



# Housing and Affordability Committee - November 19, 2024

Deputy Director Derek Sellers for  
Michael Nichols, Director



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

# Agenda

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

# **II. PUBLIC FACILITIES**

Ryan Bibbs, Deputy Assistant Director

## II. The Housing Navigation Center (2<sup>nd</sup> Amendment) (District B)

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

Modifying the Agreement to allow the Coalition to continue operations at the Housing Navigation Center, located at 2903 Jensen, Houston, TX in accordance with the Scope of Services.

No additional funding.

## II. The Housing Navigation Center (2<sup>nd</sup> Amendment) (District B)

Pursuant to Ordinance No. 2022-69 executed on January 26, 2022, City Council authorized a Lease Agreement with the Coalition to lease the city-owned facility, procure and manage capital improvements, and procure and manage an operator to run the facility.

The lease expires December 31, 2024 or within 12 months after the expiration of the Emergency Declaration, on which the ESG-CV funding is based.

## II. The Housing Navigation Center (2<sup>nd</sup> Amendment) (District B)

The term of the lease was extended to December 31, 2027, via Letter of Agreement between the City and The Coalition dated November 5, 2024.

Through this Amendment, the Coalition now wishes to modify the terms of the lease to conform to certain requirements stated in the lease, to the requirements of the current stream of operational funding provided to the Navigation Center (by the City via separate Agreement).

## II. The Housing Navigation Center (2<sup>nd</sup> Amendment) (District B)

The Coalition for the Homeless serves as the lead administrative, planning, and coordination agency of The Way Home, the regional homeless response system.

Through the Coalition's efforts, the City and its partners have successfully reduced homelessness by more than any other major city in the nation.

Since 2012, more than 24,000 individuals have been permanently housed (with nearly a 90% long-term, success rate), leading to more than a 55% reduction in homelessness.

## II. The Housing Navigation Center (2<sup>nd</sup> Amendment) (District B)

Ordinance No. 2022-68 provided the Coalition with \$3,500,000.00 in ESG-CV funds for the rehabilitation and reconstruction of the Housing Navigation Center. The Coalition also received \$763,332.17 in insurance proceeds.

On July 18, 2023 the City authorized a Second Amendment providing an additional \$663,142.14 in ESG-CV and \$150,000.00 in TIRZ 2409 funds for a total City contribution of \$5,049,474.31.

Ordinance No. 2023-45 extended the grant period to March 31, 2023 to allow for construction completion.



# **III. SINGLE FAMILY**

Cedrick LaSane, Assistant Director

## III.a. A Caring Safe Place, Inc. Amendment (District B)

An Ordinance authorizing a Second Amendment to the Community Housing Development Organization (CHDO) Program Developer Agreement between the City of Houston and A Caring Safe Place, Inc. (ACSP) to achieve the following:

- (1) Reduce the maximum amount of the Agreement by \$554,000.00 from \$3,868,000.00 to \$3,132,000.00;
- (2) Reduce the total number of CHDO Homes that A Caring Safe Place, Inc. may build from 13 to 11;
- (3) Amend cost projections;

## III.a. A Caring Safe Place, Inc. Amendment (District B)

- (4) Increase the amount of time the Director may extend for performance;
- (5) Change provisions regarding definitions, CHDO Proceeds, Recapture Requirements, the affordability period, and sales contracts; and
- (6) Replace the forms of the Homebuyer HOME Statement, Homebuyer Note, and Homebuyer Deed of Trust.

No additional funding is attached to this item.

## III.a. A Caring Safe Place, Inc. Amendment (District B)

Ordinance 2020-1074 authorized a Developer Agreement for up to nine affordable single-family homes.

Ordinance 2023-552, authorized a First Amendment to amend the Developer Agreement and relevant provisions, exhibits, and related documents to:

- (1) Increase the maximum number of affordable single-family homes that ACSP may build pursuant to the Developer Agreement from nine to thirteen (13);
- (2) Increase HOME funding from \$2,286,000.00 to \$3,686,000.00 for the development of the additional homes and to cover construction cost increases.

## III.a. A Caring Safe Place, Inc. Amendment (District B)

The City of Houston's CHDO Single-Family Home Development Program administers newly constructed affordable-family homes for sale to eligible low- and moderate-income homebuyers and enhances capacity for nonprofit housing providers.

