



Housing & Affordability Committee Meeting

September 16, 2025
Michael Nichols, Director



CITY OF HOUSTON
HOUSING AND
COMMUNITY
DEVELOPMENT

CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT





Agenda

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

II. PUBLIC SERVICES

Melody Barr, Assistant Director

II.a. Access Care of Coastal Texas Agreement (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Access Care of Coastal Texas, Inc. (ACCT),

Providing up to \$1,276,825.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

To provide Tenant-Based Rental Assistance (TBRA); Short-Term Rent, Mortgage, and Utility Assistance (STRMU); Permanent Housing Placement Services (PHPS); and Supportive Services to 149 very low-income households living with HIV/AIDS.

II.a. Access Care of Coastal Texas Agreement (All Districts)

Supportive Services include case management, nutritional, and medical transportation services, among others.

The City is the HOPWA program administrator for multiple areas including Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties in the Eligible Metropolitan Statistical Area.

ACCT is located in Galveston and primarily serves that portion of the Houston-Galveston region.

II.a. Access Care of Coastal Texas Agreement (All Districts)

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. ACCT was one of the selected agencies.

This Agreement term will begin on November 1, 2025 and provide funding through October 31, 2026.

ACCT has received funding from the City since 2006 and had no findings on their last compliance monitoring review.

II.a. Access Care of Coastal Texas Agreement (All Districts)

Category	Initial Allocation	Supplemental Allocation	Amount	Percent
Tenant-Based Rental Assistance	\$536,250.00	\$178,750.00	\$715,000.00	56.00%
Supportive Services	\$250,000.00	\$0.00	\$250,000.00	19.58%
Short-Term Rent, Mortgage, and Utility Assistance	\$200,000.00	\$0.00	\$200,000.00	15.66%
Administrative	\$30,388.75	\$56,436.25	\$86,825.00	6.80%
Permanent Housing Placement Services	\$25,000.00	\$0.00	\$25,000.00	1.96%
Total	\$1,041,638.75	\$235,186.25	\$1,276,825.00	100.00%

II.b. Catholic Charities 2nd Amendment (All Districts)

An Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities),

Providing up to \$150,000.00 in Community Development Block Grant (CDBG) funds,

To support case management and employment services for an additional 150 unduplicated low-to moderate-income individuals living in Houston.

II.b. Catholic Charities 2nd Amendment (All Districts)

Employment services may include job training and education, resume writing, interview preparation, financial coaching, and training to obtain job certifications for career and employment advancement.

By providing these services, Catholic Charities strives to help participants increase their stability and obtain the resources they need to successfully gain and maintain employment.

II.b. Catholic Charities 2nd Amendment (All Districts)

HCD conducted a NOFA for CDBG Entitlement funding in fiscal year 2023 with the option to renew in up to one-year increments at the City's discretion. Catholic Charities was one of the agencies selected.

The initial Agreement term was from November 1, 2023 through October 31, 2024.

An administrative extension was granted to continue serving clients with remaining funds through April 30, 2025.

II.b. Catholic Charities 2nd Amendment (All Districts)

A First Amendment provided additional funding and extended the Agreement through October 31, 2025.

This Second Amendment will provide additional funding and extend the term through October 31, 2026.

Catholic Charities has received funding through the City since 2003 and had no findings on their last compliance monitoring review.

II.b. Catholic Charities 2nd Amendment (All Districts)

Category	Amount	Percent
Program Services	\$127,500.00	85.00%
Administrative	\$22,500.00	15.00%
Total	\$150,000.00	100.00%

As of May 2025, Catholic Charities has expended approximately 69% of their allocated funding and achieved 101% of their original client goals.

II.c. Wesley Community Center - Childcare (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston and Wesley Community Center, Inc. of Texas (Wesley) to:

- (1) Extend the term of the Agreement, and
- (2) Provide up to \$125,000.00 in CDBG funds for an Early Childhood Education (ECE) and Out of School Time (OOST) programs for low-to moderate-income families through the Wesley Day School and the Kurtz Education/Recreation Center.

