



Housing and Affordability Committee

Michael Nichols, Director
October 15, 2024



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda

- I. Welcome/Introductions
- II. Public Facilities
- III. Multifamily
- IV. Planning & Grant Reporting
- V. Compliance & Grant Administration
- VI. Public Services
- VII. Director's Comments
- VIII. Public Comments

II. PUBLIC FACILITIES

Sheronda Ladell, Division Manager

II. The recenter (District D)

HCD recommends Council approval of an Assignment by The Men's Center Incorporated, a Texas nonprofit corporation, now known as recenter (recenter), to and Assumption by, The Harris Center for Mental Health and Intellectual and Developmental Disabilities, a Community Center and Agency of the State of Texas (Harris Center), of all of Recenter's rights and obligations under an existing loan (Loan) made by the City of Houston to Recenter.

No additional City funding will be required for this action.

II. The recenter (District D)

City Council Approved the following Loan Agreements for the recenter:

Public Facilities

Homeless and Housing Consolidated Bond funds in the amount of \$3,394,207.00 and TIRZ Affordable Housing Funds in the amount of \$605,793.00 for construction of a 62-unit supportive housing facility located at 3809 Main St., Houston, Texas (Main Property).

The Loan required certain restrictions to be placed on the Property regarding usage as affordable housing for a period of 10 years.

II. The recenter (District D)

Multifamily

HOME funds in the amount of \$3,000,000.00 that were used to pay construction costs associated with property located at 1104 Alabama St., Houston, Texas (Alabama Property).

The Loan required certain restrictions to be placed on the Property regarding usage as affordable housing for a period of 20 years.

II. The recenter (District D)

The recenter entered into a management agreement wherein Harris Center agreed to take over operations of the homeless program services at both properties (Public Facilities & Multifamily).

In addition to the Agreement between recenter and Harris Center, Council approved a funding agreement between the City and Harris Center in the amount of \$750,000.00 in order to fund Harris Center's services at the Properties.

Additionally, the recenter agreed to sell the Properties to Harris Center.

II. The recenter (District D)

Harris Center will assume recenter's obligations to the City pursuant to both Loans and requested that the City consent to certain modifications to the existing usage restrictions originally imposed on the Properties at the closing of the Loan.

Public Facilities

The number of restricted units will be 13 units, out of which 10 units will not exceed 60% of the Area Median Income (AMI) and 3 units will not exceed 50% of the AMI.

II. The recenter (District D)

Multifamily

The number of restricted units will be reduced from 31 to 24; provided, that all 64 units be restricted to persons earning 60% of the Area Medium Income (AMI) or less.

In addition, the restricted units may be used by individuals and families suffering from both homelessness and behavioral health issues at both Properties.

III. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

III.a. The recenter (District D)

Note: The Multifamily Division's recenter item was combined with the Public Facilities' item (Agenda Item II.) for the purposes of this presentation.

However, the Multifamily and Public Facilities Divisions have separate Agreements with the recenter and these two items will go to City Council **separately** for approval.

III.b. Motion for a Public Hearing, The Enclave on Louetta (ETJ)

A Motion establishing a date for a Public Hearing to provide a Resolution of No Objection for one applicant seeking 4% Housing Tax Credits (HTCs) for the following multifamily development:

TDHCA APP#	Development Name	Development Address	Construction Type	Target Population
24481	Enclave on Louetta	2324 Louetta Rd Spring, TX 77388	New Construction	Family

III.b. Motion for a Public Hearing, The Enclave on Louetta (ETJ)

The TDHCA administers the state's Housing Tax Credit program, which provides federal tax credits to spur the development of quality, affordable housing.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located (including the City's extraterritorial jurisdiction) must "hold a hearing ...to solicit public input concerning the Application or Development" before a developer can submit an application for noncompetitive 4% tax credits.

III.b. Motion for a Public Hearing, The Enclave on Louetta (ETJ)

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

- Zoned schools have met standards
- Not located in 100-year flood plain
- Poverty concentration below 25%

HCD requests a Motion to hold a Public Hearing on October 30, 2024, on the 4% tax credit Resolution of No Objection.

