown Croft & Schroeder Townhomes (District B)

The City's Deed of Trust is to be fully released upon the expiration of the affordability period.

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

III.c. Palmetto Place Agreement (District D)

An Ordinance authorizing an Agreement between the City of Houston (City) and Houston Business Development Inc. (HBDI),

Providing a non-amortizing forgivable loan of up to \$2,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds,

To finance the infrastructure for a single-family development to be located at 5915 Schroeder Road, Houston, Texas 77021.

III.c. Palmetto Place Agreement (District D)

This project will be administered by HCD's Large Tract Division's Affordable Home Development Program (AHDP).

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

III.c. Palmetto Place Agreement (District D)

HBDI will oversee the horizontal and vertical construction necessary for the new construction of 43 affordable single-family homes.

The development's home designs are three- and four-bedroom, detached single-family homes that will be sold to homebuyers at 80% to 120% AMI.

The price point of the 43 affordable homes ranges between \$170,000.00 and \$300,000.00.

III.c. Palmetto Place Agreement (District D)

The maximum loan term is two years, beginning from countersignature date of the loan agreement to the completed sale of the last affordable home.

Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 43 affordable homes.

III.c. Palmetto Place Agreement (District D)

The affordability period per affordable home will be four (4) years, commencing when the sale and City loan to the homebuyer has closed.

The City's Deed of Trust is to be fully released upon closing the sales of 43 affordable homes and closing the respective City loans to homebuyers.

Partial releases of the City's Deed of Trust securing the construction loan will be given for lots as the lots are sold.

III.c. Palmetto Place Agreement (District D)

Sources	Amount	Uses	Amount
Uptown TIRZ Series 2021 (Fund 2430)	\$2,000,000.00	Land Acquisition	\$0
Home Sales	\$10,075,935.00	Site Work	\$2,387,919.00
		Hard Construction Costs	\$7,894,907.00
		Soft Costs	\$1,793,109.00
Total	\$12,075,935.00	Estimated Total	\$12,075,935.00

This project is aligned with the City’s efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

III.d. Home Repair Program Guidelines Amendment (All Districts)

An Ordinance authorizing amending the Single-Family Home Repair Program (HRP) Guidelines (with version 1.8), to include:

- Revising the construction standards;
- Administrative withdrawal criteria;
- Homeowner voluntary withdrawal and reinstatement criteria;
- Adding estate planning recommendations, and
- Reducing the duration of affordability periods

III.d. Home Repair Program Guidelines Amendment (All Districts)

The objective of the City of Houston's (City) HRP is to ease life, health, and/or safety hazards resulting from substandard conditions in homes owned and occupied by low and moderate-income homeowners.



III.d. Home Repair Program Guidelines Amendment (All Districts)

The City will use CDBG, CDBG-DR 2015, if applicable and Tax Increment Reinvestment Zone (TIRZ) funding to provide HRP assistance to qualified homeowners.

The Version 1.8 of the HRP Guidelines reflect the adjustments to cost thresholds (including approved change orders) of the Level of Assistance, in the following table.

III.d. Home Repair Program Guidelines Amendment (All Districts)

Assistance Levels	Cost of Repairs	Affordability Period	% forgiven annually
Emergency & Minor Repairs – Tier I	<\$50,000.00	None	100%
Moderate & Substantial Rehabilitation – Tier II	>\$50,000.01	5 years	20%
Substantial Gut Rehabilitation – Tier III	>\$80,000.01	10 years	10%
Reconstruction – Tier III	>\$80,000.01 (With Director approval, additional funding up to \$50,000.00 may be available for site-specific costs, due to homeowner association requirements, deed restrictions, accessibility, asbestos remediation or health and safety hazards for Tier III projects only)	10 years	10%



III.d. Home Repair Program Guidelines Amendment (All Districts)

The below table reflects the adjustments and will replace the table in version 1.7 of the guidelines.

Level of Assistance	Cost of Repairs	Affordability Period	% of total assistance forgiven annually*
Minor Rehabilitation/ Emergency Repair – Tier I	<\$20,000.00	None	0%
Moderate Rehabilitation – Tier II	\$20,000.00 to \$40,000.00	5-year	20%
Substantial Rehabilitation – Tier II	\$40,001.00 to \$80,000.00	10-year	10%
Reconstruction/Substantial Gut Rehabilitation** – Tier III	\$80,001.00 to \$200,000.00	20-year	5%

III.e. HRP Master Contractor Amendment (All Districts)

An Ordinance amending Ordinance No. 2018-56, as amended, to:

- (1) Allocate an additional \$7,259,615.00 in Community Development Block Grant (CDBG) funds to the Master Contractor Agreements MCA's under the City of Houston Home Repair Program (HRP) and,
- (2) Increase the maximum contract amount of the Agreements from \$53,610,242.65 to \$60,869,857.65.

