



# Housing and Affordability Committee

Michael Nichols, Director  
April 16, 2024



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Agenda

- I. Welcome/Introductions
- II. Planning & Grant Reporting
- III. Public Services
- IV. Director's Comments
- V. Public Comments

# **II. PLANNING & GRANT REPORTING**

Angela Simon, Deputy Assistant Director

## II. Submission of the 2024 Annual Action Plan (All Districts)

An Ordinance authorizing the submission of The 2024 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD); for an **estimated** total of \$53,179,986.00 in federal funds, for income-eligible residents during HUD Program Year 2024 (July 1, 2024 – June 30, 2025);

And the execution of the Agreements (and related forms and documents) between the City and HUD for the entitlement grants by the Mayor, or the Mayor's designee.

# Federal Entitlement Grants

## CDBG

Community Development Block Grant

- Home repair
- Homeownership
- Public services
- Public facilities

## HOME

HOME Investment Partnerships Grant

- Affordable homes for:
- Renters
  - Owners

## HOPWA

Housing Opportunities for Persons with AIDS

Housing & social services for persons with HIV/AIDS and their families

## ESG

Emergency Solutions Grant

- Shelter and support services for:
- Homeless persons
  - Persons at-risk of homelessness

# 2024 Entitlement Grant Allocations

**Total:**  
**\$53,179,986\***

## **CDBG**

Community Development  
Block Grant

\$25,790,754\*

## **HOME**

HOME Investment  
Partnerships Grant

\$11,966,052\*

## **HOPWA**

Housing Opportunities for  
Persons with AIDS

\$13,293,296

## **ESG**

Emergency  
Solutions Grant

\$2,129,884

*\*HUD has not released the PY 2024 allocations, and the allocations presented are estimates. The budget will be updated according to the percentages presented*



# 2024 Grant Allocation

Community Development Block Grant

CDBG	AMOUNT	PERCENT
Home Repair	\$ 6,205,599	24.1%
Program Administration	\$ 5,158,150	20.0%
Public Facilities and Improvements	\$ 5,014,832	19.5%
Public Services	\$ 4,325,109	16.7%
Code Enforcement	\$ 2,767,974	10.7%
Homeownership Assistance	\$ 2,100,590	8.2%
Lead-Based Paint	\$ 218,500	0.8%
<b>TOTAL</b>	<b>\$ 25,790,754</b>	<b>100.0%</b>



# 2024 Grant Allocation

HOME Investment Partnerships Grant



HOME	AMOUNT	PERCENT
Multifamily Home Rehabilitation and Development	\$ 6,643,130	55.5%
Single Family Housing Development	\$ 4,126,317	34.5%
Administration	\$ 1,196,605	10.0%
<b>TOTAL*</b>	<b>\$11,966,052</b>	<b>100.0%</b>





# 2024 Grant Allocation

Housing Opportunities for Persons with AIDS



HOPWA	AMOUNT	PERCENT
Project or Tenant-Based Rental Assistance	\$ 4,586,000	34.5%
Short-Term Rental, Mortgage, & Utility Subsidies	\$ 2,858,000	21.5%
Supportive Services	\$ 2,831,788	21.3%
Operating Costs	\$ 2,047,100	15.4%
Sponsor Administration	\$ 505,145	3.8%
Grantee Administration	\$ 398,798	3.0%
Resource Identification	\$ 66,465	0.5%
<b>TOTAL</b>	<b>\$13,293,296</b>	<b>100.0%</b>



# 2024 Grant Allocation

Emergency Grant Solution



ESG	AMOUNT	PERCENT
Emergency Shelter	\$ 1,020,215	47.9%
Rapid Re-Housing	\$ 511,172	24.0%
Homelessness Prevention	\$ 353,561	16.6%
Administration	\$ 159,741	7.5%
Homeless Management Information System (HMIS)	\$ 85,195	4.0%
<b>TOTAL</b>	<b>\$ 2,129,884</b>	<b>100.0%</b>



# 2024 Annual Action Plan

## Public engagement for the Draft 2024 Annual Action Plan

- **Comment Period:** March 12 – April 11, 2024
- **Spring Community Meetings Held:**
  - March 28th at 6pm: In-Person  
Magnolia Multi-Service Center
  - April 3rd at 3pm: Virtual  
Microsoft Teams, HTV, Telephone

# Acronyms

## 2024 Annual Action Plan

- **CDBG:** Community Development Block Grant
- **ESG:** Emergency Solutions Grant
- **HMIS:** Homeless Management Information System
- **HOME:** Home Investment Partnerships Grant
- **HOPWA:** Housing Opportunities for Persons with HIV/AIDS
- **HUD:** U.S. Department of Housing and Urban Development

# **III. PUBLIC SERVICES**

Melody Barr, Assistant Director

## III.a. Bread of Life (First Amendment) (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City and Bread of Life, Inc. (BOL), providing up to \$2,060,000.00 in HOPWA funds to support the following services:

- (1) Tenant-Based Rental Assistance (TBRA);
- (2) Short-Term Rent, Mortgage, and Utility Assistance (STRMU);
- (3) Permanent Housing Placement Services (PHPS); and
- (4) Supportive Services to 147 eligible low-to moderate income households living with HIV/AIDS.

