



Housing and Affordability Committee

May 27, 2025
Michael Nichols, Director



Agenda

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

II. COMPLIANCE & GRANT ADMINISTRATION

Kennisha London, Deputy Director

II.a. DR-16 Subrecipient Agreement, 7th Amendment (All Districts)

An Ordinance approving a Seventh Amendment to the Community Development Block Grant (CDBG) Disaster Recovery 2016 Flood Events (CDBG-DR16) Subrecipient Agreement (19-076-008-B357) between the City of Houston (City) and the Texas General Land Office (GLO).

Ordinance No. 2019-109 authorized the execution of an Agreement to accept and administer \$23,486,698.00 in CDBG-DR 16 funds for the City's Housing Buyout Program to mitigate the impacts of the 2016 floods.

II.a. DR-16 Subrecipient Agreement, 7th Amendment (All Districts)

The GLO is now proposing to extend the City's CDBG-DR16 Agreement term end date from July 31, 2025, to December 31, 2025, and make revisions to the contractual language.

The extension will align the Program closeout with the completion of activities by GLO's third party vendor, AECOM, and the closeout of the City's Harvey Buyout Program.

There are no changes to the funding.

II.b. DR-17 Subrecipient Agreement, 4th Amendment (All Districts)

An Ordinance approving a Fourth Amendment to the Community Development Block Grant Disaster Recovery Harvey (CDBG-DR17) Subrecipient Agreement (#21-134-000-C788) between the City of Houston and the Texas General Land Office (GLO).

The GLO proposes to revise contractual language and amend the Subrecipient Agreement as follows:

II.b. DR-17 Subrecipient Agreement, 4th Amendment (All Districts)

- Reduce the overall grant award by \$12,523,137.63 for a total amount not to exceed \$613,106,279.29.
- Revise the performance statements to reflect changes in funding and extend program completion dates for the Economic Revitalization program, Multifamily Rental Program, Small Rental Program, and Buyout Program.
- Add a performance statement for the Homebuyer Assistance Program 2.0.

II.b. DR-17 Subrecipient Agreement, 4th Amendment (All Districts)

| Program | Amount | Change (+/-) | Revised Amount |
|---|-------------------------|--------------------------|-------------------------|
| Homeowner Assistance Program | \$63,343,396.52 | \$4,717,278.56 | \$68,060,675.08 |
| Single Family Development Program | \$32,073,826.92 | (\$28,484,387.55) | \$3,589,439.37 |
| Multifamily Rental Program | \$370,855,752.00 | \$0.00 | \$370,855,752.00 |
| Small Rental Program | \$12,188,103.56 | (\$832,834.68) | \$11,355,268.88 |
| Homebuyer Assistance Program | \$16,246,506.50 | (\$7.55) | \$16,246,498.95 |
| Buyout Program | \$55,800,000.00 | (\$7,067,102.41) | \$48,732,897.59 |
| Public Services Program | \$17,175,962.92 | (\$479.73) | \$17,175,483.19 |
| Harvey Economic Revitalization Program | \$20,732,067.50 | (\$222,724.68) | \$20,509,342.82 |
| Planning Program | \$22,213,801.00 | (\$432,879.59) | \$21,780,921.41 |
| Homebuyer Assistance Program (HbAP 2.0) | \$0.00 | \$19,800,000.00 | \$19,800,000.00 |
| Administration | \$15,000,000.00 | \$0.00 | \$15,000,000.00 |
| Total | \$625,629,416.92 | (\$12,523,137.63) | \$613,106,279.29 |

III. PUBLIC SERVICES

Melody Barr, Assistant Director

III.a. Career and Recovery Resources, Inc., 1st Amendment (District D)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston and Career and Recovery Resources, Inc. to:

- (i) extend the term of the Agreement and,
- (ii) provide up to an additional \$244,427.00 in Community Development Block Grant (CDBG) funds for the continued operation of the program,

Providing an additional 120 individuals transitioning from homelessness with employment training and substance use disorder services.

III.a. Career and Recovery Resources, Inc., 1st Amendment (District D)

Through Project Connect, Career and Recovery will continue to provide workforce development to participants through job training, employment support, and placement services.

To reduce barriers and support re-entry into the workplace, participants are offered 90-day outpatient substance use services for treatment, counseling, aftercare, and coordination with other health services.

III.a. Career and Recovery Resources, Inc., 1st Amendment (District D)

HCD released a Notice of Funding Availability (NOFA) for CDBG services in December 2022 with a one-year renewal option at the City’s discretion. Career and Recovery was one of the agencies selected.

The initial Agreement period was February 1, 2024 – January 31, 2025, and was administratively extended through May 31, 2025.

This First Amendment will extend the Agreement through March 31, 2026.

III.a. Career and Recovery Resources, Inc., 1st Amendment (District D)

| CATEGORY | AMOUNT | PERCENT |
|----------------|---------------------|----------------|
| Program | \$224,386.00 | 91.80% |
| Administration | \$20,041.00 | 8.20% |
| Total | \$244,427.00 | 100.00% |

As of March 2025, Career and Recovery has met 150% of its client goal and utilized approximately 60% of its total funds.

There were no findings during their most recent annual compliance monitoring review.

III.b. SER-Jobs for Progress, 1st Amendment (Districts B, D & I)

An Ordinance authorizing a First Amendment between the City and SER—Jobs for Progress, providing an additional \$105,836.20 of Department of Housing and Urban Development - Community Project Funds (HUD-CPF) for the Houston Financial Empowerment Center (HFEC) in addition to the original funding listed below:

- \$433,776.58 HUD-CPF
- \$68,310.00 in American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF)

For a total of \$607,922.78 in state, local, & federal funds.