III.e. HRP Master Contractor Amendment (All Districts)

The HRP provides home repair and reconstruction services for low-and moderate-income (LMI) homeowners to alleviate threats to their health, life, and safety.

Funding under the MCA's will be expended through Tri-Party Agreements between the City, Homeowner, and the Contractor for each Project.

III.e. HRP Master Contractor Amendment (All Districts)

Through Ordinance No. 2018-56, City Council authorized a MCA (and related contractual documents) with each of the following contractors:

DSW HOMES, LLC.; HABITAT FOR HUMANITY, INC; JAMES W. TURNER CONSTRUCTION, LTD.; MAYBERRY HOMES, INC; PMG CONSTRUCTION, INC; REBUILDING TOGETHER - HOUSTON; and SLSCO, LTD.

III.e. HRP Master Contractor Amendment (All Districts)

Single Family Activities	Funding Amount	Activity Delivery	Project Delivery Amount
CDBG Funds	\$7,259,615.00	\$6,170,672.75	\$1,088,942.25

The total of all Tri-Party Agreement amounts will not exceed the allocated funding available.

IV. MULTIFAMILY

Ana Martinez, Deputy Assistant Director

IV. Dian Street Villas Apartments (District C)

An Ordinance authorizing an additional \$1,344,404.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Texas Inter-Faith Housing Corporation, To develop Dian Street Villas, located at 1433 Dian Street and 1800 W. 15th Street, Houston, TX 77008.

IV. Dian Street Villas Apartments (District C)

Dian Street Villas will be a 108-unit podium-style affordable rental development targeted for working families.

The property will provide a mix of studio, one-bedroom, two-bedroom, and three-bedroom units.

Dian Street Villas will serve low- to moderate-income households at 30%, 50%, and 60% of Area Median Income.

IV. Dian Street Villas Apartments (District C)

On March 7, 2023, the General Land Office (GLO) approved an additional \$2,688,808.00 in CDBG-DR 17 for the Multifamily Rehabilitation Program.

Consequently, HCD received a separate request for a supplemental investment of \$1,344,404.00 of CDBG DR-17 funds for the Dian Street Villas project.

The additional proceeds will subsidize unexpected cost escalations of materials and labor costs, and project-related expenses due to inflation.

IV. Dian Street Villas Apartments (District C)

The loan and affordability period will be 40 years and will start once construction is completed. The loan will be non-amortizing throughout the construction and affordability period.

Following project completion, the outstanding principal balance of the note shall accrue at 1% interest.

The borrower will pay an annual installment of interest from available cash flow.

IV. Dian Street Villas Apartments (District C)



IV. Dian Street Villas Apartments (District C)



IV. Dian Street Villas Apartments (District C)

Sources	Amount	Uses	Amount
City of Houston CDBG-DR17	\$11,000,000.00	Hard Costs	\$18,482,155.56
City of Houston Supplemental Request CDBG- DR17	\$1,344,404.00	Soft Costs	\$4,332,603.00
LIHTC Syndication Proceeds	\$13,518,393.00	Acquisition Cost	\$6,031,000.00
Conventional Loan	\$5,140,000.00	Developer Fee	\$3,214,123.44
In-Kind Equity/ Deferred Developer	\$1,612,592.00	Reserves	\$555,507.00
Total Source of Funds:	\$32,615,389.00	Total Project Cost:	\$32,615,389.00

DIRECTOR'S COMMENTS

Keith W. Bynam, Director

Director's Comments

Intro/Overview

Keith W. Bynam, Director

- Bissonnet Apartments, 4% Housing Tax Credits
- East End Maker Hub Food Factory Update
- Harvey Single Family Development & Buyout Programs

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

HCD Project Highlights
Keith W. Bynam, Director

Bissonnet Apartments, Motion for Public Hearing (District F)

HCD recommends Council approve a Motion establishing a date for a Public Hearing on October 4, 2023 for a Resolution of No Objection on the 4% tax credit application of Bissonnet Apartments Limited Partnership.