III.c. Resolution of No Objection, The Enclave on Louetta (ETJ)

HCD recommends Council approve a Resolution of No Objection for one applicant seeking 4% Housing Tax Credits (HTCs) for the following multifamily development:

TDHCA APP#	Development Name	Development Address	Construction Type	Target Population
24481	Enclave on Louetta	2324 Louetta Rd Spring, TX 77388	New Construction	Family

III.c. Resolution of No Objection, The Enclave on Louetta (ETJ)

The TDHCA administers the state's Housing Tax Credit program, which provides federal tax credits to spur the development of quality, affordable housing.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located (including the City's extraterritorial jurisdiction).

IV. PLANNING & GRANT REPORTING

Angela Simon, Assistant Director

IV.a. First Amendment, CPF Agreement (All Districts)

An Ordinance authorizing submission of the First Amendment to the FY 2022 Community Project Funding (CPF) Grant Agreement No. B-22-CP-TX-0860 between the City of Houston and the U.S. Department of Housing and Urban Development (HUD), including a revised project narrative and budget.

IV.a. First Amendment, CPF Agreement (All Districts)

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

The City of Houston executed a grant agreement with HUD on June 16, 2023 for one FY 2022 CPF grant project named Bissonnet Social Services Hub.

IV.a. First Amendment, CPF Agreement (All Districts)

In accordance with HUD’s Community Project Funding Grant Guide, the City of Houston is required to submit a request for amendment to an approved project narrative and/or budget for FY 2022 CPF grants through a formal letter.

Any changes to the scope of work must be consistent with the congressionally directed purpose of the award, which is described as “Bissonnet Social Services Hub” in the Joint Explanatory Statement and compliant with HUD guidance.

IV.a. First Amendment, CPF Agreement (All Districts)

The original scope of work for this project included the purchase and rehabilitation of a building near the Bissonnet Street corridor for services to reduce human/sex trafficking. However, the City was unable to identify funding to cover the building purchase and rehabilitation costs.

HCD is amending the scope of work to reflect that funding will go directly to providing social services, including rental assistance, to victims of human trafficking or domestic violence in the target area.

IV.a. First Amendment, CPF Agreement (All Districts)

To support a revised scope of work, the budget was amended to transfer funding from the “Acquisition and Site Preparation” and “Pre-Development” budget line items to “Programming/Services” and “Administration.”

Bissonnet Social Services Hub			
Activity	Original Budget	Increase/Decrease	New Budget
Acquisition & Site Preparation	\$1,764,000.00	(\$1,764,000.00)	\$0.00
Pre-Development	\$16,000.00	(\$16,000.00)	\$0.00
Programming / Services	\$0.00	\$1,700,000.00	\$1,700,000.00
Administration	\$220,000.00	\$80,000.00	\$300,000.00
Total	\$2,000,000.00	\$0.00	\$2,000,000.00

IV.a. First Amendment, CPF Agreement (All Districts)

Fiscal Year 2022 CPF grant awards must be obligated by September 30, 2025, and spent by September 30, 2030.

After the Amendment is submitted to and approved by HUD, agreements from this project will be presented to City Council at a later date, once subrecipients have been selected.

IV.b. Choice Neighborhood Planning Agreement (District H)

An Ordinance authorizing the execution of a U.S. Department of Housing and Urban Development (HUD) Choice Neighborhood Planning Grant agreement, and related forms and documents, between the City of Houston (City), the Houston Housing Authority (HHA), and HUD by the Mayor, or the Mayor's designee.

IV.b. Choice Neighborhood Planning Agreement (District H)

The HHA (Lead Applicant), and the City (Co-Applicant), submitted a joint application to HUD for a \$500,000.00 HUD Choice Neighborhood Planning Grant (Grant).

The Grant was awarded by HUD on September 10, 2024, with a period of performance of 30 months from the grant award date (September 10, 2024, through March 10, 2027).