III.b. SER-Jobs for Progress, 1st Amendment (Districts B, D & I)

Since January 2020, the HFEC has provided free, on-demand, professional financial counseling services in Acres Homes on credit, savings, debt, and banking products regardless of income, employment status, or resident status.

The HFEC provides a critical economic mobility program for residents by providing safe and affordable bank accounts, securely depositing earnings, and facilitating the paying of bills more efficiently.]

III.b. SER-Jobs for Progress, 1st Amendment (Districts B, D & I)

The program is located at four physical locations: 1) Magnolia Park-Manchester, 2) Acres Homes, 3) Sunnyside, and 4) Kashmere Gardens.

Community Project Funding is allocated by the U.S. Congress as Congressionally directed spending of federal funds.

HCD submitted an application to HUD to receive an award of HUD-CPF funds with SER—Jobs for Progress being designated as the contractor in the approved application.

III.b. SER-Jobs for Progress, 1st Amendment (Districts B, D & I)

| Category | HUD-CPF Amount | Additional HUD-CPF | ARPA-SLFRF Amount | TOTAL | Percent |
|---------------------|---------------------|---------------------|--------------------|---------------------|-------------|
| Program Personnel | \$355,256.00 | \$103,382.42 | \$0.00 | \$458,638.42 | 75.44% |
| Other Program Costs | \$42,760.00 | \$2.78 | \$68,310.00 | \$111,072.78 | 18.27% |
| Administration | \$35,760.58 | \$2,451.00 | \$0.00 | \$38,211.58 | 6.29% |
| Total | \$433,776.58 | \$105,836.20 | \$68,310.00 | \$607,922.78 | 100% |

Agreement term: January 19, 2024 - January 18, 2026.

This First Amendment does not extend the term.

III.c. Houston Community College, EmPowering Solar Jobs (All Districts)

An Ordinance authorizing a First Amendment to the Agreement between the City of Houston (City) and Houston Community College System District (HCC) to add additional locations and line items that were not included in the original budget.

Funding for the EmPowering Solar Jobs Program will remain fixed at \$459,206.09 (\$376,706.09 in Department of Labor – Community Project Funding (DOL-CPF) funds and \$82,500.00 American Rescue Plan Act (ARPA) funds, providing workforce training for STEM career opportunities for 100 residents without college degrees.

III.c. Houston Community College, EmPowering Solar Jobs (All Districts)

The workforce development program will offer training in electrical technician or solar installer certificate programs, purchase instructional supplies, and provide case management services for 100 participants at the following HCC locations, (new campuses in bold):

- South Campus (South College), 1990 Airport Blvd, Houston, TX 77051
- **West Loop Campus (Southwest College), 5601 W Loop S, Houston, TX 77081**
- **Felix Fraga Campus (Southeast College), 301 N Drennan St, Houston, TX 77003**

III.c. Houston Community College, EmPowering Solar Jobs (All Districts)

- **Alief Bissonnet Campus (Northwest), 13803 Bissonnet St, Houston, TX 77083**
- **Brays Oaks (Southwest College), 8855 W. Bellfort Ave, Houston, TX 77031**
- **Stafford Campus (Southwest College), 10041 Cash Rd, Stafford, TX 77477**
- **Central Campus (Central College), 1300 Holman St, Houston, TX 77004**

III.c. Houston Community College, EmPowering Solar Jobs (All Districts)

- **Northeast Campus (Northeast College), 555
Community College Drive, Houston, TX 77013**
- **North Forest Campus (Northeast College), 6010
Little York Road, Houston, TX 77016**
- **Northline Campus (Northeast College), 8001
Fulton Street, Houston, TX 77022**

III.c. Houston Community College, EmPowering Solar Jobs (All Districts)

CPF Funding is allocated by the U.S. Congress as Congressionally directed spending of federal funds.

HCD submitted an application to the Department of Labor to receive an award of DOL-CPF funds with HCC being designated as one of the training providers in the approved application.

The Agreement term will be November 1, 2023 through October 31, 2025.

This First Amendment does not extend the term.

III.d. Harris County Emergency Rental Assistance Program (All Districts)

An Ordinance authorizing an Interlocal Agreement between the City of Houston, and Harris County,

Providing up to \$40,000.00 in Emergency Rental Assistance Program (ERAP) Administrative funds,

To reimburse for third-party costs incurred by Harris County to perform an independent file review of Houston-Harris County ERAP case files.

III.d. Harris County Emergency Rental Assistance Program (All Districts)

The Houston-Harris County ERAP was a Covid-19 program intended to provide rental assistance to eligible households impacted by and/or during the Covid-19 pandemic. The program has spent all program funds through January 2023.

The County and the City worked with an independent third party to perform a program file review to respond to follow up desk review questions from the United States Treasury Department.

III.d. Harris County Emergency Rental Assistance Program (All Districts)

The Houston-Harris County ERAP provided over \$300 million in rental assistance and assisted over 77,000 households impacted by and/or during Covid-19 pandemic.

The expected ERAP program close out date is September 29, 2025.

III.d. Harris County Emergency Rental Assistance Program (All Districts)

| CATEGORY | AMOUNT | PERCENT |
|------------------|--------------------|----------------|
| Program Services | \$0.00 | 0.00% |
| Administration | \$40,000.00 | 100.00% |
| Total | \$40,000.00 | 100.00% |

This Agreement provides ERAP funding to reimburse Harris County for 50% of the total expenses paid to the third party for the independent file reviews by July 31, 2025.

