



# **Housing & Affordability Committee Meeting**

**August 19, 2025**  
**Michael Nichols, Director**



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Agenda

- I. Welcome/Introductions
- II. Public Services
- III. Public Facilities
- IV. Director's Comments
- V. Public Comments
- VI. Adjourn

## **II. PUBLIC SERVICES**

Melody Barr, Assistant Director

## II.a. A Caring Safe Place, Inc. (ACSP) Agreement (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and A Caring Safe Place, Inc. (ACSP) providing \$1,019,313.30 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

For a 14-unit men's transitional housing facility, 14-unit men's permanent supportive housing facility and,

Case management and other supportive services for 50 eligible households living with HIV/AIDS and who are at-risk of becoming homeless.

## II.a. A Caring Safe Place, Inc. (ACSP) Agreement (All Districts)

Supportive Services will include case management, health and nutrition support, and other group services designed to promote housing stability and improve access to care or related services.

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in March 2025 with the option to renew in up to a one-year increment at the City's discretion.

## II.a. A Caring Safe Place, Inc. (ACSP) Agreement (All Districts)

A Caring Safe Place was selected, with an initial term from countersignature date through August 31, 2026.

ACSP has received funding through various Agreements with the City since 1999 and had no findings on their last compliance monitoring review.

## II.a. A Caring Safe Place, Inc. (ACSP) Agreement (All Districts)

| Category            | Amount                | Percent        |
|---------------------|-----------------------|----------------|
| Operations          | \$550,000.00          | 53.96%         |
| Supportive Services | \$400,000.00          | 39.24%         |
| Administration      | \$69,313.30           | 6.80%          |
| <b>Total</b>        | <b>\$1,019,313.30</b> | <b>100.00%</b> |

## II.b. Brentwood Community Foundation Agreement (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City and Brentwood Community Foundation (BCF),

Providing up to \$740,343.35 in HOPWA funds for a community residence program for transitional housing, Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Supportive Services,

To a minimum of 145 unduplicated HOPWA eligible households living with HIV/AIDS.

## II.b. Brentwood Community Foundation Agreement (All Districts)

BCF will manage an 18-unit transitional housing facility for men living with HIV/AIDS and will provide rental subsidies to approximately 100 unduplicated households at-risk homelessness.

BCF will also provide Supportive Services, mental health counseling, health education, and nutritional classes to improve the quality of life of 25 HOPWA-eligible households.

## II.b. Brentwood Community Foundation Agreement (All Districts)

HCD conducted a Notice of Funding Availability for HOPWA services in March 2025 with the option to renew for up to one-year at the City's discretion.

BCF was selected with a term from the date of countersignature to August 31, 2026.

## II.b. Brentwood Community Foundation Agreement (All Districts)

| Category                                             | Amount              | Percent     |
|------------------------------------------------------|---------------------|-------------|
| Short-Term Rent, Mortgage,<br>and Utility Assistance | \$375,000.00        | 50.65%      |
| Supportive Services                                  | \$200,000.00        | 27.02%      |
| Operations                                           | \$115,000.00        | 15.53%      |
| Administration                                       | \$50,343.35         | 6.80%       |
| <b>Total</b>                                         | <b>\$740,343.35</b> | <b>100%</b> |

BCF has received funding through various Agreements with the City since 1995 and had no findings on their last compliance monitoring review.

## II.c. The Women's Home (All Districts)

An Ordinance approving and authorizing a Subrecipient Agreement between the City of Houston (City) and The Women's Home (TWH),

Providing up to \$321,888.41 in HOPWA funds to administer and operate the WholeLife Collaborative program,

For supportive services and case management to a minimum of 70 unduplicated, HOPWA-eligible households living with HIV/AIDS.

## II.c. The Women's Home (All Districts)

Supportive Services will include substance use treatment, long-term recovery supports, mental health counseling, basic needs assistance, adult education, and case management to promote housing stability and access to care and related services.

The assisted households will further their wellness and long-term resiliency goals resulting in improved housing stability and overall health.

## II.c. The Women's Home (All Districts)

HCD conducted a Notice of Funding Availability for HOPWA services in March 2025 with the option to renew it for up to a one-year increment at the City's discretion.

The Women's Home was selected, with an initial term from countersignature date to August 31, 2026.

