



# Housing and Affordability Committee

March 18, 2025  
Michael Nichols, Director



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Agenda

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

# **II. PLANNING & GRANT REPORTING**

Angela Simon, Assistant Director

## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

An Ordinance authorizing:

1) Submission of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), to include an application for the following entitlement grants to be received from HUD:

- Community Development Block Grant (CDBG),
- HOME Investment Partnerships Grant (HOME),
- Housing Opportunities for Persons with AIDS (HOPWA),
- Emergency Solutions Grants (ESG)

## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

2) Execution of the grant agreements between HUD and City of Houston and 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 and neighborhood facilities, and
- Economic Development.

## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

The goal of the Annual Action Plan is to promote strategies that:

- 1) Preserve and expand 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.

## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

HUD has not announced the final PY25 allocations.

This 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).

These estimates are based on PY24 allocated amounts and will be adjusted once actual allocations are announced by HUD.

## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

HCD recommends that the City’s allocation of **CDBG** entitlement funds, plus projected program income, **totaling \$24,647,300.08**, be distributed as follows:

<b>Community Development Block Grant</b>		
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%
<b>TOTAL</b>	<b>\$24,647,300.08</b>	<b>100.00%</b>



## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

HCD recommends that the City's allocation of \$9,548,316.00 in **HOME** funds, plus projected program income, **totaling \$9,667,859.00**, be distributed as follows:

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%
<b>Total</b>	<b>\$9,667,859.00</b>	<b>100.00%</b>

## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

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:

<b>Housing Opportunities for Persons with AIDS Grant</b>		
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%
<b>Total</b>	<b>\$13,527,833.00</b>	<b>100.0%</b>

## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

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

<b>Emergency Solutions Grant</b>		
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%
<b>Total</b>	<b>\$2,183,245.00</b>	<b>100.00%</b>

## II. 2025-2029 Consolidated Plan & 2025 Action Plan (All Districts)

HCD solicited public input to develop 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).

Per federal regulations and 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.

# **III. COMPLIANCE & GRANT ADMINISTRATION**

Kennisha London, Deputy Director

### III. Substantial Amendment, CDBG DR-15 Flood (All Districts)

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 Amendment will 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.

### III. Substantial Amendment, CDBG DR-15 Flood (All Districts)

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).

### III. Substantial Amendment, CDBG DR-15 Flood (All Districts)

Increase or Decrease	Action Plan Activity	Amount (Increase)	Amount (Decrease)
Increase	Public Facilities & Improvements (Infrastructure)	\$3,291,180.00	
Decrease	Property Buyout		\$(3,291,180.00)

# **IV. PUBLIC FACILITIES**

Ryan Bibbs, Deputy Assistant Director

## IV.a. Edison Performing Arts Center, 2nd Amendment (District K)

An Ordinance authorizing a Second Amendment to the Loan Agreement between the City of Houston and Edison Arts Foundation (EAF),

To modify the Scope of Work, budget, and eliminate EAF's fundraising requirements, as stated in the Original Loan Agreement. No additional funding.

The Edison Performing Arts Center (EPAC) is a mixed-use economic and community revitalization project located at 7100 W. Fuqua.

## IV.a. Edison Performing Arts Center, 2nd Amendment (District K)

Ordinance No. 2020-404 (executed on May 13, 2020), approved \$5,000,000.00 in CDBG funds for the acquisition and development of the EPAC from Phase 1 through Phase 2(c) of development.

The City and EAF agree to remove City funding from Phase 2(c) construction. The remaining CDBG funds will be used to complete Phase 2(b) of construction, which is currently 56% complete.

Total project completion is estimated for June 2025.

# IV.a. Edison Performing Arts Center, 2nd Amendment (District K)



Progress as of October, 2024

## IV.b. Fifth Ward CRC, First Amendment (District B)

An Ordinance authorizing a First Amendment to the Loan Agreement between the City of Houston and the Fifth Ward Community Redevelopment Corporation (FWCRC).

This Amendment will approve FWCRC's additional construction loan through Business & Community Lenders (BCL) of Texas and subordinate the City's loan.