HCD recommends a Resolution of No Objection for the following reasons:

- Located in the Alief-Westwood Complete Community
- Not located in a floodway or 100-year floodplain

Bissonnet Apartments, Resolution of No Objection (District F)

HCD recommends Council approval of a Resolution of No Objection on the 4% tax credit application of Bissonnet Apartments Limited Partnership, for a 264-unit affordable apartment complex located at 12000 Bissonnet Street.

HCD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Located in the Alief-Westwood Complete Community
- Not located in a floodway or 100-year floodplain

Bissonnet Apartments, 1 Mile, 3 Year Rule Resolution (District F)

TDHCA requires that an applicant receive a resolution from its governing municipality if a similar property was built in the last three (3) years within one-mile of the applicant property.

Based on the developers' experience, and the City's need for affordable housing, HCD recommends approval of a Resolution allowing Bissonnet Apartments to be located within one-mile of similar properties constructed within the last three (3) years.

East End Maker Hub Food Factory (District H)

HCD recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and Urban Partnerships Community Development Corporation (UPCDC),

To provide \$1,000,000.00 in Community Development Block Grant (CDBG) funds,

For the construction of a commercial kitchen and an aquaponic greenhouse at the East End Maker Hub site on 6501 Navigation Blvd.

East End Maker Hub Food Factory (District H)

Renovations include the build-out of a commercial training kitchen with commissary training and classroom facilities and the construction of raised beds and a high tunnel greenhouse.

Improvements to the structure will include the installation of mechanical, electrical, plumbing, venting systems, and natural gas.

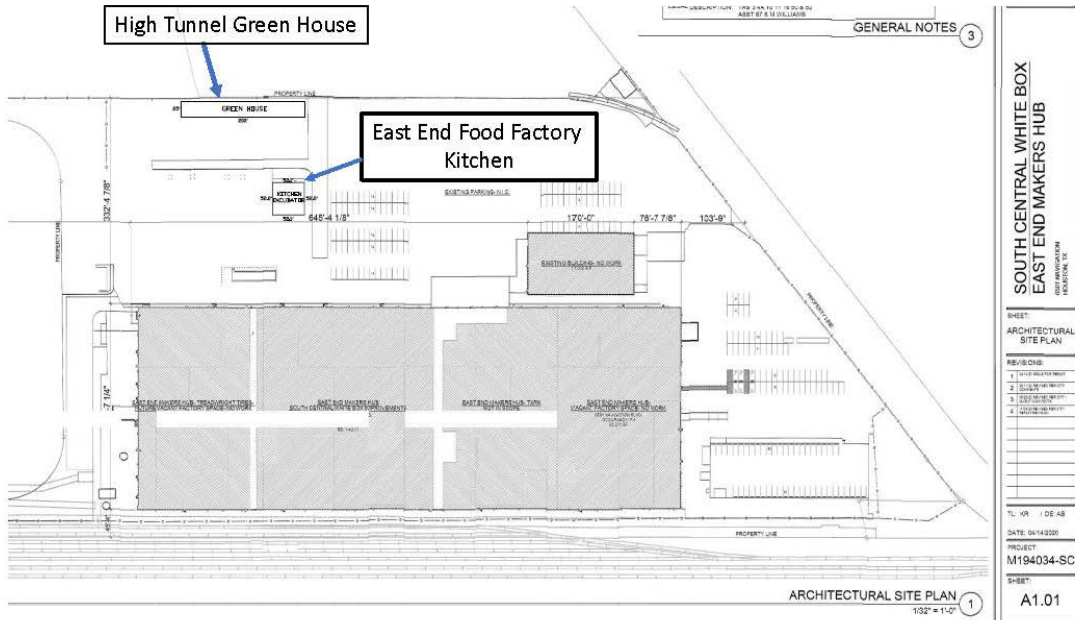
East End Maker Hub Food Factory (District H)

The project will provide trainees and K-12 students with agricultural and culinary job training, and hydroponic micro-credentials training.

Certifications training in aquaculture will support job opportunities for low-to-moderate individuals.