## II.c. The Women's Home (All Districts)

| Category            | Amount       | Percent |
|---------------------|--------------|---------|
| Supportive Services | \$300,000.00 | 93.20%  |
| Administration      | \$21,888.41  | 6.80%   |
| Total               | \$321,888.41 | 100%    |

The Women's Home has received funding through various agreements with the City since 2000 and had no findings on the last compliance monitoring.

## II.d. Catholic Charities Subrecipient Agreement (All Districts)

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

Providing up to \$1,573,404.85 in HOPWA funds for the provision of Tenant-Based Rental Assistance (TBRA); Short-Term Rent, Mortgage, and Utility (STRMU) assistance; Permanent Housing Placement (PHP) services; and Supportive Services,

For up to 113 HOPWA eligible households living with HIV/AIDS.

## II.d. Catholic Charities Subrecipient Agreement (All Districts)

Housing assistance to the 113 eligible households will be provided as follows:

- (1) TBRA to 58 households
- (2) STRMU to 45 households
- (3) PHP to 10 households

Supportive Services includes PHP and case management to promote housing stability and access to care and/or related services.

## II.d. Catholic Charities Subrecipient Agreement (All Districts)

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in March 2025 with the option to renew in up to a one-year increment at the City's discretion. Catholic Charities was one of the selected agencies.

Catholic Charities has received funding through various agreements with the City since 2003 and had no findings on the last compliance monitoring.

This Agreement period will be October 1, 2025 through September 30, 2026.

## II.d. Catholic Charities Subrecipient Agreement (All Districts)

| Category                                          | Amount                | Percent        |
|---------------------------------------------------|-----------------------|----------------|
| Tenant-Based Rental Assistance                    | \$893,100.00          | 58.09%         |
| Supportive Services                               | \$139,761.32          | 9.09%          |
| Short-Term Rent, Mortgage, and Utility Assistance | \$375,000.00          | 24.39%         |
| Administrative                                    | \$104,543.53          | 6.80%          |
| Permanent Housing Placement Services              | \$25,000.00           | 1.63%          |
| <b>Total</b>                                      | <b>\$1,537,404.85</b> | <b>100.00%</b> |

## II.e. Allies in Hope (Districts: C, H, I)

An Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston and Allies in Hope (Allies),

Extending the term of the Agreement and providing up to \$766,760.00 in HOPWA funds for three separate multi-unit permanent residential facilities with supportive services,

And provide tenant-based rental assistance benefiting a minimum of 112 low-income persons and families affected or living with HIV/AIDS.

## II.e. Allies in Hope (Districts: C, H, I)

Supportive services include case management, life skills training, nutritional services, and substance abuse and mental health counseling. Operating costs include, but are not limited to, property management, utilities, and property insurance.

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. Allies was one of the agencies selected.

## II.e. Allies in Hope (Districts: C, H, I)

This Agreement provides funding from April 1, 2023, through December 31, 2025.

Allies has received various agreements through the City since 1994 and had no findings on the last compliance monitoring.

As of April 2025, Allies achieved 96.13% of its goal and expended approximately 79% of funding.

## II.e. Allies in Hope (Districts: C, H, I)

| Category                                                         | Amount              | Percent        |
|------------------------------------------------------------------|---------------------|----------------|
| Operations: Community Residence                                  | \$681,760.00        | 88.91%         |
| Housing Subsidies: Tenant-Based Rental Assistance Program (TBRA) | \$85,000.00         | 11.09%         |
| <b>Total</b>                                                     | <b>\$766,760.00</b> | <b>100.00%</b> |

## II.f. SEARCH – Foshee House of Tiny Treasures (Districts: C, H, I)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and SEARCH Homeless Services (SEARCH),

To provide up to \$142,713.52 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

For an early childhood development program through SEARCH's Foshee Family House of Tiny Treasures.

## II.f. SEARCH – Foshee House of Tiny Treasures (Districts: C, H, I)

This program will provide comprehensive early childhood education and supportive services to a minimum of 10 HOPWA-eligible households, including 16 children and 35 family members who are or were homeless.

Children aged two to five will receive early childhood education and therapeutic services.

Supportive services to family members will include case management, transportation, and counseling to reduce barriers and increase household financial stability.

## II.f. SEARCH – Foshee House of Tiny Treasures (Districts: C, H, I)

HCD conducted a NOFA for HOPWA services in March 2025, with the option to renew in up to one-year increments at the City's discretion. SEARCH was one of the agencies selected.

