



Housing and Affordability Committee

Council Member Tiffany D. Thomas, Chair

Council Member Willie Davis, Vice Chair

March 18, 2025, at 10:00 a.m.

City Hall Council Chambers

901 Bagby, 2nd Floor, Houston, Texas 77002

This meeting will also be broadcast on [HTV](#), the City of Houston's Municipal Channel. To sign up for Public Comment, please fill out the form below by 5 p.m. on Monday, March 17, 2025 <https://www.houstontx.gov/council/committees/speakers-housing.html>

Presentation handouts will also be available at <https://www.houstontx.gov/council/committees/housing.html>

I. Call to Order/Welcome/Attendance

II. Planning & Grant Reporting

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing 1) the submission of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), which includes an application for CDBG, HOME, HOPWA and ESG entitlement grants to be received from HUD; and 2) the execution of the grant agreements between HUD and City of Houston and execution of related forms and documents for the entitlement grants by the Mayor, or the Mayor's designee. (All Districts)

Michael Nichols, Director

Angela Simon, Assistant Director

III. Compliance & Grant Administration

HCD recommends Council approval of an Ordinance authorizing and approving a Substantial Amendment to the Community Development Block Grant-Disaster Recovery 2015 Flood Events (CDBG-DR 15) Action Plan to transfer \$3,291,180.00 from the Property Buyout activity to the Public Facilities and Improvements activity within the CDBG-DR 2015 budget for infrastructure projects. (All Districts)

Michael Nichols, Director

Kennisha London, Deputy Director

IV. Public Facilities

- a. HCD recommends Council approval of an Ordinance authorizing a Second Amendment to the Loan Agreement between the City of Houston and Edison Arts Foundation to modify the scope of work, budget, and existing requirements for investment of private equity funds for the Edison Performing Arts Center located at 7100 W. Fuqua. (District K)
- b. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Loan Agreement between the City of Houston and Fifth Ward Community Redevelopment Corporation (FWCRC). FWCRC intends to enter into a loan for additional construction financing with Business & Community Lenders of Texas (BCL). This Amendment will approve the BCL loan and subordinate the City's forgivable loan to BCL's loan, with no additional funding from the City. (District B)

Michael Nichols, Director

Ryan Bibbs, Deputy Assistant Director

V. Single Family

HCD recommends Council approval of an Ordinance authorizing revisions to the Single Family Home Repair Program (HRP) Guidelines version 1.8 to version 1.9 that will (1) add provisions to the eligibility criteria requiring applicants to own and occupy the property as their primary residence for a minimum of five years prior to submitting a program application; add cap amounts for delinquent property tax accounts and utility payment plans and (2) update floodplain requirements to align with the U.S. Department of Housing and Urban Development (HUD) regulations. (All Districts)

Michael Nichols, Director

Cedrick LaSane, Assistant Director

VI. Multifamily

- a. HCD recommends Council approve a Motion Establishing a date for a Public Hearing to provide a Resolution of No Objection for four applicants seeking 4% Housing Tax Credits (HTCs) for four multifamily developments in the city of Houston. (Districts D, E and H)
- b. HCD recommends Council approve a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for four multifamily developments in the city of Houston. (Districts D, E and H)
- c. HCD recommends Council approve a Motion Establishing a date for a Public Hearing to provide a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for two multifamily developments. (ETJ)
- d. HCD recommends Council approve a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for two multifamily developments. (ETJ)
- e. HCD recommends approval of a Resolution allowing construction of one applicant applying for 4% Housing Tax Credits (HTCs) for a development to be located within one mile of similar properties constructed within the last three years. (District H)

Michael Nichols, Director

Ryan Bibbs, Deputy Assistant Director

VII. Director's Comments, Michael Nichols

VIII. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/16/2025

District ALL

Item Creation Date: 2/27/2025

HCD25-31

Authorizing submission of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan

Agenda Item: II.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing 1) the submission of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), which includes an application for the following entitlement grants to be received from HUD: Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and Emergency Solutions Grants (ESG) program funds and 2) the execution of the grant agreements between HUD and City of Houston and execution of related forms and documents for the entitlement grants by the Mayor, or the Mayor’s designee.