To secure the Grant, HUD now seeks execution of the grant agreement by the Lead and Co-Applicants before the end of October, 2024>

IV.b. Choice Neighborhood Planning Agreement (District H)

The Choice Neighborhood Planning Grant will fund the development of a Transformation Plan for the Near Northside-Irvington Village Choice Neighborhood area.

As Co-Applicant, the City will work with HHA and key partners to assist in collecting and analyzing data and community input from all stakeholders to develop planning strategies for the Near Northside.

Strategies for implementation will focus on housing quality, variety, economic opportunity, community assets, amenities, community confidence and safety.

IV.b. Choice Neighborhood Planning Agreement (District H)

The City will serve as a part of the oversight body that reviews summary information and recommendations presented by the Choice Neighborhood Housing, People, and Neighborhood Task Forces.

This is a reimbursement grant, and funding will be managed by the Lead Applicant, the HHA.

No funding will be available to the City of Houston.

IV.c. Submission of HUD/CPF Application Materials (All Districts)

An Ordinance authorizing the submission of required application materials to the U.S. Department of Housing and Urban Development (HUD) for three Community Project Funding/Congressionally Directed Spending awards (CPF) totaling \$2,423,300.00, under the HUD Economic Development Initiative;

And the execution of associated grant agreements between HUD and the City of Houston and related forms and documents by the Mayor, or the Mayor's designee.

IV.c. Submission of HUD/CPF Application Materials (All Districts)

In the Consolidated Appropriations Act, 2024 (Public Law 118-42) (the Act), the U.S. Congress made CPF awards available, and projects were identified in the annual appropriations legislation.

The Housing and Community Development Department will manage three of the FY24 CPF grant awards made to the city for the following projects specified in the legislation.

IV.c. Submission of HUD/CPF Application Materials (All Districts)

Renovation of the City of Houston Metropolitan Multiservice Center for People with Disabilities: \$1,000,000.00	
Construction, Renovation, and Rehabilitation	\$850,000.00
Administration	\$150,000.00
Total	\$1,000,000.00

This project will fund the renovation of the Metropolitan Multiservice Center, to include the restroom, shower, and locker room area.

This project's goals are: 1) To improve functionality, 2) To address plumbing issues, upgrade fixtures and finishes, and 3) To update accessibility standards critical to serving people with disabilities.

IV.c. Submission of HUD/CPF Application Materials (All Districts)

Mason Park Community Center Improvement Project: \$850,000.00	
Construction, Renovation, and Rehabilitation	\$722,500.00
Administration	\$127,500.00
Total	\$850,000.00

This project will fund the revitalization of the shuttered Mason Park Community Center, located in an Hispanic LMI community.

Improvements include updating the deteriorating building envelope, restroom areas and office/lobby space to better serve the public. Renovation plans will include energy-efficient LED lighting and will meet all ADA compliance requirements.

IV.c. Submission of HUD/CPF Application Materials (All Districts)

Rasmus Park Heritage House: \$573,300.00			
	CPF Funding	Non-CPF Funding	Total Project Costs
Construction, Renovation, & Rehabilitation	\$ 487,305.00	\$500,000.00	\$ 987,305.00
Administration	\$ 85,995.00	\$0.00	\$ 85,995.00
Total	\$ 573,300.00	\$ 500,000.00	\$ 1,073,300.00

This project will fund the construction of the new Walter Rasmus Heritage House, to be utilized for neighborhood functions. The home will serve as a landmark for cultural pride representing African-American culture, diversity, and enhance educational opportunities for the community.

V. COMPLIANCE & GRANT ADMINISTRSTION

Kennisha London, Deputy Director

V.a. 6th Amendment to CDBG-DR16 Agreement (All Districts)

An Ordinance authorizing and approving a Sixth Amendment to the Community Development Block Grant Disaster Recovery 2016 Flood Events (CDBG-DR 16) Subrecipient Agreement (#19-076-008-B357) between the City of Houston (City) and the Texas General Land Office (GLO).