II.c. Wesley Community Center - Childcare (All Districts)

Wesley will serve 25 children through the ECE and OOST programs. ECE provides an evidence-based curriculum for infants (up to four years old) consisting of twice-a-day free play, group activities, outside play, meal/snack time, and nap time.

Four-to-six activity centers are designed within each classroom for dramatic play, building, arts and crafts, reading, and math.

Staff also engage with the children's parents to further their developmental advances.

II.c. Wesley Community Center - Childcare (All Districts)

The OOST program offers children from K-12 a safe place to participate in after-school and summer activities, with a focus on academic support, healthy lifestyles, social and emotional learning, and enrichment activities.

Other program supports include healthy food, afterschool transportation, and social-emotional development activities and support groups.

II.c. Wesley Community Center - Childcare (All Districts)

Wesley also provides wrap-around services for parents including food, rent and utilities assistance, employment services, adult education, benefit enrollment assistance, and financial management coaching and workshops.

HCD conducted a NOFA for Childcare and Out-of-School Time Programming in May 2024, with the option to renew for up to a one-year increment at the City's discretion. Wesley was one of the agencies selected.

II.c. Wesley Community Center - Childcare (All Districts)

The original Agreement provided funding from November 26, 2024 – October 31, 2025.

This First Amendment will provide funding through October 31, 2026.

Wesley has received funding from the City of Houston since 2022 and had no findings on their last compliance monitoring review.

II.c. Wesley Community Center - Childcare (All Districts)

CATEGORY	AMOUNT	PERCENT
Program Services	\$106,671.87	85.34%
Program Administration	\$18,328.13	14.66%
Total	\$125,000.00	100.00%

As of June 2025, Wesley achieved approximately 104% of its annual client goal and expended approximately 63.80% of funding.

II.d. Wesley Community Center – Job Training (All Districts)

An Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston and Wesley Community Center, Inc. of Texas (Wesley),

Providing up to an additional \$250,000.00 in CDBG funds to provide case management and employment services

To a minimum of 225 unduplicated low-to moderate-income individuals living in Houston.

II.d. Wesley Community Center – Job Training (All Districts)

Employment services may include job training and education such as beginning and advanced Bridge Classes in healthcare and career tracks requiring certification.

By providing these services, Wesley will help participants increase their stability and obtain the resources they need to successfully gain and maintain employment.

II.d. Wesley Community Center – Job Training (All Districts)

HCD conducted a NOFA for CDBG services in December 2022 with a one-year renewal option, at the City's discretion. Wesley was one of the selected agencies.

The original Agreement provides funding from November 1, 2023, through November 30, 2024, then amended through November 30, 2025.

This Second Amendment will provide funding through November 30, 2026.

II.d. Wesley Community Center – Job Training (All Districts)

CATEGORY	AMOUNT	PERCENT
Program Services	\$212,694.00	85.08%
Program Administration	\$37,306.00	14.92%
Total	\$250,000.00	100.00%

As of June 2025, Wesley has achieved approximately 112% of its annual client goal and expended approximately 80% of funding.

Wesley has received funding through the City for various Agreements since 2022 and had no findings on their last compliance monitoring review.

II.e. El Centro de Corazon HOPWA Agreement (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and El Centro de Corazon (El Centro),
Providing up to \$1,500,001.00 in HOPWA funds,
To provide Tenant Based Rental Assistance (TBRA) and supportive services to 93 very low-income households living with HIV/AIDS.

II.e. El Centro de Corazon HOPWA Agreement (All Districts)

Housing Assistance will be provided in the form of TBRA.

Supportive services will include case management, mental and behavioral health, and other services that improve access to care or services, and reinforce independent living.

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

II.e. El Centro de Corazon HOPWA Agreement (All Districts)

El Centro will administer HOPWA services to currently served households upon notification that a separate agency will be discontinuing services.