Funding priorities include affordable home development, supportive services, infrastructure/neighborhood facilities, and economic development. The goal of the Annual Action Plan is to promote strategies that 1) preserve and expand the supply of affordable housing, 2) expand homeownership opportunities, 3) provide assistance to persons affected by HIV/AIDS, 4) reduce homelessness, 5) improve quality of life, 6) revitalize communities and 7) promote health and safety. The format and information presented in the 2025-2029 Consolidated Plan and 2025 Annual Action Plan are based on federal guidance and requirements. The 2025 Annual Action Plan is the first Annual Action Plan of the 2025-2029 Consolidated Plan period.

HUD has not announced the final PY25 allocations. The application estimates \$49,840,591.00 in federal funds and \$185,646.08 in program income to benefit income-eligible residents during the HUD Program Year 2025 (July 1, 2025 – June 30, 2026). Estimates are based on PY24 allocated amounts. Once actual allocations are announced by HUD, the line-item budgets shown in the tables below will be increased or decreased proportionally based on the percentages shown for each budget line-item.

HCD recommends that the City’s allocation of \$24,581,197 in CDBG entitlement funds, plus \$66,103.08 in projected program income, **totaling \$24,647,300.08**, be distributed among the following categories:

Community Development Block Grant		
Public Services (Homeless, Social Services, Youth, Special Needs, Elderly)	\$3,633,352.22	14.74%
ESG Match	\$500,000.00	2.03%
Homeownership Assistance	\$966,174.16	3.92%
Single-Family Home Repair	\$3,036,547.37	12.32%
Lead-Based Paint	\$192,248.94	0.78%
Multifamily Housing (Rehab)	\$11,389,517.37	46.21%
Program Administration	\$4,929,460.02	20.00%
TOTAL	\$24,647,300.08	100.00%

The strategy for HOME funds remains one of increasing the availability of affordable rental homes and expanding homeownership opportunities. HCD recommends that the City’s allocation of \$9,548,316 in HOME funds, plus \$119,543.00 in projected program income, **totaling \$9,667,859.00**, be distributed among the following categories:

HOME Investment Partnerships Grant		
Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$5,365,661.75	55.50%
Single-Family Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$3,335,411.35	34.50%
Program Administration	\$966,785.90	10.00%
Total	\$9,667,859.00	100.00%

The City has an allocation of \$13,527,833.00 in HOPWA grant funds for the 2025-2026 Program Year. HCD proposes funding the following activities:

Housing Opportunities for Persons with AIDS Grant		
Operating Costs	\$2,083,286.00	15.40%
Supportive Services	\$2,881,430.00	21.30%
Project or Tenant-based Rental Assistance	\$4,667,103.00	34.50%
Short-Term, Rent, Mortgage & Utility Assistance	\$2,908,484.00	21.50%
Resource Identification	\$67,639.00	0.50%
Grantee Administration	\$405,834.00	3.00%
Sponsor Administration	\$514,057.00	3.80%
Total	\$13,527,833.00	100.00%

The City of Houston's Emergency Solutions Grant (ESG) allocation is \$2,183,245.00 for the 2025-2026 Program Year. HCDD proposes using ESG funds for the following activities:

Emergency Solutions Grant		
Homeless Management Information System (HMIS)	\$87,330.00	4.00%
Emergency Shelter	\$1,045,774.00	47.90%
Homeless Prevention	\$362,419.00	16.60%
Rapid Re-Housing	\$523,979.00	24.00%
Administration	\$163,743.00	7.50%
Total	\$2,183,245.00	100.00%

HCD solicited public input in the development of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan. HCD also developed and distributed written information on these federal grants and sponsored four public hearings (two in the fall and two in the spring).

As stipulated by federal regulations and in conformity with the Citizen Participation Plan, residents had 30 days to comment on the proposed 2025 Annual Action Plan prior to City Council Approval. The 30-day review period extended from March 15, 2025, through April 14, 2025.

Fiscal Note:

No fiscal note is required for grant items.

This item was reviewed by the Housing and Community Affairs Committee on March 18, 2025.

Michael Nichols, Director

Amount of Funding

\$49,840,591.00 (to be received by HUD) – CDBG, HOME, HOPWA, ESG – Federal Government – Grant Fund – 5000

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District ALL

Item Creation Date: 2/26/2025

HCD25-32

CDBG-DR 15 Substantial Amendment #7

Agenda Item: III.