Pursuant of Ordinance No. 2019-109, City Council approved and authorized the execution of this agreement to accept and administer \$23,486,698.00 in CDBG-DR 16 funds for the City's Housing Buyout Program for the purposes of mitigating the impacts of the 2016 floods.



V.a. 6th Amendment to CDBG-DR16 Agreement (All Districts)

The GLO is now proposing to extend the City's CDBG-DR 16 Agreement term from November 30, 2024, to July 31, 2025.

The extension will allow time for the demolition and closeout of mitigation projects currently in process.

There are no changes to the funding.

VI. PUBLIC SERVICES

Melody Barr, Assistant Director

VI.a. Child Care Program (District C)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Child Care Council of Greater Houston, Inc. (CCCGHI),

Providing up to \$100,000.00 in Community Development Block Grant (CDBG) funds

For an infant and early childhood development enrichment program serving low- to moderate-income families.

VI.a. Child Care Program (District C)

The CCCGHI program will expand capacity and provide services to 20 additional unduplicated infants and children, ages 0 to 5 years, to include supportive services to their families.

In collaboration with Covenant House Texas, CCCGHI will seek to provide services to homeless youth parents, ages 18-24, and their children.

The early childhood development program will provide comprehensive early childhood education and enrichment opportunities to achieve age-appropriate development milestones and school readiness.

VI.a. Child Care Program (District C)

Staff also engage with the children's parents to support their child's learning and development.

Supportive services also include parenting education and referrals to other services to reduce barriers and increase household financial stability.

HCD conducted a Notice of Funding Availability (NOFA) for Childcare and Out-of-School Time Programming in May 2024, with the option for renewal of up to a one-year increment at the City's discretion. CCCGHI was one of the agencies selected.

VI.a. Child Care Program (District C)

CATEGORY	AMOUNT	PERCENT
Program	\$100,000.00	100.00%
Administration	\$0.00	0.00%
Total	\$100,000.00	100.00%

This agreement term will provide funding from November 1, 2024 – October 31, 2025.

CCCGHI has received funding from the City since 1994 and no findings were reported by Compliance and Monitoring during the last monitoring period.

VI.b. Wesley Community Center (District H)

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

Providing up to \$125,000.00 in Community Development Block Grant (CDBG),

For an Early Childhood Education and Out of School Time program for low-to-moderate income families through Wesley Day School and Kurtz Education/Recreation Center.

VI.b. Wesley Community Center (District H)

The Wesley Early Childhood Education and Out of School Time programs will serve 21 unduplicated children through an evidenced-based curriculum for infants to 4 years old.

The program consists of twice-a-day Center Time (free play), twice-a-day Circle Time (group activities such as story time), outside play (two times a day), meal/snack time, and nap time.

Four to six activity centers are designed within each classroom and may include dramatic play, building, arts and crafts, reading, and math.

VI.b. Wesley Community Center (District H)

Staff also engage with the children's parents to assist them in learning and using activities and interactions with their children to further these developmental advances.

The Out-of-School Time program serves school-age children from K-12.

Wesley's Youth Program offers a safe place for children to participate in quality after-school and summer activities, with a multipurpose focus on academic support, healthy lifestyles, social and emotional learning, and enrichment activities.

VI.b. Wesley Community Center (District H)

Other program services include healthy food, afterschool transportation from local schools, and social-emotional development activities and support groups.

The agency also provides wrap-around services for parents through other Wesley programs including food, housing assistance (rent, utilities), employment services, adult education, benefit enrollment assistance, and financial management (financial coaching/workshops).

VI.b. Wesley Community Center (District H)

CATEGORY	AMOUNT	PERCENT
Program	\$106,671.87	85.34%
Administration	\$18,328.13	14.66%
Total	\$125,000.00	100.00%

HCD conducted a Notice of Funding Availability (NOFA) for Childcare and Out-of-School Time Programming in May 2024, with up to one-year renewal option at the City’s discretion. Wesley was one of the agencies selected.

This agreement term will provide funding from November 1, 2024 – October 31, 2025. Wesley has received funding from the City of Houston since 2022 and has no findings.