## III.a. Bread of Life (First Amendment) (All Districts)

Housing assistance will be provided in the form of TBRA, STRMU, and PHPS to eligible households to provide housing stability and prevent homelessness.

Supportive Services will include:

Case management, mental and behavioral health, and other services designed to facilitate housing stability, improve access to care or related services, and promote independent living for all household members.

## III.a. Bread of Life (First Amendment) (All Districts)

BOL was selected through an emergency procurement process to administer HOPWA services to currently served households upon notification in March 2023, that a separate agency would discontinue services.

This First Amendment will extend the term and provide funding through May 31, 2025. As of January 2024, BOL has expended approximately 70% of their allocated funding and served 69% of their client goal.

BOL has received funding from City since 1999. No findings were reported by Compliance and Monitoring during the 2023 monitoring period.



## III.a. Bread of Life (First Amendment) (All Districts)

Category	Amount	Percent
Tenant-Based Rental Assistance	\$1,400,000.00	67.96%
Supportive Services	\$400,000.00	19.42%
Short-Term Rent, Mortgage, and Utility Assistance	\$100,000.00	4.85%
Administrative	\$140,000.00	6.80%
Permanent Housing Placement Services	\$20,000.00	0.97%
<b>Total</b>	<b>\$2,060,000.00</b>	<b>100.00%</b>

## III.b. The Coalition HMIS (All Districts)

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

Providing \$85,313.00 of Emergency Solutions Grants (ESG) funds and \$66,005.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

For the operation and maintenance of the Homeless Management Information System (HMIS)

## III.b. The Coalition HMIS (All Districts)

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

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, known locally as The Way Home, to comply with this data collection and reporting requirement.

## III.b. The Coalition HMIS (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.

The U.S. Department of Housing and Urban Development (HUD) encourages ESG/HOPWA grantees and project sponsors to participate in the HMIS to improve coordination and to enhance beneficiary access to other homeless and community assistance programs.

This Agreement term will be from June 1, 2024, to May 31, 2025.

## III.b. The Coalition HMIS (All Districts)

Category	ESG	HOPWA	Total	Percent
Program	\$85,313.00	\$64,025.00	\$149,338.00	98.69%
Admin	\$0.00	\$1,980.00	\$1,980.00	1.31%
<b>Total</b>	<b>\$85,313.00</b>	<b>\$66,005.00</b>	<b>\$151,318.00</b>	<b>100.00%</b>

The Coalition began receiving funding for HMIS operations through the City in 2012. As of February 2024, the Coalition has operated and maintained the HMIS for The Way Home, expending 71% of funding allocated.

No Notice of Funding Availability (NOFA) was performed as the agency is a sole-source provider and Lead Agency for The Way Home. There were no findings on the most recent annual compliance monitoring.

## III.c. The Harris Center (All Districts)

An Ordinance authorizing a new Agreement between the City of Houston (City) and The Harris Center for Mental Health and IDD, providing up to \$750,000.00, including \$250,000.00 of TIRZ funds and \$500,000.00 in American Rescue Plan (ARPA) funds for the administration and operations of a homeless housing program.

This program will serve a minimum of 120 individuals residing at two properties located at 3809 Main St. and 1104 Alabama that are currently owned by The Men's Center d/b/a recenter (recenter), pursuant to an operations agreement between The Harris Center and recenter.

## III.c. The Harris Center (All Districts)

The Harris Center will use these funds to finance the operations and services of the recenter's properties at 3809 Main Street and 1108 Alabama Street.

This funding will allow for the continuation of a program that is currently providing residential housing to individuals recovering from substance abuse and who are homeless or at risk of homelessness.

The Agreement term will be from the Date of Countersignature to October 31, 2024.

### III.c. The Harris Center (All Districts)

CATEGORY	AMOUNT	PERCENT
ARPA	\$500,000.00	66.67%
TIRZ	\$250,000.00	33.33%
<b>Total</b>	<b>\$750,000.00</b>	<b>100.00%</b>

The Harris Center was selected as a subrecipient due to its organizational capacity and experience with the population currently being served and housed by recenter.