III.e. Houston SRO Housing Corporation (District D)

An Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston and Houston SRO Housing Corporation,

To extend the term of the Agreement and provide up to \$139,327.00 in additional Housing Opportunities for Persons with AIDS (HOPWA) funds,

For the continued operation of a permanent housing community residence with supportive services to a minimum of 33 very low-income, single-person households living with HIV/AIDS.

III.e. Houston SRO Housing Corporation (District D)

Supportive services include comprehensive case management, housing counseling, referrals for general health services, job training and placement, mental health and substance abuse counseling, and other supportive services.

Operating costs include, but are not limited to, property management, utilities, maintenance and repairs, and property insurance.

III.e. Houston SRO Housing Corporation (District D)

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in September 2022 with a one-year renewal option at the City's discretion. Houston SRO was one of the selected agencies.

The initial term began April 1, 2023 and was extended through extensions and an Amendment to June 30, 2025.

This Second Amendment will extend the term and provide funding through September 30, 2025.

III.e. Houston SRO Housing Corporation (District D)

| Category | Amount | Percent |
|---------------------|---------------------|----------------|
| Operating Costs | \$103,228.00 | 74.09% |
| Supportive Services | \$26,343.00 | 18.91% |
| Administrative | \$9,756.00 | 7.00% |
| Total | \$139,327.00 | 100.00% |

As of March 2025, Houston SRO expended 83% of their allocated funding and served approximately 170% of their client goal.

Houston SRO has received funding from the City since 1999 and had one finding on the last compliance monitoring, which is in active resolution.

III.f. Houston HELP, Inc. (District D)

An Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston and Houston HELP, Inc.,

To extend the term of the Agreement and provide up to \$200,000.00 in additional Housing Opportunities for Persons with AIDS (HOPWA) funds,

For the continued operation of a permanent housing community residence with supportive services to 50 very low-income households living with HIV/AIDS.

III.f. Houston HELP, Inc. (District D)

Supportive services include comprehensive case management, housing counseling, job training, after-school activities, and other supportive services that reinforce opportunities towards independent living for all household members.

Operating costs include, but are not limited to, property management, utilities, and maintenance and repairs.

III.f. Houston HELP, Inc. (District D)

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in September 2022 with a one-year renewal option at the City's discretion. Houston HELP was one of the selected agencies.

The initial term began April 1, 2023 and was extended through extensions and an Amendment to June 30, 2025.

This Second Amendment will extend the term and provide funding through September 30, 2025.

III.f. Houston HELP, Inc. (District D)

| Category | Amount | Percent |
|---------------------|---------------------|----------------|
| Operating Costs | \$141,705.00 | 70.85% |
| Supportive Services | \$47,021.00 | 23.51% |
| Administrative | \$11,274.00 | 5.64% |
| Total | \$200,000.00 | 100.00% |

As of March 2025, Houston HELP has expended 80% of their allocated funding and served approximately 134% of their client goal.

No findings were reported by Compliance and Monitoring during the 2024 monitoring period. Houston HELP has received funding from the City since 1999.

IV. SINGLE FAMILY

Cedrick LaSane, Assistant Director

IV.a. Legal Documents, Harvey HbAP 2.0 (All Districts)

An Ordinance authorizing the use of the Legal Documents for the Harvey Homebuyer Assistance Program 2.0 (HbAP 2.0).

The Legal Documents include the Deferred Payment Loan Note, Second Lien Deed of Trust, Terms and Conditions, and Forgivable Loan Agreement.

HbAP 2.0 will provide Houstonians with down-payment assistance, closing costs, subsidized interest rates and principal buydown to eligible First-Time Low-to Moderate-Income (LMI) and Urgent Need (UN) homebuyers.

IV.a. Legal Documents, Harvey HbAP 2.0 (All Districts)

Applicants who resided in the City of Houston jurisdiction on August 25, 2017, at the time of Hurricane Harvey, and want to purchase a home may be eligible for assistance.

The program will meet two of the three National Objectives defined in the Housing and Community Development Act:

- Benefiting LMI Persons by serving households (earning 80% or less of the Area Median Income (AMI))
- Meeting an Urgent Need (UN) by serving households making between 80% and 120% AMI.

IV.a. Legal Documents, Harvey HbAP 2.0 (All Districts)

The Affordability Periods are determined by the amount of assistance provided to each homebuyer as follows:

- Up to \$50,000 - 5-years
- \$50,001 - \$75,000.00 - 8-years
- Greater than \$75,001 - 10-years

The HbAP 2.0 will improve homeownership affordability for residents affected by Hurricane Harvey.

To be eligible for assistance, households must meet income criteria; must have resided within the City of Houston during Hurricane Harvey, and funding must be available.

IV.b. 2021 Winter Storm Guidelines Substantial Amendment (All Districts)

An Ordinance authorizing a Substantial Amendment to the 2021 Winter Storm Single Family Home Repair Program Guidelines to:

- (1) increase the maximum assistance award amount in the Home Repair Program's Reimbursement Pathway from \$6,000.00 to \$10,000.00,
- (2) streamline and clarify eligibility selection criteria for the 2021 Winter Storm Single Family Home Repair Program,
- (3) add Composite Pricing as a method of procurement, and

IV.b. 2021 Winter Storm Guidelines Substantial Amendment (All Districts)

(4) add the template homeowner closing documents as attachments to the Guidelines, including the Tri-Party Agreement, all Exhibits thereto and the Homeowners Certification.