VI.c. SEARCH Foshee House of Tiny Treasures (District D)

An Ordinance authorizing an Agreement between the City of Houston (City) and SEARCH Homeless Services (SEARCH),

Providing up to \$100,000.00 in Community Development Block Grant (CDBG) funding,

For an early childhood development program for low-to moderate-income families through SEARCH's Foshee Family House of Tiny Treasures (FHTT).

VI.c. SEARCH Foshee House of Tiny Treasures (District D)

SEARCH's FHTT program will provide comprehensive early childhood education to 20 unduplicated children, ages 21 months to five years, and supportive services to their families.

Supportive services will include case management, counseling, referral services, transportation, and parenting classes designed to reduce barriers and increase household financial stability.

VI.c. SEARCH Foshee House of Tiny Treasures (District D)

HCD conducted a Notice of Funding Availability (NOFA) for Childcare and Out-of-School Time Programming in May 2024, with the option for renewal of up to a one-year increment at the City's discretion. SEARCH was one of the agencies selected.

SEARCH has received funding from the City of Houston since 1996 and has no findings.

VI.c. SEARCH Foshee House of Tiny Treasures (District D)

CATEGORY	AMOUNT	PERCENT
Program	\$94,070.00	94.07%
Administration	\$5,930.00	5.93%
Total	\$100,000.00	100.00%

This agreement term will provide funding from November 1, 2024 – October 31, 2025.

VI.b. Chinese Community Center (Districts F & J)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Chinese Community Center, Inc. (CCC),

Providing up to \$140,000.00 in Community Development Block Grant (CDBG) funds,

For early childhood development and out-of-school time youth enrichment programs serving low-to moderate-income families.

VI.b. Chinese Community Center (Districts F & J)

CCC programs will serve a total of 250 unduplicated children and youth along with supportive services to their families.

The early childhood development program will provide comprehensive early childhood education and enrichment opportunities to children ages 18 months to five years of age to achieve age-appropriate development milestones and school readiness.

Staff also engage with the children's parents to assist them in learning and using activities and interactions with their young children to facilitate development.

VI.b. Chinese Community Center (Districts F & J)

The CCC out-of-school youth program will provide academic and social-emotional enrichment opportunities that aim to improve at-risk K-12 students' high-school graduation rates, succeed in their post-secondary educational and career path.

Other program support services include healthy meals, afterschool transportation from local schools, and opportunities to participate in social-emotional development activities and support groups.

VI.b. Chinese Community Center (Districts F & J)

Supportive services available to families include:

Case management, counseling services, vocational training, job placement assistance, financial education, limited English proficiency assistance, etc.

Referrals to other services are designed to reduce barriers and increase household financial stability.

VI.b. Chinese Community Center (Districts F & J)

CATEGORY	AMOUNT	PERCENT
Program	\$121,750.00	86.96%
Administration	\$18,250.00	13.04%
Total	\$140,000.00	100.00%

HCD conducted a Notice of Funding Availability (NOFA) for Childcare and Out-of-School Time Programming in May 2024, with the option for renewal of up to a one-year increment at the City’s discretion. CCC was one of the agencies selected.

This Agreement term will provide funding from November 1, 2024 – October 31, 2025.

DIRECTOR'S COMMENTS

Michael Nichols, Director

Director's Comments

- **CDBG-DR17 Update**
Temika Jones, Assistant Director and CFO
- **CDBG DR-21 Winter Storm (GSD Generators)**
Michael Nichols, Director
- **HCD Collaborations and Project Highlights**
Michael Nichols, Director
- **Public Comments**