The Harris Center has received funding from the City of Houston since 2008, with no findings in the last compliance monitoring review.



# **DIRECTOR'S COMMENTS**

Michael Nichols, Director

# Director's Comments

Intro/Overview

Michael Nichols, Director

CDBG-DR17 Update and HCD Production Report

Temika Jones, Assistant Director and CFO

HCD Project Highlights

Michael Nichols, Director

# **CDBG-DR17 Grant & Program Overview**

Temika Jones, Assistant Director and CFO

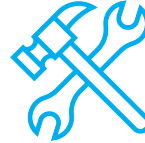
# CDBG-DR17 Harvey Update



**Buyout**



**Economic  
Development**



**Homeowner  
Assistance**



**Homebuyer  
Assistance**



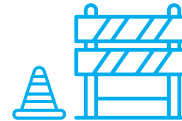
**Multifamily  
Program**



**Planning**



**Public  
Services**



**Single-Family  
New  
Construction**



**Small Rental  
Program**

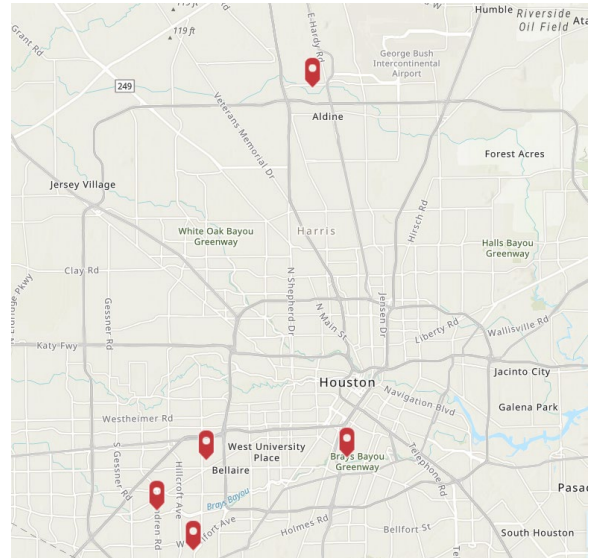
# CDBG-DR17 Harvey Update

## Harvey Buyout Program

The Buyout Program purchased 4 properties, combined with funding from the Multifamily Voluntary Buyout Program conducted following the 2016 Flooding Events.

### Properties:

- 11810 Chimney Rock (DR16 funded)
- 3200 N. MacGregor
- 5312 Clarewood
- 17050 Imperial Valley
- 9100 Fondren (DR16 funded)



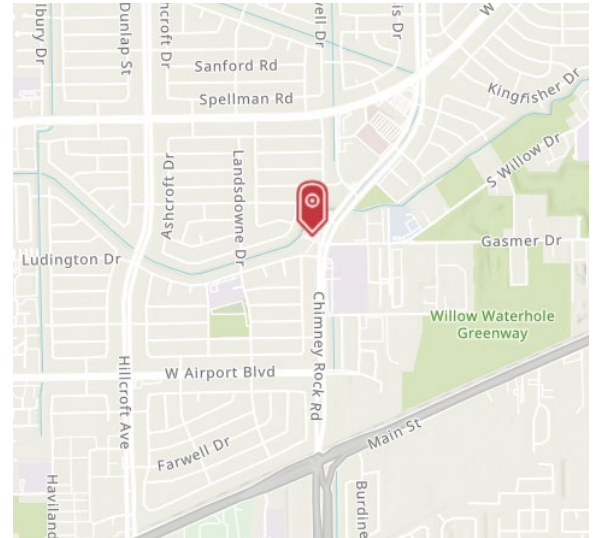
# CDBG-DR17 Harvey Update

## Harvey Buyout Program

Formerly Spring Village Apartments, the property at 11810 Chimney Rock will be turned into a detention pond, helping to direct floodwater and prevent flooding in the nearby area. The residents of Spring Village Apartments may be eligible for moving and relocation assistance to help them find homes that will be safe and suitable, per the Uniform Relocation Act.