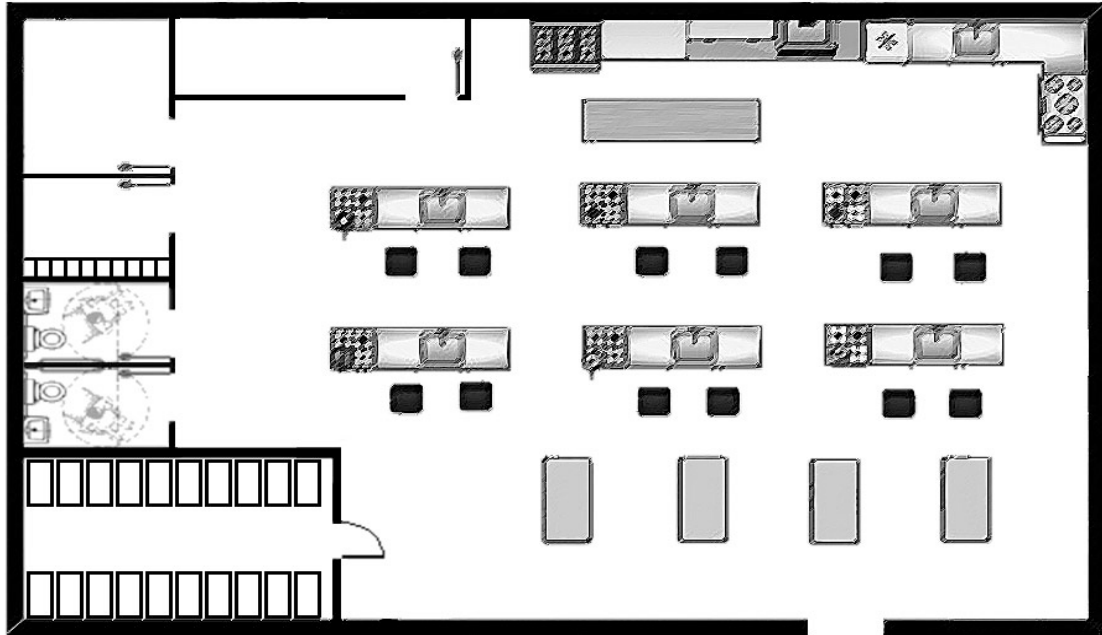
All services will be provided in partnership with TXRX Labs, a 501(c) 3 non-profit, providing K-12 STEM educational programs and workforce development for adults.

East End Maker Hub Food Factory (District H)



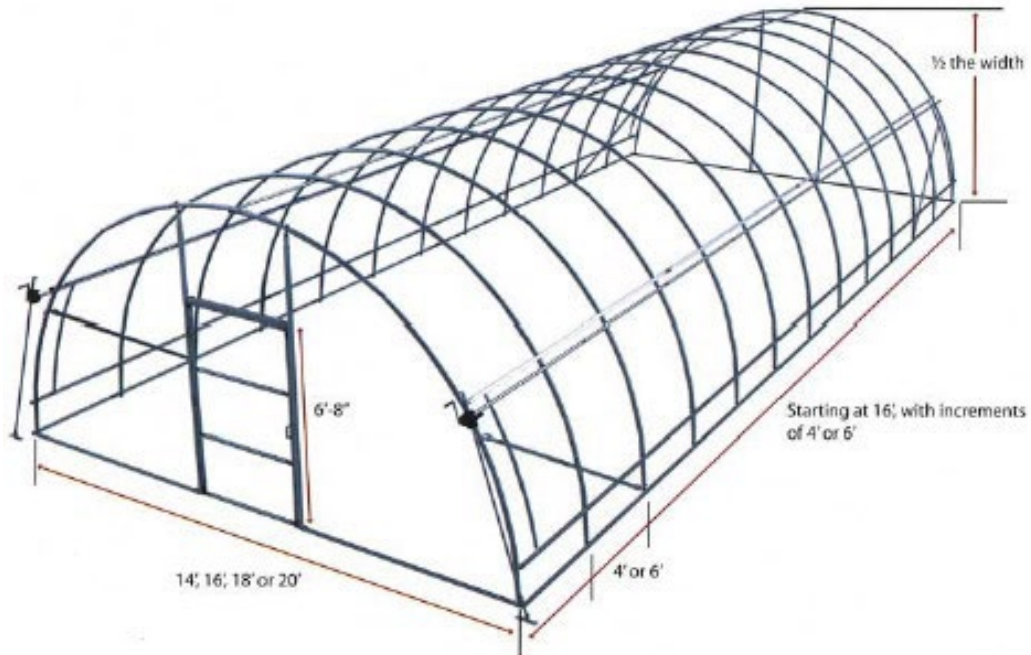
EEMH Site Map

East End Maker Hub Food Factory (District H)



Proposed Commercial Kitchen Layout:

East End Maker Hub Food Factory (District H)



High Tunnel Greenhouse

East End Maker Hub Food Factory (District H)



Proposed Kitchen

East End Maker Hub Food Factory (District H)