These changes will meet homeowners' needs, align the Program Guidelines with the Substantial Amendment to the Action Plan for 2021 Winter Storm Disaster Recovery (via Ordinance 2025-221) and will authorize the use of the template for homeowner closing documents.

No additional funding.

IV.b. 2021 Winter Storm Guidelines Substantial Amendment (All Districts)

The Program will provide assistance through two pathways: the Reimbursement Pathway and the Rehabilitation or Reconstruction Pathway.

The Reimbursement Pathway will assist LMI households and UN households earning **up to 120%** Area Median Income (AMI).

The Rehabilitation or Reconstruction Pathway will serve LMI households with annual incomes **at or below 80%** AMI, and whose primary residence was impacted by the 2021 Winter Storm.

IV.b. 2021 Winter Storm Guidelines Substantial Amendment (All Districts)

HCD proposes to reduce the priority phase by eliminating the Phase for Households at or below 50% AMI as shown in the chart in the following slide.

The selection criteria will prioritize applicants in three assigned phases for each pathway based on:

The submission of applications, funding availability, AMI and other characteristics, as described in the Program Guidelines.

IV.b. 2021 Winter Storm Guidelines Substantial Amendment (All Districts)

| | | |
|-----------------|--|----------------------------|
| Phase 1: | Elderly (62 years or older) or disabled household member in a household at or below 80 % AMI | No Change to Phase 1 |
| Phase 2: | Households at or below 50% AMI | Propose to eliminate phase |
| Phase 3: | Households at or below 80% AMI | Will replace Phase 2 |
| Phase 4: | Households at or below 120% AMI | Will replace Phase 3 |

The 2021 Winter Storm was a severe weather event lasting from February 13-17, 2021 in which a record amount of snow and ice impacted the entire State of Texas, including the City of Houston.

On February 20, 2021, the President of the United States approved a Texas Disaster Declaration.

V. PUBLIC FACILITIES

Ryan Bibbs, Deputy Assistant Director

V. HEB MacGregor Grocery Loan Modification (District D)

An Ordinance authorizing a modification to the Loan Agreement between the City of Houston and MacGregor Grocery, LLC in the original sum of \$6,888,000.00 (Loan). No additional funding.

This modification will amend the terms of the Loan such that all payments of principal will be deferred until the earliest of one of three trigger events:

- i) Maturity Date**
- ii) Upon the sale of the property, or**
- iii) An assignment of the ground lease**

V. HEB MacGregor Grocery Loan Modification (District D)

The original Loan documents anticipated that MacGregor, which is owned by Houston Housing Finance Corporation (HHFC), would be exempt from property taxes and that these savings along with retail profits would cover the monthly loan payments.

The Development Agreement stipulated that HHFC partnership proceeds would be pledged to pay the Loan.

Ultimately, MacGregor was **not** able to obtain tax-exempt status from the Harris County Appraisal District and could not make their monthly loan payment.

V. HEB MacGregor Grocery Loan Modification (District D)

HCD originally proposed a Loan modification that would allow full forgiveness of the outstanding balance of the Loan on the Maturity Date.

HCD now proposes a deferred payment structure to ensure that the City will be repaid at a future date, thus replenishing the EDI revolving loan fund.

This proposed Loan modification will reduce HHFC's interest payment down to one percent per year, eliminate HHFC's monthly principal payments, and convert the principal payment obligation to a balloon payment.

V. HEB MacGregor Grocery Loan Modification (District D)

This Loan modification does not touch or modify the ground lease between HEB and MacGregor and ground lease payments will remain the same.

This modification only impacts the relationship between the City and MacGregor Grocery LLC, (a wholly owned, single-purpose entity of HHFC Management Corporation, which is owned by HHFC).

MacGregor's monthly overhead will be reduced through this loan modification since it was unable to obtain a property tax exemption.

V. HEB MacGregor Grocery Loan Modification (District D)

The grocery store is located within the Enhanced Enterprise Community and the City has confirmed that MacGregor will continue to pay full property taxes and management district fees.

The MacGregor HEB will continue serving the surrounding LMI neighborhood through the term of the Loan, which matures January 29, 2039.

V. HEB MacGregor Grocery Loan Modification (District D)

With over 80 stores in the greater Houston area, HEB is one of the largest independent food retailers in the nation.

Their stores are designed with the community in mind, and they provide quality products, low prices, and exceptional customer service.

The MacGregor HEB continues to provide over 250 jobs to the City of Houston.

VI. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

VI.a. Andover Village Apartments (District I)

An Ordinance authorizing a \$4,000,000.00 forgivable loan consisting of \$2,500,000.00 in HOME Investment Partnerships Program (HOME) funds and \$1,500,000.00 of Homeless Housing Bonds (HHB),

For an Agreement between the City of Houston and The Tejano Center for Community Concerns to subsidize the construction and acquisition costs for Andover Village Apartments,

Andover Village will be a new affordable multi-family home community for families located at 6901 Bellfort Avenue, Houston, Texas 77087.

VI.a. Andover Village Apartments (District I)

Andover Village Apartments was also awarded 2024 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs.

This development will consist of 105-units situated on approximately 7.107 acres and will feature a stand-alone Pre-K facility operated by The Tejano Center for Community Concerns for the benefit of the residents at no charge.

Any Pre-K slots not filled by residents will be made available to the public.