This Agreement will begin on the date of countersignature of the City Controller and will provide funding through September 30, 2026.

El Centro received various Contracts through HCD's Public Services Division between 2007 and 2011.

II.e. El Centro de Corazon HOPWA Agreement (All Districts)

Category	Initial Allocation	Supplemental Allocation	Amount	Percent
Tenant-Based Rental Assistance	\$748,410.70	\$249,470.30	\$997,881.00	66.53%
Supportive Services	\$407,561.00	\$0.00	\$407,561.00	27.17%
Administrative	\$42,551.34	\$52,007.66	\$94,559.00	6.30%
Total	\$1,198,523.04	\$301,477.96	\$1,500,001.00	100.00%

II.f. The Women's Home (District A)

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

Extending the contract term and allocating up to an additional \$250,000.00 in Community Development Block Grant (CDBG) funds,

To support the administration and operation of supportive services for 480 additional unduplicated homeless and low-to moderate-income individuals in Houston.

II.f. The Women's Home (District A)

Supportive services may include mental health counselling, substance abuse treatment, and job training and education.

Through these services, The Women's Home will help clients achieve stability, obtain employment and transition away from homelessness.

HCD conducted a NOFA for CDBG services in fiscal year 2023 with the option to renew for one-year increments. The Women's Home was selected, with an initial term from November 1, 2023 to October 31, 2024.

II.f. The Women's Home (District A)

An administrative extension was granted to extend the agreement through April 30, 2025, to continue to serve clients with existing funding.

A First Amendment extended the term provided additional funding through October 31, 2025. This Second Amendment will extend the term and provide additional funding through October 31, 2026.

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

II.f. The Women's Home (District A)

Category	Amount	Percent
Program Services	\$236,962.52	94.79%
Administrative	\$13,037.48	05.21%
Total	\$250,000.00	100.00%

As of July, The Women's Home has expended approximately 67% of their allocated funding and served 95% of their client goal.

III. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

III.a. Retreat at Esther - Senior Apartments (District B)

An Ordinance authorizing a Loan Agreement between the City of Houston and Ike Communities Foundation, Inc.,

To provide \$4,000,000.00 in HOME Investment Partnerships Program (HOME) funds,

For the acquisition and new construction costs of Retreat at Esther, an affordable multifamily apartment complex for seniors to be located in Acres Homes on the corner of Wheatley Street and Esther Drive, Houston, TX 77088.

III.a. Retreat at Esther - Senior Apartments (District B)

Retreat at Esther will be a newly constructed, 103-unit mixed-income community designed for seniors, with units reserved for households earning at or below 30%, 50%, and 60% of the Area Median Income (AMI).

The development is conveniently located near neighborhood parks, grocery stores, healthcare providers, and other essential amenities.

The site also offers convenient access to major transportation corridors, including State Highway 290 and Interstate 45.

III.a. Retreat at Esther - Senior Apartments (District B)

The development of Retreat at Esther will contribute meaningfully to the ongoing revitalization efforts in Acres Homes, a neighborhood targeted by the City of Houston for strategic investment.

This project will not only bring critically needed affordable senior housing, it will also stimulate the local economy and support broader community development goals.

III.a. Retreat at Esther - Senior Apartments (District B)

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

Following project completion, the outstanding principal balance of the note shall accrue at 1% interest.

The borrower will pay an annual installment of interest from the available cash flow.