Sources	Amount	Uses	Amount
COH - CDBG	\$1,000,000.00	Hard Costs	\$746,230.00
Sponsor Contribution	\$315,000.00	Soft Costs	\$253,770.00
		Land Improvements	\$315,000.00
Total	\$1,315,000.00	Total	\$1,315,000.00

CDBG-DR 2017 Harvey Grant Update

Temika Jones, Assistant Director and CFO

Item III.D HCD Financial Update

(CDBG-DR 2017 Harvey Grant Update)

Benchmark Progress - as of September 14, 2023

	Revised Budget	REVISED December 31, 2023 Benchmark	Remaining to Meet 12/31 Revised Benchmark	% Benchmark Met	Approved
Admin	\$ 15,000,000.00	\$ -	\$ -	0%	\$ 2,750,838.64
Buyout	\$ 55,800,000.00	\$ 36,270,000.00	\$ 7,599,595.97	79%	\$ 28,670,404.03
Economic Development	\$ 21,803,775.00	\$ 15,262,642.50	\$ (1,181,939.90)	108%	\$ 16,444,582.40
HoAP	\$ 69,188,511.00	\$ 49,815,727.92	\$ (2,059,093.14)	104%	\$ 51,874,821.06
Homebuyers	\$ 18,016,785.00	\$ 15,314,267.25	\$ 68,047.47	100%	\$ 15,246,219.78
Multifamily	\$ 370,855,752.00	\$ 241,056,238.80	\$ 2,910,092.30	99%	\$ 238,146,146.50
Planning	\$ 22,217,000.00	\$ 8,886,800.00	\$ 1,806,378.86	80%	\$ 7,080,421.14
Public Services	\$ 17,851,394.00	\$ 14,281,115.20	\$ (2,804,532.02)	120%	\$ 17,085,647.22
Single Family	\$ 60,000,000.00	\$ 42,000,000.00	\$ (735,791.99)	102%	\$ 42,735,791.99
Small Rental	\$ 13,424,373.00	\$ 4,027,311.90	\$ 2,341,569.50	42%	\$ 1,685,742.40
Grand Total	\$ 664,157,590.00	\$ 426,914,103.57	\$ 14,725,684.10		\$ 421,720,615.16

NOTE: Remaining to Meet 12/31 Revised Benchmark total sum does not include programs that have exceeded benchmark.



HCD Production Report

Temika Jones, Assistant Director and CFO

Other Projects

(2024 Fiscal Year)

19

Current Projects
Multifamily (FY24)

7

Current Projects
Public Facilities (FY24)

HCLT / HLB

Data as of 9/08/23

HCLT/HCP	
Pipeline of active files that have not Closed yet	
Pending Lenders w/Property	2
Pending Lenders without/Property	10
Awaiting Income & Funding	5
Closing Scheduled	2
Wire Request Delayed	1
Wire Request Complete	2
Close File	4
Total Pipeline	26
Closed Files	
Closed 2021	31
Closed 2022	60
Closed 2023	44
Total Closed	135
Total Awarded	\$19,824,092.54

HLB	
Pipeline of active files that have not Closed yet	
Preconstruction	38
Construction	22
Completed & pending sale	6
Total Pipeline	66
Closed Files (completed & sold)	
Closed 2019	59
Closed 2020	19
Closed 2021	45
Closed 2022	61
Closed 2023	28
Total Closed	212
Total Sales Price	\$41,529,456.85

HCLT / HLB

Data as of 9/8/2023

HRP	
Damage Assessment	104
Estimation	4
Environmental	0
Bid	20
PO	9
Design	0
Contracts	5
Bonds	0
Permitting	17
NTP	3
Construction	4
Completed	286

HRP (aggregated) = HRP, DR15, CEP, Emergency

NHDP	
On-Hold	41
Preconstruction	0
Bid	23
Cost Reasonableness	0
Purchase Order	0
Contracts	0
Bonds	0
Permitting	12
Notice to Proceed	1
Construction	5
Completed	72

HCLT / HLB

DPA

Interested (without/email)	3
Applications Submitted	3
Applications in Review	14
Eligibility QA/QC Review	8
Eligibility Corrections Required	2
Pending Lenders w/Property	7
Pending Lenders without/Property	48
Awaiting Income & Funding	6
Income Funding Review	1
Income Funding Complete	1
Inspection #1	1
Closing Documents Pending	26
Funds Released	1
Received Closing Documents	7
Closing Scheduled	3
Wire Request Complete	103
Wire Request Delayed	1
Completed	963
Interest List	96
HAP Funding	1