No additional City funds are being appropriated with this Amendment.

## IV.b. Fifth Ward CRC, First Amendment (District B)

On July 18, 2023, City Council Ordinance 2023-0498 approved a forgivable loan of \$750,000.00 in CDBG funds for the rehabilitation of the 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.

FWTC's "plug and play" small business solutions will provide entrepreneurs with affordable community workspaces without having to hire staff or buy equipment.

# IV.b. Fifth Ward CRC, First Amendment (District B)



Progress as of October, 2024

## IV.b. Fifth Ward CRC, First Amendment (District B)

Sources	Amount	Uses	Amount
CoH HCDD (CDBG-entitlement) - <i>previously awarded</i>	\$750,000.00	Hard Costs	\$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 Costs	\$786,584.00
Fifth Ward CRC – Equity	\$1,054,738.00	Acquisition Costs	\$1,000,000.00
<b>Total Source of Funds:</b>	<b>\$6,704,738.00</b>	<b>Total Cost:</b>	<b>\$6,704,738.00</b>

# **V. SINGLE FAMILY**

Cedrick LaSane, Assistant Director

# V. Single Family Home Repair Program Guidelines (All Districts)

An Ordinance authorizing revisions to the Single-Family Home Repair Program (HRP) Guidelines from Version 1.8 to Version 1.9 to:

- (1) require applicants to own and occupy a 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.

## V. Single Family Home Repair Program Guidelines (All Districts)

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.

If applicable, the City will use the following funding sources to provide HRP assistance to qualified homeowners:

- Community Development Block Grant (CDBG)
- CDBG - Disaster Recovery (CDBG-DR)
- Tax Increment Reinvestment Zone (TIRZ)

# VI. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

## VI.a. Motion for A Public Hearing, City of Houston (Districts D, E & H)

The Texas Department of Housing and Community Affairs (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.



# VI.a. Motion for A Public Hearing, City of Houston (Districts D, E & H)

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



## VI.a. Motion for A Public Hearing, City of Houston (Districts D, E & H)

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.

## VI.b. Resolution of No Objection, City of Houston (Districts D, E & H)

HCD recommends Council approve a Resolution of No Objection for four applicants seeking 4% Housing Tax Credits (HTCs) for four 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

## VI.b. Resolution of No Objection, City of Houston (Districts D, E & H)

HCD recommends Council approve a Resolution of No Objection for four applicants seeking 4% Housing Tax Credits (HTCs) for four multifamily developments:

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

## VI.c. Motion for A Public Hearing, ETJ (District: ETJ)

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:

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

## VI.c. Motion for A Public Hearing, ETJ (District: ETJ)

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

## VI.d. Resolution of No Objection, City of Houston (District: ETJ)

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

HCD recommends Council approve a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for two multifamily developments:

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

## VI.e. Resolution of No Objection, 1 Mile, 3 Year Rule (District: H)

A Resolution allowing construction of one property applying for 4% Housing Tax Credits (HTCs) allocated by the TDHCA, located within one mile of similar properties constructed within the last three years.

TDHCA requires that an applicant receive a Resolution from the governing body if a similar type of property was built in the last three years and is located within one mile of the applicant property.

## VI.e. Resolution of No Objection, 1 Mile, 3 Year Rule (District: H)

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,

The project is being developed by a public-private partnership between the Houston Housing Authority (HHA), Victory Redevelopment Corporation, and Columbia Residential.

## VI.e. Resolution of No Objection, 1 Mile, 3 Year Rule (District: H)

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.