This Agreement will begin October 1, 2025, and will provide funding through September 30, 2026.

## II.f. SEARCH – Foshee House of Tiny Treasures (Districts: C, H, I)

| CATEGORY            | AMOUNT              | PERCENT        |
|---------------------|---------------------|----------------|
| Supportive Services | \$133,009.00        | 93.20%         |
| Administration      | \$9,704.52          | 6.80%          |
| <b>Total</b>        | <b>\$142,713.52</b> | <b>100.00%</b> |

SEARCH Homeless Services has received funding from the City of Houston since 1996.

There were no findings or concerns in their most recent compliance monitoring review.

## II.g. Fundacion Latinoamericana de Accion Social (District: J)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Fundacion Latinoamericana de Accion Social, Inc. (FLAS),

Providing up to \$751,073.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

To provide 66 eligible households affected by HIV/AIDS with TBRA, PHP and supportive services through FLAS's Behavioral Health Program (BHP).

## II.g. Fundacion Latinoamericana de Accion Social (District: J)

Comprehensive assessments will be conducted through a licensed professional to identify and address environmental barriers consistent with their stability plan, with the goal of maintaining permanent housing.

FLAS's BHP will provide clinical case management, therapeutic and environmental interventions services, which could include outpatient treatment, crisis intervention, psychotherapy, and psychoeducation to at least 29 HOPWA-eligible households with mental health and/or substance use disorders.

## II.g. Fundacion Latinoamericana de Accion Social (District: J)

The TBRA component will provide rental assistance and housing stability case management services to 27 HOPWA-eligible households.

Finally, PHP services will support 10 eligible households with security deposits, first-month rent payments and/or utility deposits.

## II.g. Fundacion Latinoamericana de Accion Social (District: J)

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in March 2025 with the option to renew in up to a one-year increment at the City's discretion. FLAS was one of the agencies selected.

This Agreement period will be from October 1, 2025, to September 30, 2026. FLAS's previous Agreement period was from May 23, 2023, through September 30, 2025.

## II.g. Fundacion Latinoamericana de Accion Social (District: J)

| CATEGORY                             | AMOUNT              | PERCENT        |
|--------------------------------------|---------------------|----------------|
| Tenant Based Rental Assistance       | \$450,000.00        | 59.91%         |
| Supportive Services                  | \$225,000.00        | 29.96%         |
| Permanent Housing Placement Services | \$25,000.00         | 3.33%          |
| Administrative                       | \$51,073.00         | 6.80%          |
| <b>Total</b>                         | <b>\$751,073.00</b> | <b>100.00%</b> |

As of June 2025, FLAS has served 82% of their client goal and expended approximately 88% of their total funds. There were no findings during their most recent annual compliance monitoring review.

# **III. PUBLIC FACILITIES**

Ryan Bibbs, Deputy Assistant Director

### III. Edgewood Park & Detention Basin (LOA) (District D)

HCD recommends approval of a Letter of Agreement between Houston Public Works (HPW) and Housing and Community Development Department (HCD),

To utilize up to \$3,425,470.00 in Community Development Block Grant Disaster Recovery (CDBG-DR15) funds,

For flood mitigation improvements at the Edgewood Multi-Use Park & Detention Basin project in the Southpark Community.

### III. Edgewood Park & Detention Basin (LOA) (District D)

Improvements will reduce the risk of future flood losses, including loss of mobility and are consistent with disaster relief, long-term recovery, housing and economic revitalization.

Construction will include depressing the existing soccer field, baseball field, basketball court, playground area, trail, and adjacent green space.

### III. Edgewood Park & Detention Basin (LOA) (District D)

Existing amenities will be replaced with an upgraded modern football or baseball field, bioswales, walking trails, benches, pedestrian lighting, and trees damaged during construction.

The multi-use detention basin will be designed to flow into the existing storm sewer along Southbank Street to minimize right-of-way ponding and structural loss.

An alternative underground stormwater storage for a future parking lot area will also be developed.

### III. Edgewood Park & Detention Basin (LOA) (District D)

The project is bound by Ridgeway Drive, north of Bellfort Avenue to the south, Crestmont Street to the East, and Southbank Street to the West within Sims Bayou, known for flooding.

Improvements to the park including the storm sewer upgrade and detention capacity, will help protect homes from flood damage.

The proposed park and stormwater detention design enhances flood protection while improving recreational facilities.