DPA (aggregated) = HAP, HbAP, CLT/HCP

CHDO

Due Diligence	0
Environmental	11
Bid	0
Cost Reasonableness	3
PO	0
Contracts	1
Bonds	0
Permitting	9
Notice to Proceed	0
Construction	7
Completed	5

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



Demolition Ceremony: Edison Cultural Arts Center September 1, 2023 - 7100 W. Fuqua (District K)



Demolition Ceremony: Edison Cultural Arts Center September 1, 2023 - 7100 W. Fuqua (District K)



Demolition Ceremony: Edison Cultural Arts Center September 1, 2023 - 7100 W. Fuqua (District K)



Demolition Ceremony: Edison Cultural Arts Center September 1, 2023 - 7100 W. Fuqua (District K)



Grand Opening: Sunrise Lofts August 25, 2023 – 3103 McKinney (District I)



Grand Opening: Sunrise Lofts August 25, 2023 – 3103 McKinney (District I)



Grand Opening: Sunrise Lofts August 25, 2023 – 3103 McKinney (District I)



Project Progress: Rosemary's Place Apartments 3300 Caroline - (District D)



Project Progress: Lockwood/Bufalo Bayou 735 N. Drennan (District I)



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



Project Progress: St. Elizabeth Place 4514 Lyons Avenue - (District B)



Update: Gala at MacGregor New Construction 102-120 Carson St., Houston, 77004 (District D)

Completion Percentage: 99%

Total Number of Units: 85

Total Restricted Units: 75 (30% - 80% AMI)

Total Project Cost: \$31,152,603.00

HCD Funding: \$9,900,000.00 (CDBG-DR17)

Developer: Gardner Capital

Architect: Humphreys & Partners Architects, LP

Completed: October 2023

Update: Gala at MacGregor New Construction 102-120 Carson St., Houston, 77004 (District D)



**Update: NHH Savoy
6315 Savoy, Houston, 77036 (District J)**

Completion Percentage: 98%

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.

Ribbon Cutting: October 12, 2023



Update: NHH Savoy 6315 Savoy, Houston, 77036 (District J)



Progress as of September, 2023.

Update: Caroline Lofts

2403 Caroline, Houston, 77004 (District D)

Completion Percentage: 99%

Total Number of Units: 119

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

Total Project Cost: \$39,864,269.00

HCD Funding: \$19,619,640.00 (CDBG - DR17)

Developer: Mark-Dana Corporation

Architect: Mucasey & Associates

Estimated Completion: November 2023

Update: Caroline Lofts 2403 Caroline, Houston, 77004 (District C)



Progress as of July, 2023.



CITY OF HOUSTON
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**Update: Temenos Place
1703 Gray Houston, 77003 (District D)**

Completion Percentage: 85%

Total Number of Units: 94

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

Total Project Cost: \$32,596,735.00

Funding: \$12,500,000.00 (HOME, Bond, DR-17, HTC)

Developer: Temenos CDC

Architect: Forge Craft Architect + Design

Estimated Completion: November 2023

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



Progress as of July of 2023.



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

Completion Percentage: 63%

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, HTC)

Developer: HHA/Columbia Residential

Architect: JHP Architecture/Urban Design

Estimated Completion: March 2024

Update: 2100 Memorial

2100 Memorial, Houston, 77007 (District H)



Progress as of August of 2023.



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



**Update: Summit at Renaissance Park
12121 Greenspoint, Houston, 77060 (District B)**

Completion Percentage: 67%

Total Number of Units: 325

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

Total Project Cost: \$88,570,081

HCD Funding: \$48,594,968 (CDBG-DR17, HTC)

Developer: TXZNH, LLC

Architect: Forge Craft

Estimated Completion Date: January, 2024



Update: Summit at Renaissance Park 12121 Greenspoint, Houston, 77060 (District B)



Progress as of August of 2023.



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



**Update: Houston Area Women's Center
3077 El Camino, Houston, TX 77054 (District D)**

Completion Percentage: 16%

Total Number of Units: 135

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

Total Project Cost: \$33,315,616.00

HCD Funding: \$15,850,000 (HOME-ARP)

Developer: New Hope Housing & HAWC

Architect: GSMA

Estimated Completion Date: November, 2024



Update: Houston Area Women's Center 3077 El Camino, Houston, TX 77054 (District D)



Progress as of August of 2023.

PUBLIC COMMENTS