# **VII. DIRECTOR'S COMMENTS**

Michael Nichols, Director

# Director's Comments

## CDBG-DR17 Update

Temika Jones, Deputy Director & CFO

## HCD Project Highlights

Michael Nichols, Director

## Public Comments

CM Tiffany D. Thomas, Housing & Affordability  
Committee Chair

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

Temika Jones, Deputy Director and CFO

# Program Closeout Update – Proposed Amendment 4

	Contract End Date	Revised Budget
<b>Closeout Completed</b>		
Public Services	Aug-24	\$ 17,175,963
Planning <sup>2</sup>	Aug-24	\$ 22,213,801
Homebuyers	Aug-24	\$ 16,246,507
<b>Closeout In Progress</b>		
HoAP <sup>2</sup>	Jan-25	\$ 63,343,397
<b>Programs Operating</b>		
Economic Development <sup>1</sup>	May-25	\$ 20,732,068
Multifamily <sup>1</sup>	Aug-25	\$ 370,855,752
Small Rental <sup>1,2</sup>	Aug-25	\$ 12,188,104
Buyout <sup>1,2</sup>	Oct-25	\$ 55,800,000
Admin	Oct-25	\$ 15,000,000
Single Family <sup>2</sup>	-	\$ 32,073,827
<b>Grand Total</b>		<b>\$ 625,629,417</b>
<sup>1</sup> Benchmarks Pending Based on Extensions		
<sup>2</sup> Budget Reallocation Request Pending		



# CDBG-DR17 Harvey Grant Update

## As of March 14, 2025

	Contract End Date	Budget	Approved	Under GLO Review	Submitted
Admin	Oct-25	\$ 15,000,000	\$ 6,402,237	\$ -	\$ 6,402,237.19
Buyout	Oct-25	\$ 55,800,000	\$ 36,035,661	\$ 74,496	\$ 36,110,157.11
Economic Development	May-25	\$ 20,732,068	\$ 20,333,158	\$ -	\$ 20,333,157.56
HoAP	Jan-25	\$ 63,343,396.52	\$ 56,496,092.00	\$ 1,644,929.96	\$ 58,141,021.96
Homebuyers	Aug-24	\$ 16,246,507	\$ 16,294,499	\$ -	\$ 16,294,498.95
Multifamily	Aug-25	\$ 370,855,752	\$ 346,528,666	\$ 4,740,897	\$ 351,323,406.68
Planning	Aug-24	\$ 22,213,801	\$ 21,781,147	\$ -	\$ 21,781,146.74
Public Services	Aug-24	\$ 17,175,963	\$ 17,188,677	\$ -	\$ 17,188,676.66
Single Family	-	\$ 32,073,827	\$ 44,057,980	\$ -	\$ 44,057,979.89
Small Rental	Aug-25	\$ 12,188,104	\$ 8,639,912	\$ 22,115	\$ 8,967,182.97
<b>Grand Total</b>		<b>\$ 625,629,417</b>	<b>\$ 573,758,028</b>	<b>\$ 6,482,438</b>	<b>\$ 580,599,465.71</b>



# **COMMUNITY EVENTS & PROJECT HIGHLIGHTS**

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 Strategic Partner of the Year Award Presented to Contract Compliance Team March 3, 2025



# 2024 Strategic Partner of the Year Award Presented to Contract Compliance Team March 3, 2025



# New Home Development Program 2/26/2025

## Eastland Street, 77028 Settegast CHDO



# New Home Development Program 2/26/2025

## Arabelle Street, 77088 Acres Homes NHDP



# New Home Development Program 2/26/2025

## Tuskegee 77088 Acres Homes NHDP



# New Home Development Program 2/26/2025

## Angus 77028 Settegast CHDO



# Heart of Houston CDC, 1/8/2025

## 3008 McGowen, 77004 Third Ward (District D)



# Heart of Houston CDC, 1/8/2025

## 3008 McGowen, 77004 Third Ward (District D)



# Project Progress: The HAY Center 3131 Gulf Freeway, 77033 (District I)



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# Project Progress: Connect Highstar 1/16/2025 6440 Hillcroft, 77081 (District J)