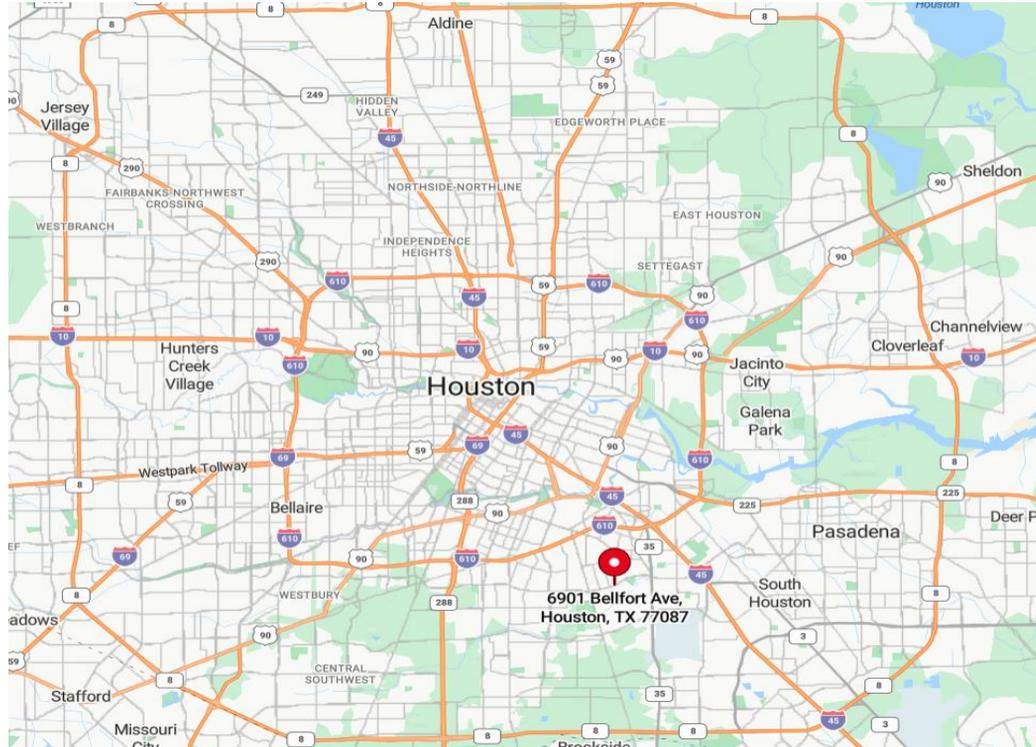
VI.a. Andover Village Apartments (District I)

Andover Village will include a community center rich in amenities as well as a generator that will power the community center and elevator in the event of a power outage.

The loan and affordability period will be non-amortizing for 20 years and will commence when the construction period is completed.

After the construction period, borrower agrees to reimburse the City of Houston the lesser amount of either 1% of the remaining principal balance or an amount based on the annual available cashflow.

VI.a. Andover Village Apartments (District I)



VI.a. Andover Village Apartments (District I)



TYPICAL BUILDING

ANDOVER VILLAGE

VI.a. Andover Village Apartments (District I)



AMENITY CENTER

VI.a. Andover Village Apartments (District I)

| Sources | Amount | Uses | Amount |
|---|-------------------------|----------------------------|-------------------------|
| National Equity Fund - 9% Housing Tax Credits | \$ 17,398,260.00 | Hard Cost | \$ 18,536,834.00 |
| Conventional Loan (Amegy) | \$ 7,500,000.00 | Soft Cost | \$ 3,970,964.00 |
| City of Houston HOME loan (\$2.5M) City of Houston HHB loan (\$1.5M) | \$ 4,000,000.00 | Developer Fee | \$ 3,286,992.00 |
| Deferred Developer Fee | \$ 154,483.00 | Acquisition Cost | \$ 3,041,000.00 |
| Match / Cash Equity | \$ 500,100.00 | Reserves | \$ 717,053.00 |
| Total Source of Funds: | \$ 29,552,843.00 | Total Project Cost: | \$ 29,552,843.00 |

| Unit Type | Total Units | HCD Restricted | 30% AMI* | 50% AMI* | 60% AMI* | 80% AMI* | Market Rate |
|---------------|-------------|----------------|-----------|-----------|-----------|----------|-------------|
| One Bedroom | 33 | | 4 | 10 | 13 | | 6 |
| Two Bedroom | 75 | | 5 | 25 | 30 | | 15 |
| Three Bedroom | 12 | | 1 | 5 | 5 | | 1 |
| Total | 120 | | 10 | 40 | 48 | | 22 |

VI.b. New Faith Senior Village Apartments (District K)

An Ordinance authorizing \$4,000,000.00 of HOME Investment Partnerships Program (HOME) funds,

For an Agreement between the City of Houston and New Faith Church of Houston, a Texas non-profit corporation,

To subsidize the new construction and acquisition costs of the New Faith Senior Village Apartments, located on SE corner of W Fuqua St. & Monrad Dr., Houston, Texas 77045.

VI.b. New Faith Senior Village Apartments (District K)

In 2024, New Faith Senior Village Apartments was awarded 9% Housing Tax credits from the Texas Department of Housing and Community Affairs (TDHCA).

This development will consist of 120-units serving senior residents who are 55+ years of age.

Situated on 5.882 acres, this new affordable community will be a welcome housing addition to the residents of Council District K.