## III.b. Heart of Houston CDC Amendment (District D)

An Ordinance authorizing a First Amendment to the Community Housing Development Organization (CHDO) Program Developer Agreement between the City and Heart of Houston CDC Inc., to:

- (1) Extend the amount of time the Director may extend the time of performance;
- (2) Change provisions regarding definitions, CHDO Proceeds, Recapture Requirements, the affordability period, and sales contracts; and
- (3) Replace the forms of the Homebuyer Home Statement, Homebuyer Note, and Homebuyer Deed of Trust. No funding is attached to this item.

## III.b. Heart of Houston CDC Amendment (District D)

The initial Developer Agreement, by Ordinance 2023-0689, provided up to \$3,100,000.00 in Home Investment Partnerships Program (HOME) set-aside funds towards the design and construction of approximately 11 energy-efficient, affordable, single-family homes on scattered sites in the Third Ward and South Union Communities.

## III.b. Heart of Houston CDC Amendment (District D)

The CHDO Single-Family Home Development Program administers newly constructed affordable-family homes for sale to eligible low- and moderate-income homebuyers and expands nonprofit housing providers' capacity.



## III.c. Stella Link Reimbursement Agreement (GLO) (District K)

An Ordinance authorizing an Agreement between the City of Houston (City) and the Texas General Land Office (GLO) and using Uptown TIRZ Series 2021 Affordable Homes funds to reimburse the GLO for the purchase of 12.22 acres of land in the amount of \$13,970,540.11.

The land is located north of Stella Link Rd, south of Main St, and east of Willowbend, known as 10301 Stella Link Road (Property).

## III.c. Stella Link Reimbursement Agreement (GLO) (District K)

The acquisition and development of the Property was initially supported by the HCD Harvey Single Family Development (HSFD) Program, which was funded through a CDBG-DR17 grant to develop affordable owner-occupied single-family homes for low-to moderate-income Houstonians.

## III.c. Stella Link Reimbursement Agreement (GLO) (District K)

This reimbursement to the GLO will allow the City to:

- (i) Remove GLO/CDBG-DR17 restrictions from the Property,
- (ii) Create its own timeline for the development of the Property,
- (iii) Use local funds to develop the Property, and
- (iv) Create affordable housing for low-to-moderate-income workforce homebuyers whose income does not exceed 120% of the Area Median Income.

## III.c. Stella Link Reimbursement Agreement (GLO) (District K)

Following reimbursement to the GLO, the City will design a Homebuyer Assistance Program (HbAP 2.0) to be utilized throughout the City of Houston.

The Property will be a new construction project of single-family homes in the Willowbend community and will increase Houston's housing stock by approximately 100- 150 affordable homes.

## III.c. Stella Link Reimbursement Agreement (GLO) (District K)

Source	Amount	Use
Uptown TIRZ Series 2021 Affordable Homes	\$13,970,540.11	Land Acquisition
Total	\$13,970,540.11	

This development will be administered by HCD and is aligned with the City’s efforts to create affordable housing opportunities for low-to moderate-income homebuyers in desirable neighborhoods in Houston.

# **IV. PUBLIC SERVICES**

Melody Barr, Assistant Director

## IV.a. Catholic Charities Out of School Time Program (District F)

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

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

To support an Out of School Time Program (program) for low-to moderate-income families living in Alief Independent School District (Alief ISD) and within the City.

## IV.a. Catholic Charities Out of School Time Program (District F)

The program will serve 30 unique households with school-age youth up to 18 years old and living within Alief ISD two days a week after school during the school year.

This program will incorporate homework assistance, cultural and social learning activities, including a three-week summer program for immigrant students with a focus on language skills.

Services will integrate parents into their children's school through parent orientations and parent-teacher meetings.



## IV.a. Catholic Charities Out of School Time Program (District F)

CATEGORY	AMOUNT	PERCENT
Program	\$90,000.00	90.00%
Administration	\$10,000.00	10.00%
<b>Total</b>	<b>\$100,000.00</b>	<b>100.00%</b>

Catholic Charities has received funding from the City since 2003 with no findings on their last compliance review. This Agreement provides funding from January 1, 2025 through December 31, 2025.

Catholic Charities was selected from a May 2024 HCD Notice of Funding Availability (NOFA) for Out-of-School Time Programming, with a one-year renewal option.