### Key Facts:

- Acquisition/Purchase Price: \$11,100,000
- Funding Source: DR-16
- Council District: D



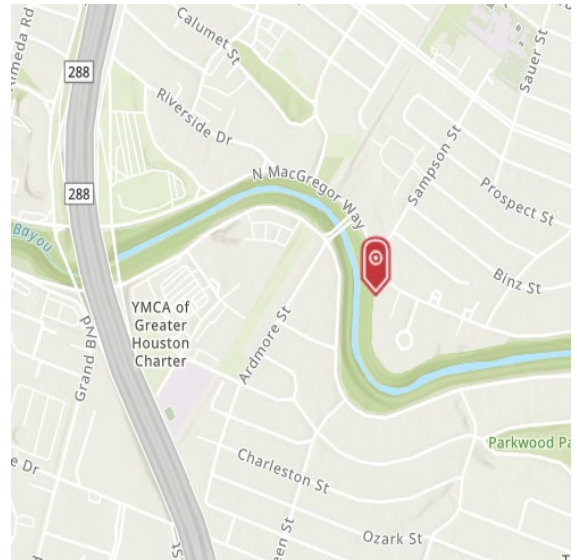
# CDBG-DR17 Harvey Update

## Harvey Buyout Program

Formerly Appian Way Apartments, the property at 3200 N. MacGregor will be turned into a detention pond and dedicated greenspace, helping to direct floodwater and prevent flooding in the nearby area. The residents of Appian Way Apartments may be eligible for moving and relocation assistance to help them find homes that will be safe and suitable, per the Uniform Relocation Act.

### Key Facts:

- Acquisition/Purchase Price: \$6,050,000
- Funding Source: DR-17
- Council District: K



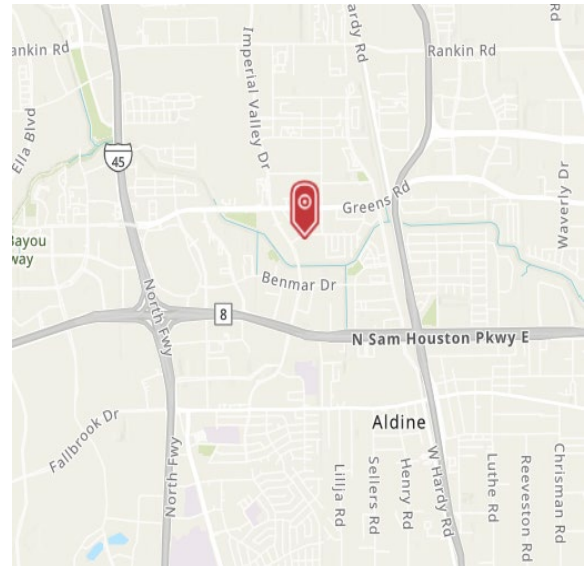
# CDBG-DR17 Harvey Update

## Harvey Buyout Program

Formerly Biscayne At Cityview, HCD, in collaboration with Houston Public Works (HPW), will convert this approximately 19.8-acre site into a greenspace to assist local drainage projects in the area, helping to direct floodwater and prevent flooding in the nearby area.

### Key Facts:

- Acquisition/Purchase Price: \$32,029,271.77
- Funding Source: DR-17 (Funding also provided by Harris County Flood Control)
- Council District: District B





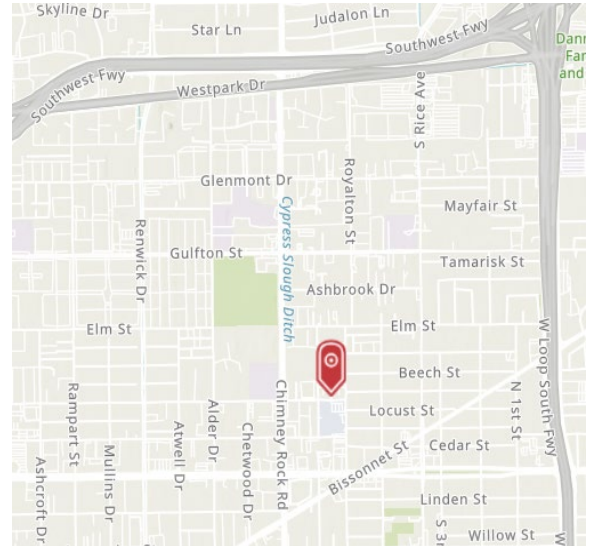
# CDBG-DR17 Harvey Update

## Harvey Buyout Program

Formerly Monticello Way Apartments, the property at 5312 Clarewood will be turned into a detention pond, helping to direct floodwater and prevent flooding in the nearby area. The residents of Monticello Way may be eligible for moving and relocation assistance to help them find homes that will be safe and suitable, per the Uniform Relocation Act.