VI.b. New Faith Senior Village Apartments (District K)

This newly constructed development will feature a community center that is rich in amenities as well as a generator designed to power the community center and elevator during the occurrence of a power outage.

The loan and affordability period will be 20 years and will commence when the construction period is completed.

VI.b. New Faith Senior Village Apartments (District K)

The loan will be non-amortizing throughout both the construction and affordability period. The loan will be interest-free and payment-free during construction.

Upon expiration of the approved construction period, the loan will accrue interest in the amount of 1% per year;

However, the developer must pay this interest only if the annual available cashflow is sufficient to pay the interest amount.

VI.b. New Faith Senior Village Apartments (District K)

| Sources | Amount | Uses | Amount |
|---|-------------------------|----------------------------|-------------------------|
| National Equity Fund - 9% Housing Tax Credits | \$ 17,398,260.00 | Hard Cost | \$ 17,291,756.00 |
| Conventional Loan (Amegy) | \$ 4,300,000.00 | Soft Cost | \$ 3,780,118.00 |
| City of Houston HOME | \$ 4,000,000.00 | Developer Fee | \$ 3,090,731.00 |
| Deferred Developer Fee | \$ 75,503.00 | Acquisition Cost | \$ 1,500,000.00 |
| Match / Cash Equity | \$ 500,100.00 | Reserves | \$ 611,258.00 |
| Total Source of Funds: | \$ 26,273,863.00 | Total Project Cost: | \$ 26,273,863.00 |

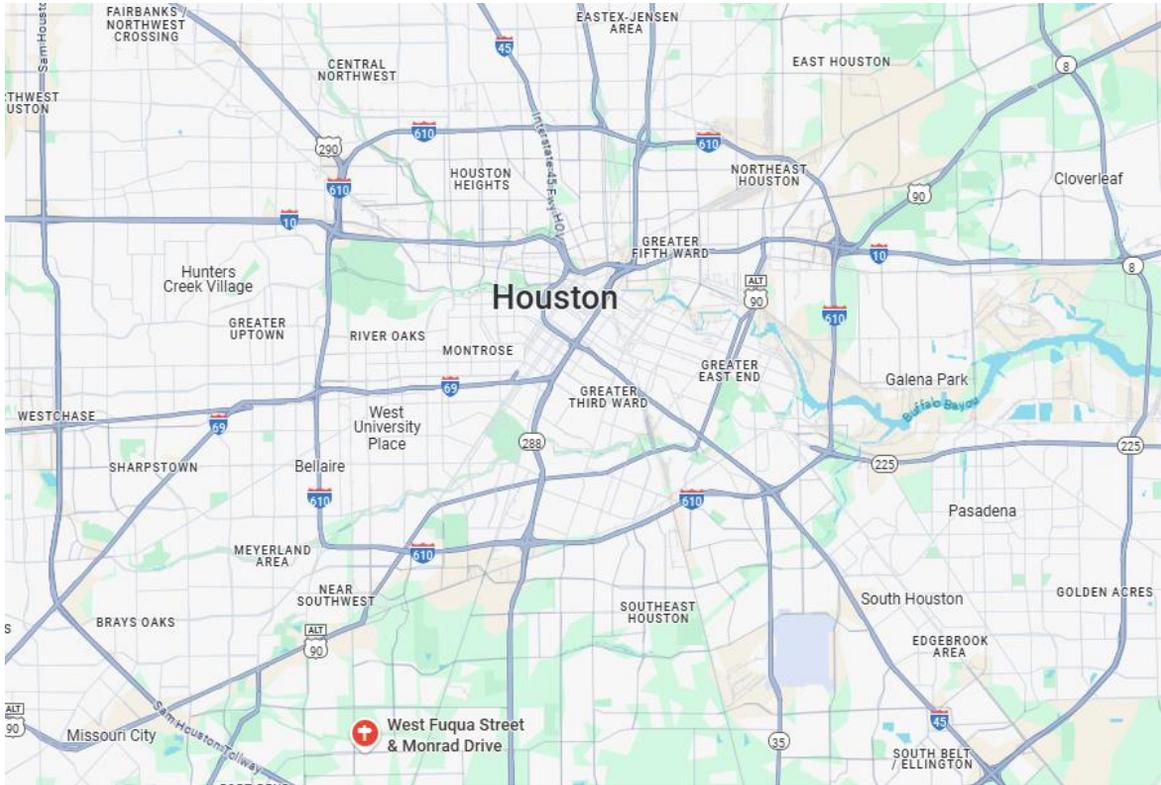
| Unit Type | Total Units | HCD Restricted | 30% AMI* | 50% AMI* | 60% AMI* | 80% AMI* | Market Rate |
|--------------|-------------|----------------|-----------|-----------|-----------|----------|-------------|
| One Bedroom | 81 | | 14 | 29 | 27 | | 11 |
| Two Bedroom | 39 | | 6 | 11 | 11 | | 11 |
| | | | | | | | |
| Total | 120 | | 20 | 40 | 38 | | 22 |

VI.b. New Faith Senior Village Apartments (District K)



NEW FAITH SENIOR VILLAGE

VI.b. New Faith Senior Village Apartments (District K)