### III. Edgewood Park & Detention Basin (LOA) (District D)

The total project budget is \$4,611,744.00, of which \$3,425,470.00 is funded by HCD and \$1,186,274.00 is funded by HPW.

HPW will manage the design and construction through a project manager to oversee the bidding and selection of both contracts.

The project is currently in the design phase. Construction is expected to run from February 2026 through September 2026.



# III. Edgewood Park & Detention Basin (LOA) (District D)



# III. Edgewood Park & Detention Basin (LOA) (District D)



# III. Edgewood Park & Detention Basin (LOA) (District D)



# **VI. DIRECTOR'S COMMENTS**

Michael Nichols, Director

# Director's Comments

## Overview of Additional HOPWA Contracts seeking Council Approval

- Houston SRO Housing Corporation
- Houston HELP, Inc.

# Houston SRO Housing Corporation (District D)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Houston SRO Housing Corporation (Houston SRO),

Providing up to \$307,977.00 in 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.



# 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 that reinforce opportunities towards independent living.

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

# Houston SRO Housing Corporation (District D)

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in March 2025 with a one-year renewal option at the City's discretion. Houston SRO was one of the selected agencies.

This Agreement will begin on October 1, 2025 and provide funding through September 30, 2026.

# Houston SRO Housing Corporation (District D)

| CATEGORY            | AMOUNT              | PERCENT        |
|---------------------|---------------------|----------------|
| Operating Costs     | \$237,034.00        | 76.96%         |
| Supportive Services | \$50,000.00         | 16.24%         |
| Administrative      | \$20,943.00         | 6.80%          |
| <b>Total</b>        | <b>\$751,073.00</b> | <b>100.00%</b> |

Houston SRO has received funding from the City since 1999 and had one finding on the last compliance monitoring review due to improper case management delivery documentation and record retention, which has been resolved.

# Houston HELP, Inc (District D)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Houston HELP, Inc. (Houston HELP),

Providing up to \$413,091.00 in 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 50 very-low income households living with HIV/AIDS.

# Houston HELP, Inc (District D)

Supportive services include comprehensive case management, housing counseling, job training, afterschool 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.

HCD conducted a NOFA for HOPWA services in March 2025 with a one-year renewal option at the City's discretion. Houston HELP was selected.



# Houston HELP, Inc (District D)

| CATEGORY            | AMOUNT              | PERCENT        |
|---------------------|---------------------|----------------|
| Operating Costs     | \$280,000.00        | 67.78%         |
| Supportive Services | \$105,000.00        | 25.42%         |
| Administrative      | \$28,091.00         | 6.80%          |
| <b>Total</b>        | <b>\$413,091.00</b> | <b>100.00%</b> |

This Agreement will begin on October 1, 2025 and provide funding through September 30, 2026.

Houston HELP has received funding from the City since 1999 and had no findings on their last compliance monitoring review.

# DR17 Contract Update

|                      | Amendment 4<br>Contract End Date | Proposed<br>Amendment 5<br>Contract End Date | Revised Budget |
|----------------------|----------------------------------|----------------------------------------------|----------------|
| Closeout Completed   |                                  |                                              |                |
| Public Services      | Aug-24                           |                                              | \$ 17,175,483  |
| Planning             | Aug-24                           |                                              | \$ 21,780,921  |
| Homebuyers           | Aug-24                           |                                              | \$ 16,246,499  |
| Closeout In Progress |                                  |                                              |                |
| HoAP                 | Jan-25                           |                                              | \$ 68,060,675  |
| Small Rental         | Aug-25                           |                                              | \$ 11,355,269  |
| Economic Development | May-25                           | Oct-25                                       | \$ 20,509,343  |
| Single Family        | -                                |                                              | \$ 3,589,439   |
| Programs Operating   |                                  |                                              |                |
| Multifamily          | Aug-25                           | Feb-26                                       | \$ 370,855,752 |
| Buyout               | Dec-25                           | Jun-26                                       | \$ 48,732,898  |
| Admin                | Feb-27                           |                                              | \$ 15,000,000  |
| Homebuyers 2.0       | Feb-27                           |                                              | \$ 19,800,000  |
| Grand Total          |                                  |                                              | \$ 613,106,279 |