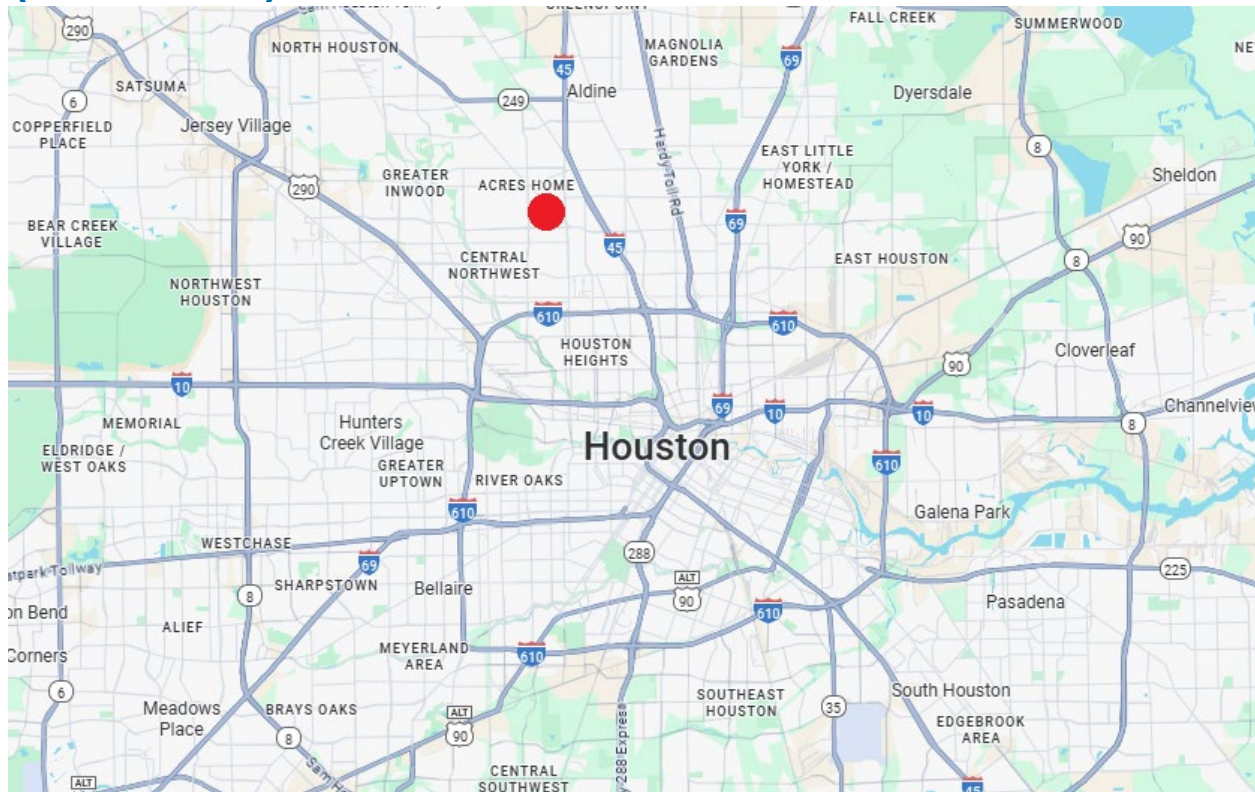
III.a. Retreat at Esther - Senior Apartments (District B)

Sources	Amount	Uses	Amount
City of Houston Request (HCD Source)	\$4,000,000.00	Hard Cost	\$17,506,720.00
Conventional Loan	\$6,310,000.00	Soft Cost	\$3,556,744.00
LIHTC Syndication Proceeds	\$15,998,400.00	Acquisition Cost	\$2,664,974.00
In-Kind Equity/Deferred Developer Fee	\$1,150,150.00	Developer Fee	\$3,059,812.00
		Reserves	\$670,300.00
Total Source of Funds:	\$27,458,550.00	Total Project Cost:	\$27,458,550.00

III.a. Retreat at Esther - Senior Apartments (District B)

Unit Summary and LURA Breakdown								
Unit Type	Total Units	Total Restricted Units	*HCD Restrict ed Units	30% AMI*	50% AMI*	60% AMI*	80% AMI*	Market Rate
One Bedroom	77	77	4	8	25	44	0	0
Two Bedroom	26	26	5	3	4	19	0	0
Total	103	103	9	11	29	63	0	0

III.a. Retreat at Esther - Senior Apartments (District B)