# **V. COMPLIANCE & GRANT ADMINISTRATION**

Kennisha London, Deputy Director

# V.a. 10th Amendment to CDBG-DR2 Agreement (All Districts)

An Ordinance approving a Tenth Amendment to the Hurricane Ike Community Development Block Grant Disaster (CDBG-DR 2) Program Rental Housing Projects, Round 2 Subrecipient Agreement (#13-181-000-7294) between the City of Houston and the Texas General Land Office (GLO).

The Subrecipient Agreement allowed the City to carry out multifamily activities including rehabilitation, reconstruction, and new construction of subsidized housing benefiting low-to moderate-income (LMI) families.

# V.a. 10th Amendment to CDBG-DR2 Agreement (All Districts)

The proposed Amendment extends the City's CDBG-DR2 Agreement term from September 30, 2024, to August 31, 2025, and updates contractual language.

This extension will accommodate the completion and closeout of the St. Elizabeth Place Rehabilitation Project, an 85-unit Multifamily rental housing complex in the Lyons Avenue Corridor in Houston's Fifth Ward.

There are no changes to the funding.

## V.b. Third Amendment to CDBG-DR17 Agreement (All Districts)

An Ordinance approving a Third Amendment to the Community Development Block Grant Disaster Recovery Harvey (CDBG-DR17) Subrecipient Agreement (#21-134-000-C788) with the GLO.

The GLO proposes to amend the Subrecipient Agreement with the City in the following ways:

## V.b. Third Amendment to CDBG-DR17 Agreement (All Districts)

- 1) Reduce the overall grant award from \$653,555,590.00 by reducing funding in the amount of \$27,926,173.08 for a total amount not to exceed \$625,629,416.92.
- 2) Revise contractual language.
- 3) Extend the term of the Agreement from February 28, 2025 to February 28, 2027.
- 4) Revise the Single-Family Development Program Performance Statement to reflect all project activities and the reduction of \$27,926,173.08 in grant funding.

## V.b. Third Amendment to CDBG-DR17 Agreement (All Districts)

This Subrecipient Agreement allows the City to provide financial assistance with funds appropriated under the Continuing Appropriations Act, 2018 and Supplemental Appropriations for Disaster Relief Requirements Act, 2017 (Pub. L. No. 115-56), enacted on September 8, 2017.

## V.b. Third Amendment to CDBG-DR17 Agreement (All Districts)

This funding is intended to facilitate disaster recovery, restoration, and economic revitalization and to affirmatively further fair housing to address unmet disaster recovery needs through activities related to disaster relief long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the most impacted and distressed areas resulting from damage caused by Hurricane Harvey.



# **VI. MULTIFAMILY**

## **2025 Multifamily Priorities**

### **Housing Tax Credits**

Ryan Bibbs, Deputy Assistant Director

# 2025 TDHCA 9% Application Schedule (estimated)

Date	Deadline
Dec 3	HCD releases applications for resolutions
Jan 9	Pre-applications due to TDHCA
Jan 10	Applications for resolutions due to HCD
Jan 28/Feb 4	HCD presentation to Housing Committee
Feb 12	Resolutions presented to City Council
Feb 28	Applications due to TDHCA
Jul 24	TDHCA award of 9% tax credits

# 2025 Multifamily Priorities – Threshold Items

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

- Not located within floodway or floodplain
- Not located in areas with greater than 25% poverty, unless located in a Complete Community or TIRZ
- Not zoned to a school with a failing grade by the TEA within the most recent reporting year; however, HCD will accept evidence of mitigation efforts (tutoring, ect.) submitted to TDHCA

# 2025 Multifamily Priorities – Threshold Items

## Review for Requests for Resolutions of No Objection:

Due to the high demand for tax-exempt bonds, HCD will not review a request for a Resolution of No Objection required for 4% HTC applications unless the applicant has secured a reservation of tax-exempt bonds.