# DR17 Reimbursements Update

## as of August 15, 2025

|                      | Amendment 4<br>Contract End Date | Proposed<br>Amendment 5<br>Contract End Date | Budget           | Approved         | Under GLO Review | Submitted      | Refunded*       |
|----------------------|----------------------------------|----------------------------------------------|------------------|------------------|------------------|----------------|-----------------|
| Admin                | Feb-27                           |                                              | \$ 15,000,000    | \$ 7,046,533     | \$ -             | \$ 7,046,533   | \$ -            |
| Buyout               | Dec-25                           | Jun-26                                       | \$ 48,732,898    | \$ 36,540,844    | \$ -             | \$ 36,869,167  | \$ -            |
| Economic Development | May-25                           | Oct-25                                       | \$ 20,509,343    | \$ 20,396,674    | \$ -             | \$ 20,396,674  | \$ (1,443,247)  |
| HoAP                 | Aug-24                           |                                              | \$ 68,060,675.08 | \$ 67,816,560.82 | \$ -             | \$ 67,816,561  | \$ -            |
| Homebuyers           | Aug-24                           |                                              | \$ 16,246,499    | \$ 16,294,499    | \$ -             | \$ 16,294,499  | \$ -            |
| Homebuyers 2.0       | Feb-27                           |                                              | \$ 19,800,000    | \$ -             | \$ -             | \$ -           | \$ -            |
| Multifamily          | Aug-25                           | Feb-26                                       | \$ 370,855,752   | \$ 359,101,321   | \$ -             | \$ 360,651,321 | \$ -            |
| Planning             | Aug-24                           |                                              | \$ 21,780,921    | \$ 21,781,147    | \$ -             | \$ 21,781,147  | \$ -            |
| Public Services      | Aug-24                           |                                              | \$ 17,175,483    | \$ 17,188,677    | \$ -             | \$ 17,188,677  | \$ (12,742)     |
| Single Family        | -                                |                                              | \$ 3,589,439     | \$ 44,061,164    | \$ -             | \$ 44,080,908  | \$ (41,896,713) |
| Small Rental         | Aug-25                           |                                              | \$ 11,355,269    | \$ 10,710,141    | \$ -             | \$ 10,886,755  | \$ -            |
| Grand Total          |                                  |                                              | \$ 613,106,279   | \$ 600,937,559   | \$ -             | \$ 603,012,240 | \$ (43,352,702) |

# What's Happening | 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 Community Meetings Are Underway

(1) remaining opportunity to attend | Tuesday June 17th



**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#



**ACTION PLAN FOR DISASTER RECOVERY**  
2024 DERECHO + HURRICANE BERYL

**JUNE 17, 2025**

5:30 PM - 7:30 PM

English: <https://bit.ly/dr2024-3ph25E>

Spanish: <https://bit.ly/dr2024-3ph25S>

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

Phone Conference ID#

(English) 82191311# | (Español) 207364185#

# Stella Link Single-Family Development NOFA Now Open!

- **Target Homebuyers:** Up to 120% Area Median Income (AMI)
- **Scope:** Design, construct, market, and sell new homes
- **Deadline to Apply:** July 15, 2025 | 5 PM CST

**Pre-Proposal Conference was held on June 11th**

To learn more about this funding opportunity visit:  
<https://houstontx.gov/housing/funding.html>.



**NOFA**  
**NOTICE OF FUNDING AVAILABILITY**

2025 SINGLE  
FAMILY HOME  
DEVELOPMENT AT  
**STELLA LINK  
TIRZ**

## What's Ahead | New Programs Launching Soon

### Winter Storm Uri Single Family Home Repair Program

Launching  
June 30, 2025.

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



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT

DID YOUR  
HOME SUFFER  
DAMAGE FROM

# WINTER STORM URI

You may qualify for financial assistance through the  
**2021 Winter Storm Single - Family Home Repair Program!**



Learn how to apply and see if you  
qualify for assistance today.

Call 832-394-6200 or visit  
[houstontx.gov/hcdrecovery/dr21/](https://houstontx.gov/hcdrecovery/dr21/)

## What's Ahead | New Programs Launching Soon

### Harvey Homebuyer Assistance Program (HbAP) 2.0

Launching  
June 30, 2025.

This next phase of the Harvey Homebuyer Assistance Program will deploy approximately \$19 million to help Houstonians impacted by Hurricane Harvey achieve homeownership.