III.a. Retreat at Esther - Senior Apartments (District B)



III.b. Motion for Public Hearing, Idlewilde/Lafayette (ETJ)

HCD Recommends a **Motion establishing a date for a Public Hearing** to provide a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits for the following multifamily developments:

TDHCA APP#	Development Name	Development Address	Construction Type	Population
25470	Lafayette Village Apartments	4822 E. Sam Houston Pkwy N	Rehab	Family
25471	Idlewilde Apartments	9915 FM 1960	Rehab	Family

III.b. Motion for Public Hearing, Idlewilde/Lafayette (ETJ)

The TDHCA administers the state's Housing Tax Credit program, which provides federal tax credits to spur the development of quality, affordable housing.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located (including the City's extraterritorial jurisdiction) must:

“hold a hearing ...to solicit public input concerning the Application or Development” before a developer can submit an application for non-competitive 4% tax credits.”

III.b. Motion for Public Hearing, Idlewilde/Lafayette (ETJ)

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

- Idlewilde Apartments - Preservation of affordable housing
- Lafayette Village - Preservation of affordable housing

HCD recommends a Motion to hold a Public Hearing on **October 15, 2025**, on the 4% Housing Tax Credit Resolution of No Objection.

III.c. Resolution of No Objection, Idlewilde/Lafayette (ETJ)

HCD Recommends a **Resolution of No Objection** for two applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily developments:

TDHCA APP#	Development Name	Development Address	Construction Type	Population
25470	Lafayette Village Apartments	4822 E. Sam Houston Pkwy N	Rehab	Family
25471	Idlewilde Apartments	9915 FM 1960	Rehab	Family

III.c. Resolution of No Objection, Lafayette (4% HTC) (ETJ)

The TDHCA administers the state's Housing Tax Credit program, which provides federal tax credits to spur the development of quality, affordable housing.

In order to apply for the 4% tax credits, the developer must present **a Resolution of No Objection** from the governing body of the jurisdiction in which the development will be located (including the City's extraterritorial jurisdiction).

III.c. Resolution of No Objection, Lafayette (4% HTC) (ETJ)

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

- Idlewilde Apartments - Preservation of affordable housing
- Lafayette Village - Preservation of affordable housing

A public hearing will be held on October 15, 2025.

IV.a.

DIRECTOR'S COMMENTS

(DR UPDATE)

Temika Jones, Deputy Director & CFO

DR17 Contract Update

	Amendment 4 Contract End Date	Proposed Amendment 5 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 September 15, 2025

	Amendment 4 Contract End Date	Proposed Amendment 5 Contract End Date	Budget	Approved	Under GLO Review	Submitted	Refunded*
Admin	Feb-27		\$ 15,000,000	\$ 7,046,782	\$ -	\$ 7,046,782	\$ -
Buyout	Dec-25	Jun-26	\$ 48,732,898	\$ 36,869,167	\$ -	\$ 36,869,167	\$ -
Economic Development	May-25	Oct-25	\$ 20,509,343	\$ 20,396,674	\$ 332,966	\$ 20,729,639	\$ (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	\$ 362,861,223	\$ -	\$ 362,861,223	\$ -
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	\$ 10,886,755	\$ -	\$ 10,886,755	\$ -
Grand Total			\$ 613,106,279	\$ 605,202,647	\$ 332,966	\$ 605,555,357	\$ (43,352,702)

IV.b.

DIRECTOR'S COMMENTS

(Project Highlights)

Michael Nichols, Director

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
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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/

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.