# Priority Items

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

- Rehabilitation and reconstruction
- Complete Communities and TIRZ
- Areas of low poverty and high performing schools
- Areas experiencing high rental costs
- Transit Oriented Developments
- Areas underserved with affordable housing
- Permanent supportive housing and/or housing serving special needs populations
- Quality onsite educational programming



# 2025 Scoring Criteria

Applications Must Meet a Minimum of Ten (10) Points to Qualify for a Resolution of Support (22 max points)	Points
Located in a Complete Community or TIRZ	2
Availability of affordable housing in the area	1 - 2
Proximity to mass transportation	1 – 2
Low poverty concentration	1
Mixed income composition	1 - 2
On-site quality educational programming	1 - 2
Documentation of community support	1
Building resiliency and sustainability features	1 - 6
Offsite neighborhood improvements	1
Onsite material recycling	1
Renovation or reconstruction of existing housing	2



# HCD Equitable Distribution Policy

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

- Council Districts A, B, D, H, I, J, and K will be eligible for a maximum of two endorsements by resolution.
- Council Districts C, E, F, and G will be eligible for a maximum of three endorsements by resolution.

# HCD Equitable Distribution Policy

When HCD receives a total number of applications in a Council District that exceed the designated maximum per district, the following factors will be considered to determine its final recommendations.

- The highest scoring application located in greater Third Ward that will receive an award from the Houston Housing Authority for the HUD Choice Neighborhood Implementation grant will be prioritized.
- HCD total score – Applications with higher HCD scores will be prioritized
- Developments that include resilient design components including generators for critical functions will be prioritized
- Poverty index – Lower poverty rate for an application’s site within each council district will be prioritized
- Quality onsite educational program will be prioritized.



# HCD Equitable Distribution Policy

## Exclusion of Specialized Housing

Consideration will be given to proposed rental projects that target a specific population. These types of housing projects serve a special client base and are not geographically oriented as are the general multifamily housing stock and should not be placed in the same category as all other subsidized multifamily housing.

Examples of housing for specialized populations include disabled, homeless, transitional housing and permanent supportive housing.

- The limitation will not apply to the repair or rehabilitation of existing affordable units. However, rehabilitations converting market rate units to affordable housing will be covered by this limitation.

# Director's Comments

Deputy Director Derek Sellers for Michael Nichols, Director

# Director's Comments

## Wesley Community Center

Deputy Director Derek Sellers for Michael Nichols,  
Director

## CDBG-DR17 Update

Temika Jones, Assistant Director and CFO

## HCD Project Highlights

Deputy Director Derek Sellers for Michael Nichols,  
Director

## Public Comments



## Wesley Community Center

HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and Wesley Community Center, Inc. of Texas (District H),

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

To provide case management and employment services to a minimum of 225 unduplicated low-to-moderate income individuals living in Houston.

# Wesley Community Center

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

Through these services, Wesley will help participants increase their stability and obtain the resources they need to successfully gain and maintain employment.

# Wesley Community Center

HCD conducted a Notice of Funding Availability (NOFA) for CDBG services in December 2022 with a one-year renewal option, at the City's discretion. Wesley was one of the selected agencies.

The original Agreement provides funding from November 1, 2023, through November 30, 2024. The First Amendment will provide funding through November 30, 2025.

# Wesley Community Center

As of September 2024, Wesley has achieved approximately 83% of its annual client goal and expended approximately 92% of funding.

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

CATEGORY	AMOUNT	PERCENT
Program Services	\$212,694.00	85.08%
Program Administration	\$37,306.00	14.92%
<b>Total</b>	<b>\$250,000.00</b>	<b>100.00%</b>

**CDBG – DR17**  
**CONTRACT OVERVIEW**  
**&**  
**BENCHMARK PROGRESS**

Temika Jones, Assistant Director and CFO



# Program Closeout Update – Amendment 2

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



# Program Closeout Update – Amendment 3

	Contract End Date	Revised Budget
<b>Closeout Completed</b>		
Public Services	Aug-24	\$ 17,175,963
<b>Closeout In Progress</b>		
Homebuyers	Aug-24	\$ 16,246,507
Planning	Aug-24	\$ 22,213,801
HoAP	Jan-25	\$ 63,343,397
<b>Small Rental</b>		
Small Rental	Feb-25	\$ 12,188,104
<b>Economic Development</b>		
Economic Development	May-25	\$ 20,732,068
<b>Multifamily*</b>		
Multifamily*	Aug-25	\$ 370,855,752
<b>Buyout*</b>		
Buyout*	Oct-25	\$ 55,800,000
<b>Admin</b>		
Admin	Oct-25	\$ 15,000,000
<b>Single Family</b>		
Single Family	-	\$ 32,073,827
<b>Grand Total</b>		<b>\$ 625,629,417</b>
<b>*Revised Benchmarks Pending</b>		