### Key Facts:

- Acquisition/Purchase Price: \$13,800,000
- Funding Source: DR-16, DR-17
- Council District: J



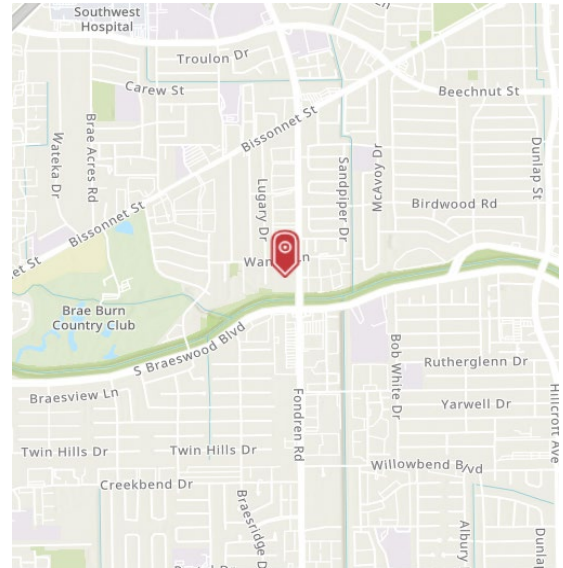
# CDBG-DR17 Harvey Update

## Harvey Buyout Program

Formerly Boardwalk Apartments, the property at 9100 Fondren will be turned into a detention pond, helping to direct floodwater and prevent flooding in the nearby area. The property was vacant prior to our purchase.

### Key Facts:

- Acquisition/Purchase Price: \$1,015,762
- Funding Source: **DR-16**
- Council District: J



# CDBG-DR17 Harvey Update

## Harvey Buyout Program - URA

Harvey Buyout Program - URA	DR17	DR16
Number of Units – 877 total	745	132
Number of applicants serviced by HCD – 259 total	205	54
Number of applicants serviced by GLO – 618 total	540 (17 vacant)	78 (5 vacant)
Number of payments made by HCD – 385 total	298	87
Average amount of URA assistance provided by HCD	\$24,750	

# CDBG-DR17 Harvey Update

## Harvey Economic Development Program

The Harvey Economic Development Program (HEDP) supports impacted small businesses and communities through small business grants. This program is currently in the closeout phase.

Harvey EDP	
Number of small businesses served	172
Number of jobs created	184
Amount of funds distributed	\$19.4M



Boosting the growth and capacity of microenterprises



Promoting equity by providing capital to disadvantaged business owners

# CDBG-DR17 Harvey Update

## Homeowner Assistance Program (HoAP)

The Harvey Homeowner Assistance Program run by the City of Houston Housing and Community Development Department provided rehabilitation, reconstruction, and/or reimbursement for damages from Hurricane Harvey. This program is currently in the closeout phase.

Harvey HoAP	
Number of homes rehabilitated	34
Number of homes reconstructed	211
Number of applicants with reimbursement only	450
Number of homes with dual pathways (reimbursement / rehabilitation)*	37

\*rehabilitation work completed by the City of Houston

# CDBG-DR17 Harvey Update

## Planning

Planning activities for Hurricane Harvey Recovery include conducting short-term and long-term studies to:

- Protect residents and the built environment from natural hazards
- Develop sustainable, long-term, resilient, and equitable approaches to housing
- Update building and development codes
- Prepare and protect populations that are least likely to recover from disasters

This program is nearing the closeout phase.

Harvey Planning and Studies	
Number of projects completed	11
Number of projects nearing completion	1

# CDBG-DR17 Harvey Update

## Single Family Development Program

The Harvey Single-Family Development Program supports the construction of new, flood-resilient homes to alleviate the strain in the housing market, particularly for low-income households. This program selected 3 tracts of land at Hardy Yards, Stella Link, and Cityscape. Due to unexpected and unfavorable housing market conditions, the City of Houston has made the difficult decision to discontinue the Harvey Single Family Development Program.



# CDBG-DR17 Harvey Update

## Homebuyer Assistance Program (HbAP)

The Harvey Homebuyer Assistance Program provided homebuyers with up to \$30,000 in down payment assistance to and people replacing homes destroyed during Hurricane Harvey. 488 homebuyers were served.

This program is currently in the closeout phase.

Harvey HbAP	
Number of applicants served at or below 80% AMI	286
Number of applicants served up to 120% AMI	202



# CDBG-DR17 Harvey Update

## Multifamily Rental Program

The Harvey Multifamily Rental Program addresses our underlying shortage of affordable rental units by creating new, flood-resilient apartment complexes that can be rented affordably.

Harvey Multifamily Rental Program	
Number of properties completed	20
Number of properties under construction	11

# CDBG-DR17 Harvey Update

## Public Services

The Harvey Public Services Program supports the work of selected non-profits who are providing essential services to Houstonians directly or indirectly impacted who are still recovering and supports the development of more resilient communities. This program is finalizing closeout procedures and reimbursement requests.