Background:

The Housing and Community Development Department (HCD), recommends Council approval of an Ordinance authorizing and approving a Substantial Amendment to the Community Development Block Grant-Disaster Recovery 2015 Flood Events (CDBG-DR 15) Action Plan. This Action Plan Amendment will allow the transfer of \$3,291,180.00 from the Property Buyout activity to the Public Facilities and Improvements activity within the CDBG-DR 2015 budget for infrastructure projects, as detailed in the table below.

CDBG DR 15 Proposed Substantial Amendment			
Increase/Decrease	Action Plan Activity	Amount (Increase)	Amount (Decrease)
Increase	Public Facilities & Improvements (Infrastructure)	\$3,291,180.00	
Decrease	Property Buyout		\$(3,291,180.00)

In accordance with the Citizen Participation Plan, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted in the Plan(s).

Fiscal Note:

No Fiscal Note is required on grant items.

The Housing and Affordability Committee Chair was briefed on this item on March 12, 2025.

Michael Nichols, Director

Prior Council Action:

09/14/2016 (O) 2016-705; 06/28/2017 (O) 2017-483; 10/25/2017 (O) 2017-832; 01/15/2020 (O) 2020-51; 05/13/2020 (O) 2020-407; 06/08/2021 (O) 2021-0440

Amount of Funding:

\$87,092,000.00 Federal Government – Grant Funded (5000)

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/18/2025

District K

Item Creation Date: 2/6/2025

HCD25-11

Edison Arts Foundation - Performing Arts Center

Agenda Item: IV.a.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Second Amendment to the Loan Agreement between the City of Houston (City) and Edison Arts Foundation (EAF) to modify the Scope of Work, budget, and existing requirements for investment of private equity funds for the Edison Performing Arts Center located at 7100 W. Fuqua. EAF is currently behind in its fundraising obligations required by the original Loan Agreement, as amended. This Second Amendment will limit the scope of the City's involvement in the project, and will eliminate EAF's fundraising requirements, as stated in the Original Loan Agreement. No additional funds are being appropriated with this Amendment.

The City awarded a total of \$5,000,000.00 for acquisition and construction costs for the Edison Performing Arts Center (EPAC), for two phases of development. Phase 2 consists of three stages. To date, the City has expended a total of \$3,500,000.00 for Phase 1 and two stages of Phase 2. The City and EAF agree to modify the Agreement to remove City funding from Phase 2, stage 3 construction. The remaining \$1,500,000.00 CDBG funds will be used to complete Phase 2, stage 2 construction, which is currently 56% complete and total project completion is estimated for June 2025.

Pursuant to Ordinance No. 2020-404 executed on May 13, 2020, the City Council approved \$5,000,000.00 in Community Development Block Grant (CDBG) funds for the acquisition and development of a multi-purpose community center. EAF will develop a performing arts center at the eastern portion of 7100 W. Fuqua to provide an after-school program, an outdoor festival park, health care services clinic and a retail space.

Pursuant to Ordinance No. 2023-379, executed on May 31, 2023, the City Council approved a First Amendment on May 31, 2023, for completion of the facility and (2) changes to Phases 1 and 2. These changes included an increase in project costs and modification of the construction schedule in accordance with the amended Scope of Work and the Restrictive Covenants. The updated construction plans call for acquisition and demolition in Phase 1 and three major stages in Phase 2 including additional demolition/site work, construction infrastructure for new mechanical, plumbing, HVAC, and fire protection systems, new exterior glazing, new roofing, the complete build-out of the after-school facility, and construction of the Edison Performing Arts Center.

The Edison Performing Arts Center Project will blend arts and cultural programming, residential, retail, education, health care and job creation uses into one creative space.

Fiscal Note:

No Fiscal Note is required on grant items.

This item was reviewed by the Housing & Affordability Committee on March 18, 2025.

Michael Nichols, Director

Prior Council Action:

5/13/2020 (O) 2020-404; 5/31/2023 (O) 2023-379

Contact Information:

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(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/18/2025

District B

Item Creation Date: 2/21/2025

HCD25-30

Fifth Ward Community Redevelopment Corporation

Agenda Item: IV.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a First Agreement to the Loan Agreement (First Agreement) between the City of Houston (City) and Fifth Ward Community Redevelopment Corporation (FWCRC). FWCRC intends to enter into a loan for additional construction financing with Business & Community Lenders (BCL) of Texas and has requested that the City consent to this loan and subordinate the City's forgivable loan to BCL's loan. This Amendment will approve the BCL loan and the requested subordination. No additional City funds are being appropriated with this Amendment.