# CDBG-DR17 Harvey Grant Update

## Benchmark Progress as of November 15, 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	\$ -	\$ -	-	\$ 3,749,092
Buyout	Oct-25	\$ 55,800,000	\$ 53,010,000	\$ 17,056,801	68%	\$ 35,953,199
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	\$ 10,511,419	97%	\$ 341,801,545
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
<b>Grand Total</b>		<b>\$ 653,555,590</b>	<b>\$ 612,576,794</b>	<b>\$ 52,680,960</b>		<b>\$ 564,264,583</b>

**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.



# **Community Events & Project Highlights**

Deputy Director Derek Sellers for 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**



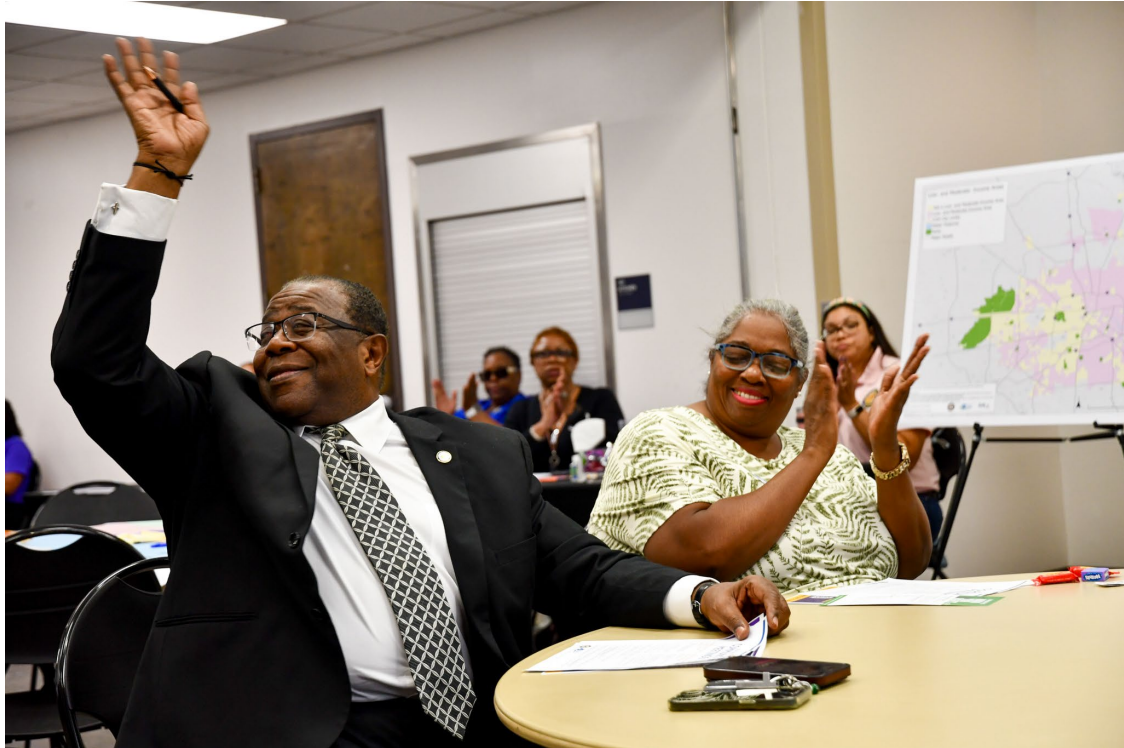
# 2024 Fall Community Meeting (11/14/2024) Kashmere Gardens MSC 77026 (District B)