Harvey Public Services	
Number of agencies assisted	17
Number of persons assisted	6,116

# CDBG-DR17 Harvey Update

## Small Rental Program

The Harvey Recovery Small Rental Program supports the work of local non-profits who are building and rehabilitating small (2-7 property) rental complexes.

The first awards for the Harvey Recovery Small Rental Program were announced on September 30, 2020. 22 proposals were reviewed, and 5 developments were selected for funding, representing \$9,676,559.00 in spending for the construction of 31 units.

Harvey Small Rental Program	
Number of projects completed	1
Number of projects under construction	4

# **CDBG-DR17**

## **Contract Overview & Benchmark Progress**

Temika Jones, Assistant Director and CFO

# HCD Financial Update

## (CDBG-DR17 Harvey Grant Update)

### Contract Timelines

	Contract End Date	Revised Budget
<b>Economic Development</b>	Aug-24	\$ 21,803,775
<b>HoAP</b>	Aug-24	\$ 69,188,511
<b>Homebuyers</b>	Aug-24	\$ 18,016,785
<b>Planning</b>	Aug-24	\$ 22,217,000
<b>Public Services</b>	Aug-24	\$ 17,851,394
<b>Admin</b>		
<b>Admin</b>	Feb-25	\$ 15,000,000
<b>Buyout</b>		
<b>Buyout</b>	Feb-25	\$ 55,800,000
<b>Multifamily</b>		
<b>Multifamily</b>	Feb-25	\$ 370,855,752
<b>Small Rental</b>		
<b>Small Rental</b>	Feb-25	\$ 13,424,373
<b>Single Family</b>		
<b>Single Family</b>	-	\$ 60,000,000
<b>Grand Total</b>		<b>\$ 664,157,590</b>

# (CDBG-DR17 Harvey Grant Update)

## Benchmark Progress as of April 10, 2024

	Revised Budget	REVISED June 30, 2024 Benchmark	Remaining to Meet 6/30/24 Revised Benchmark	% Benchmark Met	Approved
Admin	\$ 15,000,000	\$ -	\$ -	0%	\$ 2,967,479
Buyout	\$ 55,800,000	\$ 41,850,000	\$ 9,208,400	78%	\$ 32,641,600
Economic Development	\$ 21,803,775	\$ 20,713,586	\$ 1,546,844	93%	\$ 19,166,742
HoAP	\$ 69,188,511	\$ 65,729,085	\$ 9,920,331	85%	\$ 55,808,754
Homebuyers	\$ 18,016,785	\$ 17,115,946	\$ 1,239,426	93%	\$ 15,876,520
Multifamily	\$ 370,855,752	\$ 278,141,814	\$ (22,825,466)	108%	\$ 300,967,280
Planning	\$ 22,217,000	\$ 21,106,150	\$ 4,441,602	79%	\$ 16,664,548
Public Services	\$ 17,851,394	\$ 16,958,824	\$ (199,962)	101%	\$ 17,158,786
Single Family	\$ 60,000,000	\$ 42,000,000	\$ (2,057,980)	105%	\$ 44,057,980
Small Rental	\$ 13,424,373	\$ 6,712,187	\$ 1,695,876	75%	\$ 5,016,310
<b>Grand Total</b>	<b>\$ 664,157,590</b>	<b>\$ 510,327,592</b>	<b>\$ 18,844,080</b>		<b>\$ 510,326,000</b>

**NOTES:**

- 1 - Remaining to Meet 6/30 Revised Benchmark total sum does not include programs that have exceeded benchmark.
- 2 - Buyout program benchmarks suspended by GLO due to ongoing URA efforts.

# **TIRZ Funds 2409 & 2430**

Temika Jones, Assistant Director and CFO

# HCD Financial Update

## TIRZ Funds 2409 & 2430



### TIRZ Fund 2409

\$13M - \$15M / year

Annual allocation

City Council approves budget  
City Council approves individual  
contracts



### TIRZ Fund 2430

\$100M

One-time allocation

Uptown TIRZ Funded  
City Council approves budget  
City Council approves individual  
contracts



# **HCD Production Report**

Temika Jones, Assistant Director and CFO

# HCLT / HLB

Data as of 04/15/24

HCLT/HCP	
Pipeline of active files that have not Closed yet	
<b>Total Pipeline</b>	<b>0</b>
Closed Files	
Closed 2021	31
Closed 2022	60
Closed 2023	76
<b>Total Closed</b>	<b>167</b>
<b>Total Awarded</b>	<b>\$24,624,092.54</b>
<b>Note: Program ended Dec 2023</b>	