VII. DIRECTOR'S COMMENTS

Michael Nichols, Director

CDBG – DR17
CONTRACT OVERVIEW
&
BENCHMARK PROGRESS

Temika Jones, Deputy Director and CFO

Program Closeout Update – Proposed Amendment 4

| | Contract End Date | Amendment 3 Budget | Proposed Amendment 4 Budget | Difference |
|----------------------|-------------------|--------------------------|--------------------------------|---------------------------|
| Admin | Dec-25 | \$ 15,000,000.00 | \$ 15,000,000.00 | \$ - |
| Buyout | Dec-25 | \$ 55,800,000.00 | \$ 48,732,897.59 | \$ (7,067,102.41) |
| Economic Development | May-25 | \$ 20,732,067.50 | \$ 20,509,342.82 | \$ (222,724.68) |
| HoAP | Jan-25 | \$ 63,343,396.52 | \$ 68,060,675.08 | \$ 4,717,278.56 |
| Homebuyers | Aug-24 | \$ 16,246,506.50 | \$ 16,246,498.95 | \$ (7.55) |
| Homebuyers 2.0 | Feb-27 | \$ - | \$ 19,800,000.00 | \$ 19,800,000.00 |
| Multifamily | Feb-26 | \$ 370,855,752.00 | \$ 370,855,752.00 | \$ - |
| Planning | Aug-24 | \$ 22,213,801.00 | \$ 21,780,921.41 | \$ (432,879.59) |
| Public Services | Aug-24 | \$ 17,175,962.92 | \$ 17,175,483.19 | \$ (479.73) |
| Single Family | - | \$ 32,073,826.92 | \$ 3,589,439.37 | \$ (28,484,387.55) |
| Small Rental | Dec-25 | \$ 12,188,103.56 | \$ 11,355,268.88 | \$ (832,834.68) |
| Grand Total | | \$ 625,629,416.92 | \$ 613,106,279.29 | \$ (12,523,137.63) |

CDBG-DR17 Harvey Grant Update

As of May 23, 2025

| | Contract End Date | Budget | Approved | Under GLO Review | Submitted |
|----------------------|-------------------|-----------------------|-----------------------|---------------------|-----------------------|
| Admin | Dec-25 | \$ 15,000,000 | \$ 6,938,128 | \$ - | \$ 6,938,128 |
| Buyout | Dec-25 | \$ 55,800,000 | \$ 36,505,306 | \$ - | \$ 36,505,306 |
| Economic Development | May-25 | \$ 20,732,068 | \$ 20,396,674 | \$ - | \$ 20,396,674 |
| HoAP | Jan-25 | \$ 63,343,396.52 | \$ 56,496,092.00 | \$ - | \$ 59,369,394 |
| Homebuyers | Aug-24 | \$ 16,246,507 | \$ 16,294,499 | \$ - | \$ 16,294,499 |
| Multifamily | Feb-26 | \$ 370,855,752 | \$ 350,328,407 | \$ 3,745,000 | \$ 357,763,407 |
| Planning | Aug-24 | \$ 22,213,801 | \$ 21,781,147 | \$ - | \$ 21,781,147 |
| Public Services | Aug-24 | \$ 17,175,963 | \$ 17,188,677 | \$ - | \$ 17,188,677 |
| Single Family | - | \$ 32,073,827 | \$ 44,057,980 | \$ 3,546 | \$ 44,080,908 |
| Small Rental | Aug-25 | \$ 12,188,104 | \$ 8,967,183 | \$ 281,020 | \$ 9,248,203 |
| Grand Total | | \$ 625,629,417 | \$ 578,954,092 | \$ 4,029,566 | \$ 589,566,343 |

DIRECTOR'S COMMENTS & HCD HIGHLIGHTS

Derek Sellers, Deputy Director

Recent Project Milestones



CONNECT HIGHSTAR

This new community serves low- to moderate- income households who are 80% or below the area median income.

77 Units

City of Houston invested \$11.9 million (CDBG-DR17)

Featured Articles:

[KHOU](#) – New Affordable Apartments and Retail Space Now Open in the Gulfton Area

[What Now Houston](#) – Real Estate



COVENANT HOUSE TEXAS MONTROSE CAMPUS

The new state-of-the-art facility is approximately 2.7 acres and provides shelter and supportive services.

City of Houston invested \$6.7 million (CDBG-CV, CDBG)

Featured Articles:

[Community Impact](#) – Montrose-based nonprofit covenant House to serve 50% more at risk youth at new campus

Recent Project Milestones



ROSEMARY'S PLACE

New \$45 million affordable community for individuals exiting homelessness.

City of Houston invested \$18.7 million (CDBG-DR17)

Featured Articles:

[PR Newswire](#) – Ribbon-cutting Celebrated Completion of Rosemary's Place

[Connect CRE](#) – Affordable Housing for Homeless Opens in Houston

Community Engagement

- ESG Rush Virtual Public Hearing
- Pre-Award Services | Technical Assistance Training
- 360 Road to Homeownership Session (3)
- Greater Houston Partnership – Future of Texas
- HbAP 2.0 Informational Tours



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

Completion Percentage: 10%

Total Number of Units: 101

**Total Restricted Units: 85 (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

Estimated Completion: November 2026



Project Progress: New Hope Housing Avenue C 7520 Avenue C, 77012 (District I)

Completion Percentage: 37%

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: GSMA Architects

Estimated Completion: April 2026



Project Progress: Small Rental Program 3500 Old Spanish Trail (OST), 77021 (District D)

Completion Percentage: 100%

Total Number of Units: 7

Total Restricted Units: 7 (30% - 80% AMI)

Total Project Cost: \$2,762,476.00

HCD Funding: \$2,230,621.00

Developer: The St. Bernard Project, Inc.