CDBG-DR17

Contract Overview & Benchmark Progress

Temika Jones, Assistant Director and CFO

Program Closeout Update

	Contract End Date	Revised Budget
Closeout Completed		
Public Services	Aug-24	\$ 17,175,963
Closeout In Progress		
Homebuyers	Aug-24	\$ 16,246,507
Planning	Aug-24	\$ 22,213,801
HoAP	Aug-24	\$ 63,343,397
Small Rental		
Small Rental	Feb-25	\$ 12,188,104
Economic Development		
Economic Development	May-25	\$ 20,732,068
Multifamily*		
Multifamily*	Aug-25	\$ 370,855,752
Buyout*		
Buyout*	Oct-25	\$ 55,800,000
Admin		
Admin	Oct-25	\$ 15,000,000
Single Family		
Single Family	-	\$ 60,000,000
Grand Total		\$ 653,555,590
*Revised Benchmarks Pending		



CDBG-DR17 Harvey Grant Update

Benchmark Progress as of October 14, 2024

	Contract End Date	Revised Budget	REVISED December 31, 2024 Benchmark	Remaining to Meet 12/31/24 Revised Benchmark	% Benchmark Met	Approved
Admin	Oct-25	\$ 15,000,000	\$ -	\$ -	-	\$ 3,692,494
Buyout	Oct-25	\$ 55,800,000	\$ 53,010,000	\$ 17,080,972	68%	\$ 35,929,028
Economic Development	May-25	\$ 20,732,068	\$ 19,695,464	\$ (606,944)	103%	\$ 20,302,408
HoAP	Aug-24	\$ 63,343,396.52	\$ 63,343,397	\$ 6,911,227.80	89%	\$ 56,432,169.20
Homebuyers	Aug-24	\$ 16,246,507	\$ 16,246,507	\$ 84,878	99%	\$ 16,161,629
Multifamily	Aug-25	\$ 370,855,752	\$ 352,312,964	\$ 12,360,961	96%	\$ 339,952,003
Planning	Aug-24	\$ 22,213,801	\$ 22,213,801	\$ 686,100	97%	\$ 21,527,701
Public Services	Aug-24	\$ 17,175,963	\$ 17,175,963	\$ (12,714)	100%	\$ 17,188,677
Single Family	Feb-25	\$ 60,000,000	\$ 57,000,000	\$ 12,942,020	77%	\$ 44,057,980
Small Rental	Feb-25	\$ 12,188,104	\$ 11,578,698	\$ 4,488,515	61%	\$ 7,090,183
Grand Total		\$ 653,555,590	\$ 612,576,794	\$ 54,554,674		\$ 562,334,272

NOTES:

- 1 - Remaining to Meet 12/31 Revised Benchmark total sum does not include programs that have exceeded benchmark.
- 2 - Buyout program benchmarks suspended by GLO due to ongoing URA efforts.



CDBG DR-21 Winter Storm Generators

Michael Nichols, Director

Director's Comments

CDBG DR-21 Winter Storm Generators (GSD)

HCD recommends approval of a Letter of Agreement between the City and the General Services Department (GSD) for Community Development Block Grant-Disaster Recovery 2021 (CDBG-DR21) mitigation set-aside funds in the amount of \$6,125,000.00 for the installation of advanced power backup and renewable energy systems for three City of Houston Health Department Multi-Service Centers (MSC) located in low-to moderate-income areas.

Director's Comments

CDBG DR-21 Winter Storm Generators (GSD)

The goal of this project is to enhance the reliability of the power supply to these MSC's, ensuring continuous operations even during power outages and enhancing resilience.

The key components of the project include the installation of natural gas generators, micro grid solar panel systems, battery backup systems, and automatic transfer switches.

These improvements will provide several benefits to the MSC's, including supporting the use as shelters or distribution points for the community during and immediately following a disaster.

Director's Comments

CDBG DR-21 Winter Storm Generators (GSD)

The three multi-service centers to receive these generators include:

- Northeast MSC - 9720 Spaulding St, Houston, TX 77016 (District B)
- Acres Homes MSC - 6719 W. Montgomery Rd, Houston, TX 77051 (District B)
- Southwest MSC - 6400 High Star Dr, Houston, TX 77074 (District J)

Director's Comments

CDBG DR-21 Winter Storm Generators (GSD)

GSD will be responsible for managing the design and construction of this project and will assign a Project Manager to oversee the bidding and selection of contracts.