HLB	
Pipeline of active files that have not Closed yet	
Preconstruction	20
Construction	21
Completed & pending sale	7
<b>Total Pipeline</b>	<b>48</b>
Closed Files (completed & sold)	
Closed 2019	59
Closed 2020	19
Closed 2021	45
Closed 2022	61
Closed 2023	40
Closed 2024	7
<b>Total Closed</b>	<b>231</b>
<b>Total Sales Price</b>	<b>\$45,375,217</b>



# **HCD**

# **Community Events and Outreach**

Michael Nichols, 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



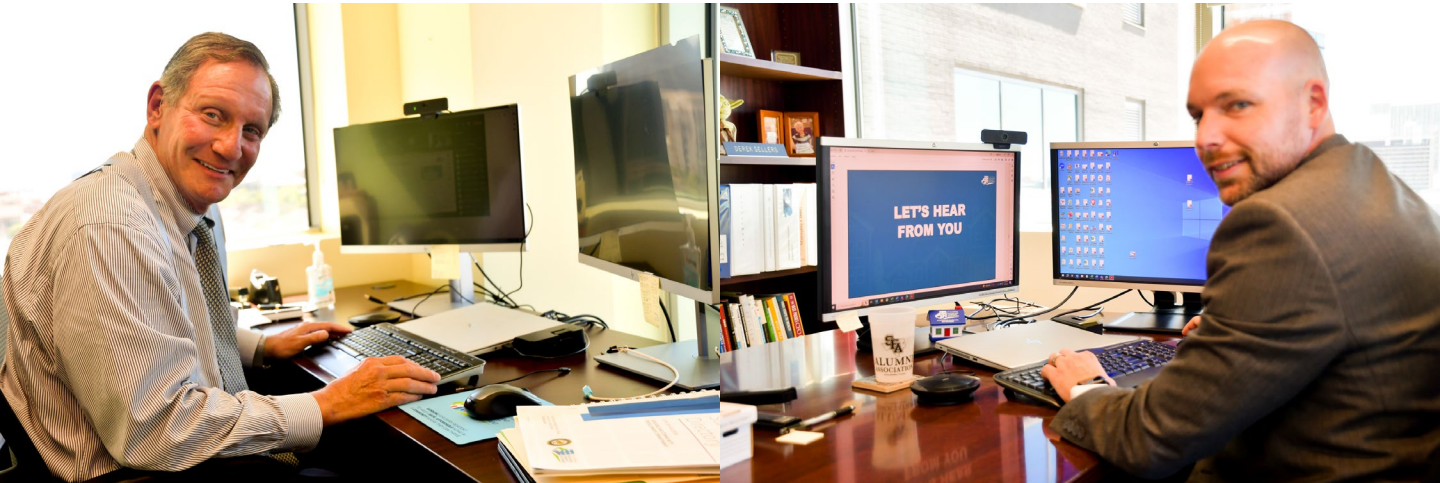
# Confirmation of Michael Nichols, HCD Director City Hall, April 3, 2024



# Confirmation of Michael Nichols as HCD Director City Hall, April 3, 2024



# Spring 2024 Virtual Community Meeting April 3<sup>rd</sup>, 2024 - HCD Offices



# Spring 2024 Virtual Community Meeting April 3<sup>rd</sup>, 2024 - HCD Offices





# Spring 2024 Community Meeting March 28, 2024 – Magnolia MSC (District I)



# Spring 2024 Community Meeting March 28, 2024 – Magnolia MSC (District I)



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# Spring 2024 Community Meeting March 28, 2024 – Magnolia MSC (District I)