Architect: Gensler Architects



Project Progress: Small Rental Program 1404 Tabor Street, 77009 (District H)

Completion Percentage: 100%

Total Number of Units: 7

Total Restricted Units: 7 (30% - 80% AMI)

Total Project Cost: \$2,244,082.00

**HCD Funding: \$2,244,082.00 (CDBG-
DR17)**

Developer: The St. Bernard Project, Inc.

Architect: Gensler Architects



Project Progress: OST Lofts 2906 Dalafield, 77023 (District I)

Completion Percentage: 99%

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: June 2025



OST Lofts 2906 Dalafield, 77023 (District I)



Ribbon Cutting June 2025

Project Progress: 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: July, 2025



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

Completion Percentage: 99%

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: June, 2025



Completed: Richmond Senior Village 5615 Richmond Avenue, 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

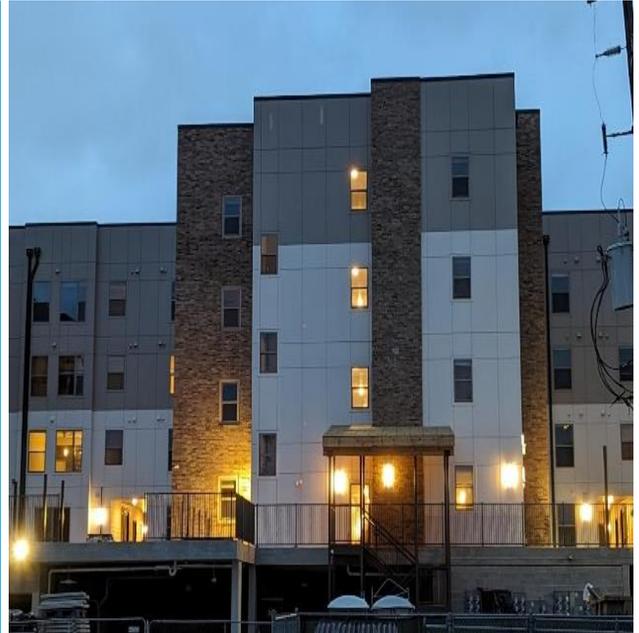
**HCD Funding: \$15,500,000.00 (CDBG-
DR17)**

Developer: Brownstone

Architect: Brownstone Architects

& Planners, Inc.

Anticipated Ribbon Cutting June 2025



HCD Progress by the Numbers

Snapshot of our impact since FY20: Multifamily & Single-Family Production

MULTIFAMILY

Completed: **39** developments - **4,417 units** - **3,806** affordable

Under Development: **10** developments - **1,437 units** - **1,363** affordable

SINGLE-FAMILY

HoAP: **748** homes completed

Home Repair Program (HRP): **237** homes completed

Home Buyer Choice Program (CLT): **170** homes purchased

Affordable Home Development Program (AHDP): **150** homes constructed

New Home Development Program (NHDP): **85** homes constructed

HbAP: **488** homes purchased

Homebuyer Assistance Program (HAP): **263** homes purchased

CHDO: **26** homes constructed

What's Ahead | New Programs Launching Soon

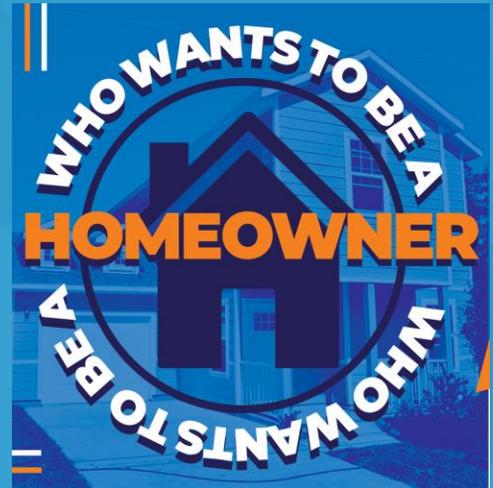
Winter Storm Uri | Single Family Home Repair Program

Launching beginning of June 2025. Over \$40M committed to support homeowners impacted by the 2021 winter storm through repair, rehabilitation, or reimbursement options.



Harvey Homebuyer Assistance Program (HbAP) 2.0

Launching in late June 2025. This next phase of the Harvey Homebuyer Assistance Program will deploy approximately \$18 million to help Houstonians impacted by Hurricane Harvey achieve homeownership.



What's Ahead | Disaster Recovery 2024

Disaster Recovery 2024 Draft Action Plan

The Draft Action Plan is now published and available for review on our DR24 webpage

Public comment is open now through Sunday, June 22, 2025

Virtual Public Hearings
(2) upcoming virtual community meeting opportunities available



ACTION PLAN FOR DISASTER RECOVERY
2024 DERECHO + HURRICANE BERYL

JUNE 10, 2025

11:00 AM - 1:00 PM

English: <https://bit.ly/dr2024-ph25E>

Spanish: <https://bit.ly/dr2024-ph25S>

Or call in (audio only) 1-936-755-1521

Phone Conference ID#

(English) 39776584# | (Español) 687420275#



ACTION PLAN FOR DISASTER RECOVERY
2024 DERECHO + HURRICANE BERYL

JUNE 12, 2025

3:00 PM - 5:00 PM

English: <https://bit.ly/dr2024-2ph25E>

Spanish: <https://bit.ly/dr2024-2ph25S>

Or call in (audio only) 1-936-755-1521

Phone Conference ID#

(English) 320557522# | (Español) 61737009#

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



VIII. PUBLIC COMMENTS

Council Member Tiffany D. Thomas, Chair