The total project budget is approximately \$6,125,000.00 in CDBG-DR21 funds, which will be provided by HCD.

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



Grand Opening: Lockwood South Apartments 735 N. Drennan, 77003 (District H)



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Grand Opening: Lockwood South Apartments 735 N. Drennan, 77003 (District H)

Completion Percentage: 100%

Total Number of Units: 80

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

Total Project Cost: \$29,424,378.00

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

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

Architect: Humphreys & Partners Architects, LP

Grand Opening: Lockwood South Apartments 735 N. Drennan, 77003 (District H)



Grand Opening: Lockwood South Apartments 735 N. Drennan, 77003 (District H)



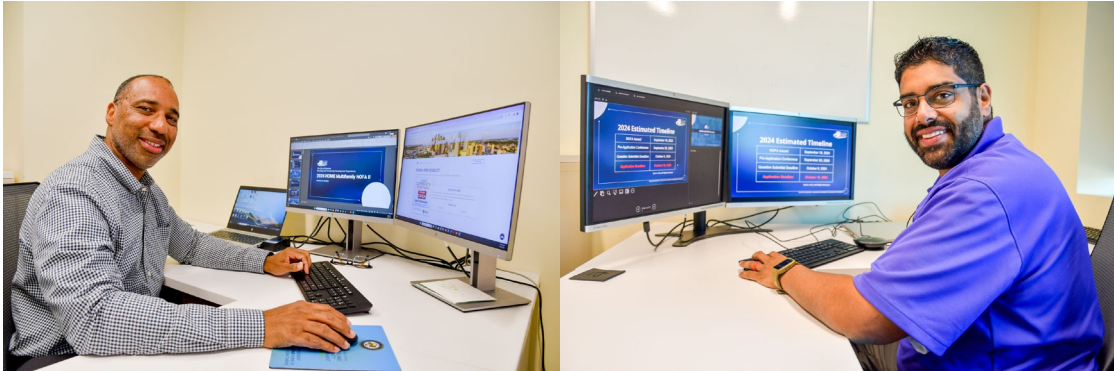
Grand Opening: Lockwood South Apartments 735 N. Drennan, 77003 (District H)



Grand Opening: Lockwood South Apartments 735 N. Drennan, 77003 (District H)



Multifamily NOFA II Preapplication Conference 2100 Travis (District D)



Multifamily NOFA II Preapplication Conference 2100 Travis (District D)



Multifamily NOFA II Preapplication Conference 2100 Travis (District D)



SFHRP Key Exchange 10/8/2024

Kenilwood St., South Park (District D)



SFHRP Key Exchange 10/8/2024

Kenilwood St., South Park (District D)



Change Happens CDC Progress 10/7/2024 8151 Atwater, Settegast (District B)



Heart of Houston CDC Progress as of 9/25/2024 Dennis/McGowan, Third Ward (District D)



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



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

Completion Percentage: 90%

Total Number of Units: 130

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

Total Project Cost: \$43,708,342.00

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

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

Estimated Completion: December, 2024

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



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

Completion Percentage: 92%

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: GSM Architects

Estimated Completion: November, 2024

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



**Update: Connect South
6440 Hillcroft Street, 77081 (District J)**

Completion Percentage: 96%

Total Number of Units: 77

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

Total Project Cost: \$33,568,547.00

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

**Developer: My Connect Community &
Brinshore Development**

Architect: Alley Poyner Macchietto Architecture, Inc.

Estimated Completion: December, 2024

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



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

Completion Percentage: 100%

Total Number of Units: 125

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

Total Project Cost: \$35,854,830.00

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

Developer: Brownstone

Architect: Brownstone Architects & Planners, Inc.

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



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

Completion Percentage: 87%

Total Number of Units: 325

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

Total Project Cost: \$88,570,081.00

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

Developer: TXZNH, LLC

Architect: Forge Craft Architecture & Design

Estimated Completion: December, 2024

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



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

Completion Percentage: 83%

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: January, 2025

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



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

Completion Percentage: 92%

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: December, 2024

Public Comments