On July 18, 2023, through Ordinance 2023-0498, City Council approved \$750,000.00 in Community Development Block Grant (CDBG) funds for the rehabilitation of their new Fifth Ward Technology Center (FWTC). This two-story, 16,000 square foot project is located at 2600 Chew Street, Houston, TX 77020 in the Fifth Ward's Kashmere Gardens Complete Community.

This project will increase productivity, creativity and opportunities to network with other entrepreneurs in a collaborative, high-growth environment. FWTC's "plug and play" small business office solution will provide entrepreneurs with the use of an affordable community workspace without the financial burden of staff support and office equipment.

Organized in 1989, Fifth Ward CRC is an established entity focused on the comprehensive redevelopment of Houston's 5th Ward. The organization's primary objective is to encourage an improved quality of life through transformational projects and programming for residents and businesses in a growing and thriving historic community with great development and revitalization potential.

Sources	Amount	Uses	Amount
CoH HCDD (CDBG-entitlement) - <i>previously awarded</i>	\$750,000.00	Hard Cost	\$4,918,154.00
Business & Community Lenders (BCL) of Texas	\$1,200,000.00		
Economic Development Administration (EDA) - <i>previously awarded</i>	\$3,700,000.00	Soft Cost	\$786,584.00
Fifth Ward CRC – Equity	\$1,054,738.00	Acquisition Cost	\$1,000,000.00
Total Source of Funds:	\$6,704,738.00	Total Project Cost:	\$6,704,738.00

Fiscal Note:

No Fiscal Note is required on grant items.

This item was reviewed by the Housing & Affordability Committee on March 18, 2025.

Michael Nichols, Director

Prior Council Action:

07/18/2023 (O) 2023-0498

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District: All

Item Creation Date: 2/28/2024

HCD25-35

Amended Home Repair Program Guidelines (v1.9)

Agenda Item: V.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing revisions to the Single Family Home Repair Program (HRP) Guidelines version 1.8 to version 1.9 in order to (1) add provisions to the eligibility criteria to require applicants to own and occupy the property as their primary residence for a minimum of five years prior to submitting a program application; add cap amounts for delinquent property tax account and utility payment plans and (2) update floodplain requirements to align with the U.S. Department of Housing and Urban Development (HUD) regulations.

The objective of the City of Houston's (City) HRP is to ease life, health, and/or safety hazards resulting from substandard conditions in homes owned and occupied by low-to moderate-income homeowners. The City will use Community Development Block Grant (CDBG), Community Development Block Grant Disaster Recovery Funds (CDBG-DR), if applicable and Tax Increment Reinvestment Zone (TIRZ) funding to provide HRP assistance to qualified homeowners.

This item was reviewed by the Housing and Affordability Committee on March 18, 2025.

Michael Nichols, Director

Prior Council Action:

04/09/2012 (O) 2012-334; 01/24/2018 (O) 2018-056; 1/31/2018 (O) 2018-67;
12/16/2020 (O) 2020-1094; 12/20/2023 (O) 2023-1148

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/2/2025

District – D, E, & H

Item Creation Date: 3/4/2025

HCD25-38

4% HTC Motion to Hold a Public Hearing

Agenda Item: VI.a.

Background:

The Housing and Community Development Department (HCD) recommends Council approve a Motion Establishing a date for a Public Hearing to provide a Resolution of No Objection for four applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily developments:

TDHCA App#	Development Name	Development Address	Council District	Construction Type	Target Population
24703	Independence Heights II	222 Crosstimbers St	H	New Construction	Family
25413	Sunflower Terrace	5050 Sunflower St	D	Rehab/Recon	Family
25410	Regency Park	10600 Southdown Trace Trail	E	Rehab/Recon	Family
25406	Fairlake Cove	11100 FM 1960 Rd	E	Rehab/Recon	Family

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 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.