# 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

## Recent Project Milestones



### CONNECT HIGHSTAR

This new community serves low- to moderate-income households at 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

- Downtown Houston Homelessness Roundtable
- Pre-Award Services | Technical Assistance Training
- Realtors and Lenders Workshop
- 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: 31%**

**Total Number of Units: 101**

**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**

**Estimated Completion: November 2026**



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

**Completion Percentage: 60%**

**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**

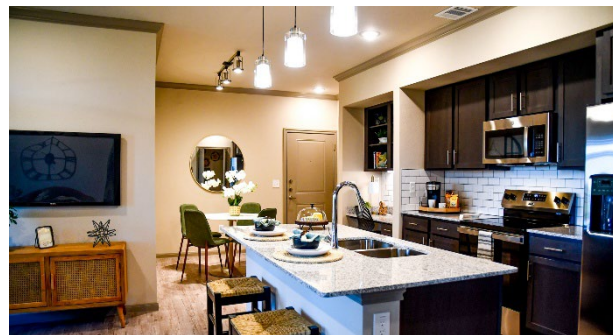
**Total Restricted Units: 109 (30% - 80%  
AMI)**

**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: July 2025**



# **Project Progress: Summit at Renaissance Park 12121 Greenspoint, 77060 (District B)**

**Completion Percentage: 96%**

**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: August,  
2025**



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

**Completion Percentage: 100%**

**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**

**Grand Opening: August, 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)**

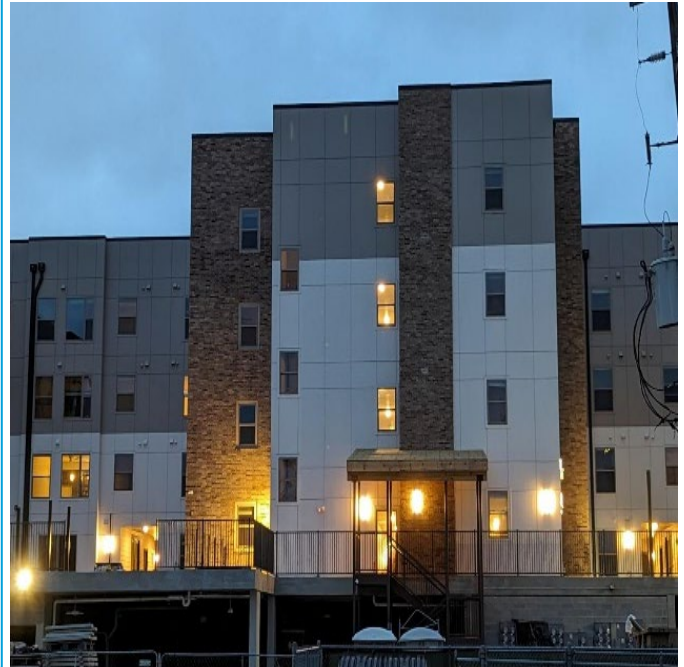
**Total Project Cost: \$35,854,830.00**

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

**Developer: Brownstone**

**Architect: Brownstone Architects  
& Planners, Inc.**

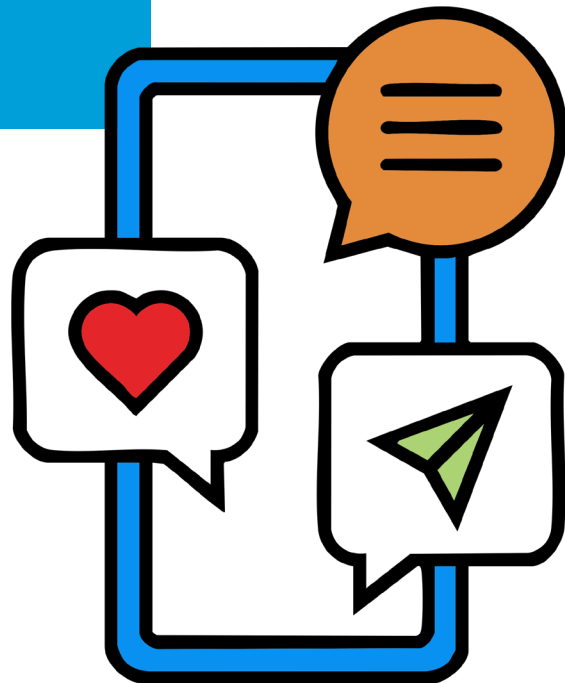
**Anticipated Ribbon Cutting:  
September 2025**



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# 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**



# **PUBLIC COMMENTS**