# Spring 2024 Community Meeting March 28, 2024 – Magnolia MSC (District I)



# Spring 2024 Community Meeting

## March 28, 2024 – Magnolia MSC (District I)



# Groundbreaking: Old Spanish Trail Apartments 3500 Old Spanish Trail, 77021 (District D)



# Project Highlights

Michael Nichols, Director



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



# **Update: OST Lofts 5220 Old Spanish Trail, 77023 (District D)**

**Completion Percentage: 52%**

**Total Number of Units: 130**

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

**Total Project Cost: \$43,708,342.00**

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

**Developer: Tejano Center for Community Concerns**

**Estimated Completion: November, 2024**

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



# **Update: Rosemary's Place Apartments 3300 Caroline, 77004 (District D)**

**Completion Percentage: 55%**

**Total Number of Units: 149**

**Total Restricted Units: 149 (30% - 80% AMI)**

**Total Project Cost: \$42,804,048.00**

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

**Developer: Magnificat Houses, Inc.**

**Architect: GSMArchitects**

**Estimated Completion: April, 2024**

# Project Progress: Lockwood South/Buffalo Bayou 735 N. Drennan (District H)



# Project Progress: Lockwood South 733 N. Drennan, 77011 (District H)



# **Update: Lockwood South/Buffalo Bayou 735 N. Drennan, 77003 (District H)**

**Completion Percentage: 82%**

**Total Number of Units: 80**

**Total Restricted Units: 72 (30% - 80% AMI)**

**Total Project Cost: \$29,424,328.00**

**HCD Funding: \$9,950,000.00 (CDBG-DR17)**

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

**Architect: Humphreys & Partners Architects, LP**

**Estimated Completion: June, 2024**

# Project Progress: Richmond Senior Village 5615 Richmond Ave. (District J)





# **Update: Richmond Senior Village 5615 Richmond Ave., 77057 (District J)**

**Completion Percentage: 85%**

**Total Number of Units: 125**

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

**Total Project Cost: \$35,854,830.00**

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

**Developer: Brownstone**

**Architect: Brownstone Architects & Planners, Inc.**

**Estimated Completion: June, 2024**

# Project Progress: 2100 Memorial 2100 Memorial (District H)



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

**Completion Percentage: 94%**

**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**

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



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



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

**Completion Percentage: 86%**

**Total Number of Units: 325**

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

**Total Project Cost: \$88,570,081.00**

**HCD Funding: \$48,594,968.00 (CDBG-DR17, HTC)**

**Developer: TXZNH, LLC**

**Architect: Forge Craft**

**Estimated Completion: March, 2024**

# Project Progress: Houston Area Women's Center 3077 El Camino (District D)

## Address

3077 El Camino, 77054

## Neighborhood

Houston Medical Center

## Number of Units - 135

90 Efficiencies – 300SF

45 1BR Apartments – 480SF

## Developer & Capacity Provider

New Hope Housing

## Project Manager

Forney Construction

## Architect

GSMArchitects

## Contractor

Camden Builders

Campaign for Courage - \$45 M

## Funding Sources

- City of Houston - \$15.85M
- HAWC Equity - \$9M
- Private Philanthropy



**HAWC** | Houston Area  
Women's Center  
Ending domestic and sexual violence for ALL

## REIMAGINED FLAGSHIP CAMPUS



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# **Update: Houston Area Women's Center (HAWC) 3077 EI Camino, 77054 (District D)**

**Completion Percentage: 51%**

**Total Number of Units: 135**

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

**Total Project Cost: \$33,315,616.00**

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

**Developer: New Hope Housing/HAWC**

**Architect: GSMArchitects**

**Estimated Completion: November, 2024**



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



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



# **Update: The HAY Center 3131 Gulf Freeway, 77003 (District I)**

**Completion Percentage: 75%**

**Total Number of Units: 50**

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

**Total Project Cost: \$39,343,276.00**

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

**Developer: Harris County**

**Architect: Gensler Architects**

**Estimated Completion: June, 2024**

# COMPLETED: Gala @ MacGregor New Construction 102-120 Carson St. (District D)



# **COMPLETED: Gala @ MacGregor New Construction 102-120 Carson St. 77004 (District D)**

**Completion Percentage: 100%**

**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**

**Estimated Completion: October, 2023**

# COMPLETED: NHH Savoy 6315 Savoy Drive (District J)



# **COMPLETED: NHH Savoy 102-120 Carson St. 77004 (District D)**

**Completion Percentage: 100%**

**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: New Hope Housing**

**Estimated Completion: September, 2023**

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





**COMPLETED: Temenos Place  
1703 Gray Street, 77003 (District D)**

**Completion Percentage: 100%**

**Total Number of Units: 95**

**Total Restricted Units: 95 (30% - 80% AMI)**

**Total Project Cost: \$34,793,930.00**

**Funding: \$12,500,000.00 (HOME, Bond, CDBG-DR17, HTC)**

**Developer: Temenos CDC**

**Architect: Forge Craft Architect + Design**

**COMPLETED: December, 2023**

# Project Progress: Fulton & James Modular Homes Near Northside 3/28/2024 (District H)



# Project Progress: Fulton & James Modular Homes Near Northside 3/28/2024 (District H)



# Project Progress: Southern Palms 5300 Martin Luther King, Jr., 77021 (District D)



# Project Progress: Settegast on Tommye 5404 & 5418 Tommye, 77028 (District B)



# Project Progress: Sandrock Station 12100 MLK Blvd, 77048 (District D)



# Project Progress: Park Vista at El Tesoro 6498 Selinsky, 77098 (District D)



# **PUBLIC COMMENTS**