

HOUSING & AFFORDABILITY COMMITTEE MEETING

November 17, 2026

Housing & Community Development

Agenda

I. Welcome/Introductions
II. Single Family
III. Multifamily
IV. Director's Comments & DR-17
V. Public Comments

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SINGLE-FAMILY

Cedrick LaSane, Assistant Director



II.a. New Home Development Program (NHDP) Guidelines (All Districts)

An Ordinance authorizing the Third Amended and Restated New Home Development Program (NHDP) Guidelines (v4.0) to:

- Authorize the use of land owned, acquired, donated, contributed, and accepted by the City for the NHDP;
- The conveyance of property in fee simple by a special warranty deed to contractors to develop, market, and sell to low- to moderate-income (LMI) qualified homebuyers;
- Incorporate composite pricing to the contractor assignment method;
- Define terms for program documents related to the construction loan and homebuyer loan documents;

II.a. New Home Development Program (NHDP) Guidelines (All Districts)

- Incorporate provisions for homebuyer eligibility and application criteria across all Single-Family Programs;
- Increase the liquid asset limit from $30,000.00 to $50,000.00, set the qualifying front-end and back-end ratios;
- Add real estate donation, post-completion warranty, pay or play, and stale inventory provisions, including a time-based adjustment to the Contractor's Program Service Fee;
- Make conforming updates to the loan forgiveness table, definitions, complaints and appeals procedures.

II.a. New Home Development Program (NHDP) Guidelines (All Districts)

The NHDP provides newly constructed affordable single-family homes for low- to moderate-income eligible homebuyers earning up to 100% of the Area Median Income.

The program provides a maximum subsidy amount up to $75,000.00 (increased from the previous maximum of $50,000.00).

II.a. New Home Development Program (NHDP) Guidelines (All Districts)

The amended NHDP guidelines will administer the basic requirements, policies, and procedures in which the NHDP is governed for current and future allocations of local funds for NHDP activities. HCD staff will administer the program in conformity with regulations.

The NHDP program is funded using TIRZ affordable housing set-aside funds, any related program income, and any other non-federal funding that may be available.

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MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

III. 2027 Multifamily Housing Priorities for Housing Tax Credits (All Districts)

HCD seeks to provide guidance for obtaining a Resolution of Support or Resolution of No Objection for developments pursuing Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA).

HCD aims to address this shortage and meet the needs of disaster-impacted rental households by supporting HTC developments that meet HCD Multifamily Priorities and Minimum Standards for 2027.

2027 TDHCA 9% Application Schedule (estimated)

Date	Deadline
Dec 10	HCD releases applications for resolutions
Jan 13	Pre-applications due to TDHCA
Jan 14	Applications for resolutions due to HCD
Feb 2	HCD presentation to Housing Committee
Feb 10	Resolutions presented to City Council
Feb 26	Applications due to TDHCA
Jul 22	TDHCA award of 9% tax credits

2027 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 debarred by the City of Houston

2027 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
- Areas experiencing high rental costs
- Transit Oriented Developments
- Areas underserved with affordable housing
- Preserving existing affordable housing stock
- Permanent supportive housing and/or housing serving special needs populations
- Quality onsite educational programming

2027 Scoring Criteria

Applications Must Meet a Minimum of Ten (10) Points to Qualify for a Resolution of Support (25 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	2
On-site quality educational programming	1 - 2
Documentation of community support	1
Building resiliency and sustainability features	1 - 9
Offsite neighborhood improvements	1
Health Services provided by a licensed healthcare provider	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 three endorsements by resolution.
- Council Districts C, E, F, and G will be eligible for a maximum of four 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

HCD Equitable Distribution Policy

- Poverty index – Lower poverty rate for an application's site within each council district will be prioritized
- Quality onsite educational program will be prioritized
- Healthcare Services provided by a licensed healthcare provider

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.

HCD Equitable Distribution Policy

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.

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DIRECTOR'S COMMENTS

Michael Nichols, Director

DIRECTOR'S COMMENTS

- CDBG DR-17 Reimbursements Update
  Temika Jones, Deputy Director & CFO
- Ribbon Cuttings, Stay in the Loop
  Michael Nichols, Director
- Public Comments
  Council Member Tiffany D. Thomas, Chair

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FINANCE
CDBG DR Reports

Temika Jones, Deputy Director & CFO

DR17 REIMBURSEMENTS UPDATE

as of November 16, 2026

	Amendment 6 Budget	Approved	Under GLO Review	Submitted	Refunded*	Contract Value to Add Back
Admin	$ 15,000,000.00	$ 7,749,254	$ -	$ 7,749,254	$ -	
Buyout	$ 48,732,897.59	$ 42,807,846	$ -	$ 42,807,846	$ -	
Economic Development	$ 18,808,020.47	$ 20,729,639	$ -	$ 20,729,639	$ (1,921,619)	$ 1,921,619
HoAP	$ 68,060,675.08	$ 67,816,560.82	$ -	$ 67,816,561	$ -	$ 250,455
Homebuyers	$ 16,246,498.95	$ 16,294,499	$ -	$ 16,294,499	$ -	
Homebuyers 2.0	$ 19,800,000.00	$ 17,906,095	$ 57,294	$ 17,963,389	$ -	
Multifamily	$ 370,868,494.30	$ 368,680,458	$ -	$ 368,735,040	$ -	
Planning	$ 21,780,921.41	$ 21,781,147	$ -	$ 21,781,147	$ -	
Public Services	$ 17,162,740.89	$ 17,188,677	$ -	$ 17,188,677	$ (12,742)	$ 12,742
Single Family	$ 2,184,195.24	$ 44,080,908	$ -	$ 44,080,908	$ (45,712,518)	
Small Rental	$ 11,355,268.88	$ 11,192,677	$ -	$ 11,308,176	$ -	
Grand Total	**$ 609,999,712.81**	**$ 636,227,761**	**$ 57,294**	**$ 636,455,136**	**$ (47,646,879)**	**$ 2,184,816**

Project Progress: The Rushmore Apartments
800 Highway 6 South, 77079 (District G)

Completion Percentage: 100%

Total Number of Units: 101 Total

Restricted Units: 85 at 30% - 60% AMI

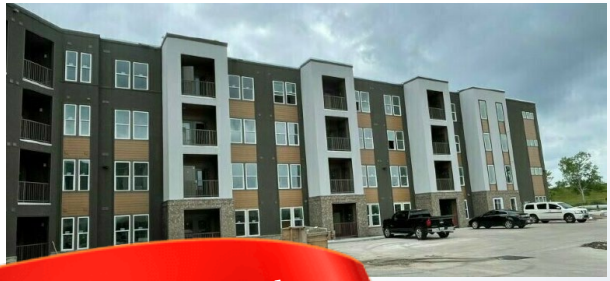
Total Project Cost: $32,919,648.00

HCD Funding: $3,000,000.00 (HOME)

Developer: Housing Trust Group (HTG)

Architect: HEDK Architects





Scheduled Ribbon Cutting: November 19, 2026

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2026 A Year of Meaningful Progress

A story of a year defined by progress, partnership, investment and real impact across Houston.

CITY OF HOUSTON | **HOUSING AND COMMUNITY DEVELOPMENT**

STAY IN THE LOOP

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PUBLIC COMMENTS

Council Member Tiffany D. Thomas, Chair