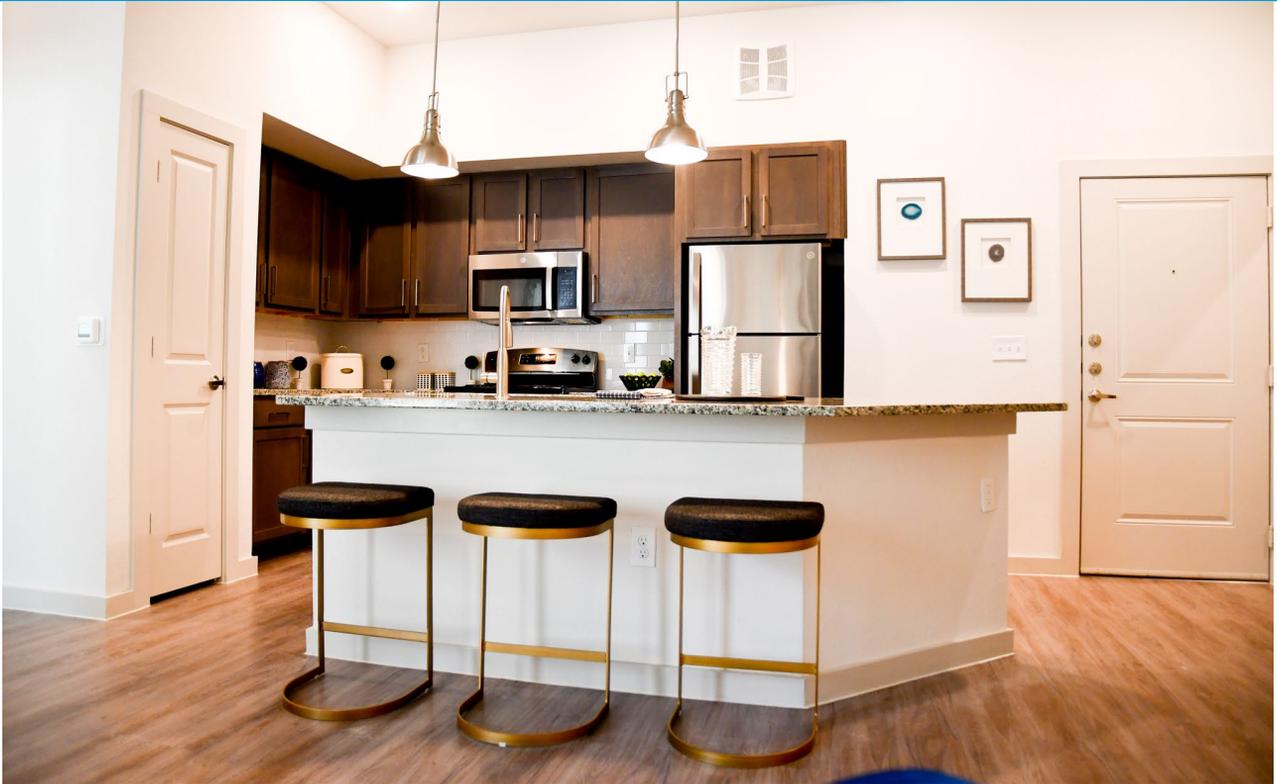
# Project Progress: Connect Highstar 1/16/2025 6440 Hillcroft, 77081 (District J)



# Project Progress: Ella Grand 1/16/2025 2077 S. Gessner, 77063 (District J)



# Project Progress: Ella Grand 1/16/2025 2077 S. Gessner, 77063 (District J)



# 6168 S. East Loop Apartments, 1/13/2025 HC Center for Mental Health & IDD 77033 (District I)



# 6168 S. East Loop Apartments, 1/13/2025 HC Center for Mental Health & IDD 77033 (District I)



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



# Project Progress: Houston Area Women's Center 3077 El Camino, 77054 (District I)



# Project Progress: Houston Area Women's Center 3077 El Camino, 77054 (District I)



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

**Completion Percentage: 92%**

**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: Mar, 2025**

# New Hope Housing Avenue C (Rendering)

## 7520 Avenue C (District I)



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

**Completion Percentage: 11%**

**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: April, 2025**

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



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

**Completion Percentage: 97%**

**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: April, 2025**

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



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

**Completion Percentage: 97%**

**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: April, 2025**

# 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: June, 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: May, 2025**

# VIII. PUBLIC COMMENTS

HAC Chair, Tiffany D. Thomas