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

- Independence Heights II – Not located in floodway or 100-year floodplain
- Sunflower Terrace – Preservation of affordable housing
- Regency Park – Preservation of affordable housing
- Fairlake Cove - Preservation of affordable housing

HCD requests a Motion to hold a Public Hearing on April 9, 2025, on the 4% Housing Tax Credit Resolution of No Objection.

Michael Nichols, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/26/2025

District – D, E, & H

Item Creation Date: 3/3/2025

HCD25-40

4% HTC Resolution of No Objection

Agenda Item: VI.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approve a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for the four multifamily developments listed below:

TDHCA App#	Development Name	Development Address	Council District	Construction Type	Target Population
24703	Independence Heights II	222 Crosstimbers St	H	New Construction	Family
25413	Sunflower Terrace	5050 Sunflower St	D	Rehab/Recon	Family
25410	Regency Park	10600 Southdown Trace Trail	E	Rehab/Recon	Family
25406	Fairlake Cove	11100 FM 1960 Rd	E	Rehab/Recon	Family

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% Housing Tax Credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located.

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

- Independence Heights II – Not located in floodway or 100-year floodplain
- Sunflower Terrace – Preservation of affordable housing
- Regency Park – Preservation of affordable housing
- Fairlake Cove - Preservation of affordable housing

A public hearing on this Resolution was held on April 9, 2025.

Michael Nichols, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/2/2025

District – ETJ

Item Creation Date: 3/4/2025

HCD25-41

4% HTC Motion to Hold a Public Hearing

Agenda Item: VI.c.

Background:

The Housing and Community Development Department (HCD) recommends Council approve a Motion Establishing a date for a Public Hearing to provide a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily developments:

TDHCA APP#	Development Name	Development Address	Construction Type	Target Population
25409	Lancaster Apartments	20100 Park Row Drive	Rehab/Recon	Family
25411	Sugar Creek	11501 West Road	Rehab/Recon	Family

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.

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

- Lancaster Apartments - preservation of affordable housing
- Sugar Creek – preservation of affordable housing

HCD requests a Motion to hold a Public Hearing on April 9, 2025, on the 4% Housing Tax Credit Resolution of No Objection.

Michael Nichols, Director

Contact Information:

Roxanne Lawson

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/16/2025

District – ETJ

Item Creation Date: 3/5/2025

HCD25-40

4% HTC Resolution of No Objection

Agenda Item: VI.d.

Background:

The Housing and Community Development Department (HCD) recommends Council approve a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for two multifamily developments listed below:

TDHCA APP#	Development Name	Development Address	Construction Type	Target Population
25409	Lancaster Apartments	20100 Park Row Drive	Rehab/Recon	Family
25411	Sugar Creek	11501 West Road	Rehab/Recon	Family

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).

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

- Lancaster Apartments - preservation of affordable housing
- Sugar Creek – preservation of affordable housing

A public hearing on this Resolution was held on April 9, 2025.

Michael Nichols, Director

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/16/2025

District H

Item Creation Date: 3/6/2025

HCD25-43

Independence Heights II

4% HTC One-Mile Three-Year Rule Resolution

Agenda Item: VI.e.

Background:

The Housing and Community Development Department (HCD) recommends approval of a Resolution allowing construction of one property applying for 4% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), that will be located within one mile of similar properties constructed within the last three years.

To avoid unwanted concentrations of HTC properties, TDHCA requires that an applicant receive a resolution from the governing body of the municipality where the development is to be located if a similar type of property (for example a property for families) built in the last three years and located within one mile of the applicant property also received tax credits.

Independence Heights II, located at 222 Crosstimbers Street, is a proposed 221-unit affordable housing development for families. The applicant is Independence Heights Apartments II, LP, and the developer is a public-private partnership between the Houston Housing Authority (HHA), through Victory Redevelopment Corporation, and Columbia Residential. Columbia Residential takes pride in developing homes and planning neighborhoods that act as the foundation for creating communities that change lives. Columbia Residential has built over 10,600 units and over 80+ affordable properties in Georgia, Louisiana, Texas, Florida, and Colorado. HHA provides affordable homes to more than 58,000 low-income Houstonians and oversees 25+ public developments across the city.

Based on the developers' experience, and the City's need for affordable housing for families, HCD recommends that Council approve the resolution allowing construction of this property.

The Housing and Affordability Committee reviewed this item on March 18, 2025.

Michael Nichols, Director

Contact Information:

Roxanne Lawson

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