Recent Project Milestones

OST Lofts

New \$43 million affordable community for individuals exiting homelessness.
City of Houston invested \$19.3 million (CDBG-DR17)



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

Completion Percentage: 34%

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: OST Lofts 2906 Delafield, 77023 (District I)

Completion Percentage: 100%

Total Number of Units: 130

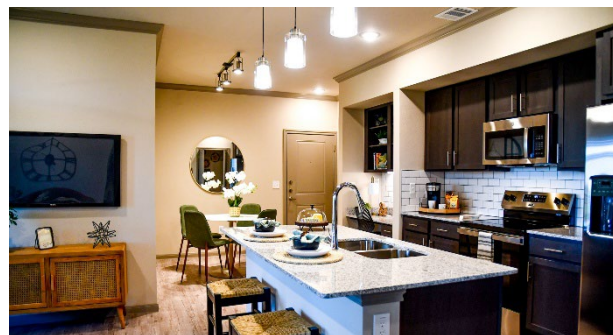
**Total Restricted Units: 109 (30% - 80%
AMI)**

Total Project Cost: \$43,708,342.00

**HCD Funding: \$19,310,000.00 (CDBG-
DR17)**

**Developer: Tejano Center for
Community Concerns & DWR
Development Group**

Grand Opening: September, 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: September,
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

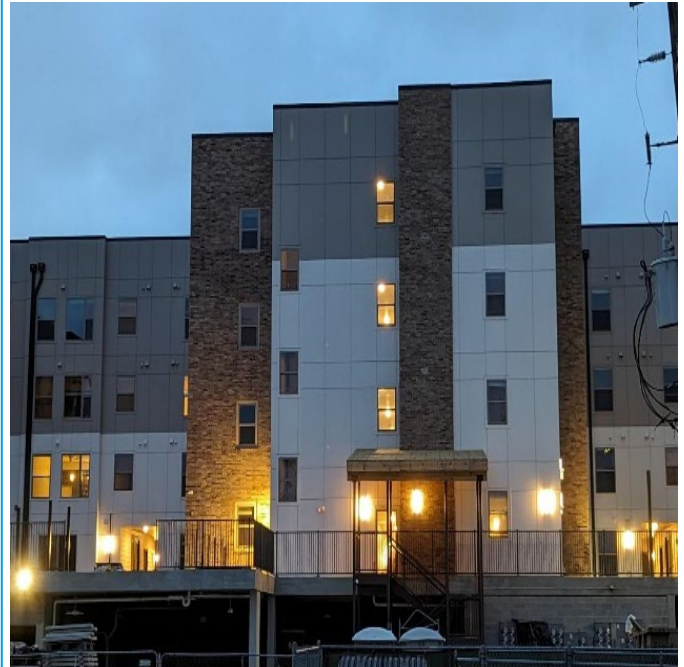
**HCD Funding: \$15,500,000.00 (CDBG-
DR17)**

Developer: Brownstone

Architect: Brownstone Architects

& Planners, Inc.

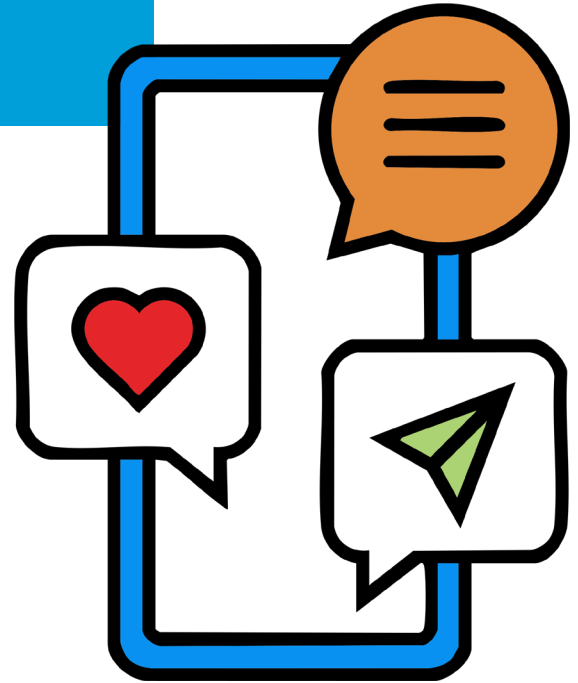
Anticipated Ribbon Cutting: 10/2025



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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