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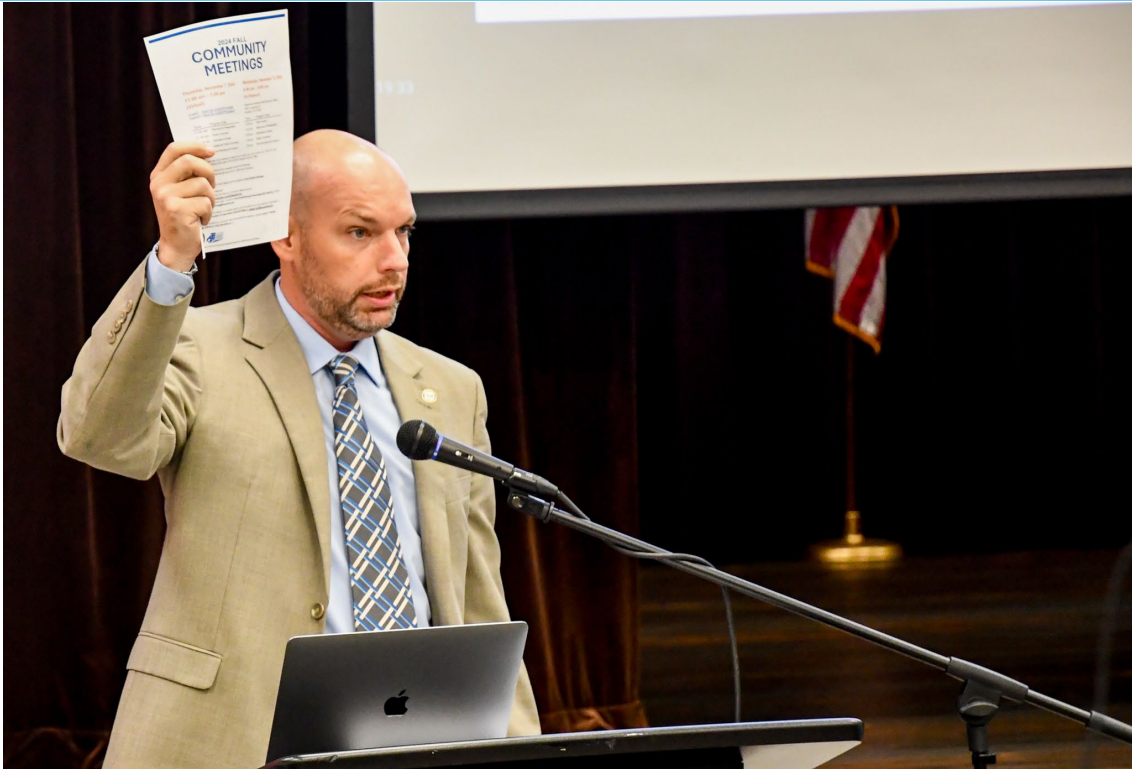




# 2024 Fall Community Meeting (11/14/2024) Kashmere Gardens MSC 77026 (District B)



# 2024 Fall Community Meeting (11/14/2024) Kashmere Gardens MSC 77026 (District B)



# 2024 Fall Community Meeting (11/14/2024) Kashmere Gardens MSC 77026 (District B)



# 2024 Virtual Fall Community Meeting (11/7/2024) 2100 Travis, 77002 (District D)



# 2024 Virtual Fall Community Meeting (11/7/2024) 2100 Travis, 77002 (District D)



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# 2024 Virtual Fall Community Meeting (11/7/2024) 2100 Travis, 77002 (District D)



# 2024 Virtual Fall Community Meeting (11/7/2024) 2100 Travis, 77002 (District D)





# New Hope Housing Avenue C Groundbreaking (10/17/2024) 7520 Avenue C (District I)



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# New Hope Housing Avenue C Groundbreaking (10/17/2024) 7520 Avenue C (District I)



# New Hope Housing Avenue C Groundbreaking (10/17/2024) 7520 Avenue C (District I)



# New Hope Housing Avenue C (Rendering)

## 7520 Avenue C (District I)





# **New Hope Housing Avenue C 7520 Avenue C, 77012 (District I)**

**Completion Percentage: 7%**

**Total Number of Units: 120**

**Total Restricted Units: 120 (30% - 60% AMI)**

**Total Project Cost: \$41,025,424**

**HCD Funding: \$3,000,000 (HHB)**

**Developer: New Hope Housing**

**Architect: GSM Architects**

**Estimated Completion: April 2026**

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



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

**Completion Percentage: 95%**

**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: \$14,900,000.00 (CDBG-DR17)**

**Developer: TXZNH, LLC**

**Architect: Forge Craft Architecture & Design**

**Estimated Completion: March, 2025**

# 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: 84%**

**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: 96%**

**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