



Housing and Affordability Committee

Council Member Tiffany D. Thomas, Chair
Council Member Willie Davis, Vice Chair

Tuesday, October 21, 2025, at 10:00 a.m.

City Hall Council Chambers
901 Bagby, 2nd Floor, Houston, Texas 77002

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

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

I. Call to Order/Welcome/Attendance

Council Member Tiffany D. Thomas, Chair

II. Public Services

- a. The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and **Chinese Community Center, Inc.** (CCC), providing up to an additional \$140,000.00 in Community Development Block Grant (CDBG) funds for the continuation of an early childhood development and out-of-school time youth enrichment programs for 250 low-to moderate-income (LMI) children. (Districts F, J)
- b. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City and **Child Care Council of Greater Houston, Inc.** (CCCGHI), providing up to an additional \$100,000.00 in CDBG funds for the continuation of an infant and early care and childhood development enrichment program for 18 LMI children. (District C)

Michael Nichols, Director
Melody Barr, Assistant Director

III. Single Family

HCD has made non-substantial Amendments to the **Harvey Homebuyer Assistance Program (HbAP 2.0) Guidelines**. Version 3.0 of the HbAP 2.0 Guidelines includes cryptocurrency as a non-excluded asset in the Revised Liquid Asset Limit section. The Texas General Land Office (GLO) reviewed and approved the aforementioned Amendment on August 15, 2025. (All Districts)

Michael Nichols, HCD Director
Cedrick LaSane, Assistant Director

IV. Multifamily

HCD recommends Council approval of an Ordinance authorizing an Amendment between the City of Houston and Avenue CDC to forgive the remaining loan balance for the **Elder Street Apartments** and reduce the City's affordability period to 20 years, which will be met in October of 2025. This project consists of a total of 34 housing units (27 of which are restricted to LMI families), created through the adaptive reuse of Houston's Jefferson Davis Hospital, originally built in 1925. (District H)

Michael Nichols, HCD Director
Ryan Bibbs, Deputy Assistant Director

V. Director's Comments

Michael Nichols, HCD Director



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/5/2025

District: F & J

Item Creation Date: 9/22/2025

HCD25-120

Chinese Community Center, Inc.

Agenda Item: II.a.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and Chinese Community Center, Inc. (CCC), providing up to an additional \$140,000.00 in Community Development Block Grant (CDBG) funds for the continuation of an early childhood development and out-of-school time youth enrichment programs for low-to moderate-income (LMI) families.

These programs will continue to provide services to 250 additional children and youth along with supportive services to their families. The early childhood development program will provide comprehensive early childhood education and enrichment opportunities to children ages 18 months to five years of age to achieve age-appropriate developmental milestones and school readiness. Staff will also engage with parents to help guide interactions with children to further their development.

The out-of-school youth program will provide academic and social-emotional enrichment opportunities that aim to improve at-risk K-12 students' academic success and encourage them to graduate from high school. Other program support services include nutritional meals, afterschool transportation, and opportunities to participate in social-emotional development activities and support groups. Supportive services for families include case management, counseling services, vocational training and job placement assistance, financial education, service referrals, among others.

CATEGORY	AMOUNT	PERCENT
Program	\$121,750.00	86.96%
Administration	\$18,250.00	13.04%
Total	\$140,000.00	100.00%

HCD conducted a Notice of Funding Availability (NOFA) for Childcare and Out-of-School Time Programming in May 2024 with a one-year renewal option at the City's discretion. CCC was one of the agencies selected. The initial term was from December 10, 2024 through October 31, 2025. This First Amendment will extend the term and provide funding through November 30, 2026.

As of August 2025, CCC has expended approximately 78% of their allocated funding and served approximately 88% of their client goal. CCC has received funding from the City since 2003 for various projects. No findings were reported by Compliance and Monitoring during their last monitoring period.

Fiscal Note:

No Fiscal Note is required on grant items.

This item will be presented to the Housing and Affordability Committee on October 21, 2025.

Michael Nichols, Director

Amount of Funding:

\$140,000.00 Federal Government – Grant Fund (5000)

Prior Council Action:

12/4/2024 (O) 2024-912

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/5/2025

District: C

Item Creation Date: 9/22/2025

HCD25-119

Child Care Council of Greater Houston, Inc.

Agenda Item: II.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and Child Care Council of Greater Houston, Inc. (CCCGHI), providing up to an additional \$100,000.00 in CDBG funds for the continuation of an infant and early care and childhood development enrichment program for LMI families.

With their expanded capacity, the infant and early care program will continue to provide services to 18 additional infants and children, ages 0 to 5 years, and supportive services to their families. In collaboration with Covenant House Texas, CCCGHI will seek to continue providing services to homeless youth parents, ages 18-24, and their children.

The early childhood development program will continue to provide comprehensive early childhood education and enrichment opportunities to achieve age-appropriate development milestones and school readiness. Staff will continue to engage with the children's parents to assist them in learning and using activities and interactions with their young children that further these developmental advances. Supportive services available include parenting education and referrals to other services designed to reduce barriers and increase household financial stability.

CATEGORY	AMOUNT	PERCENT
Program	\$89,364.00	89.36%
Administration	\$10,636.00	10.64%
Total	\$100,000.00	100.00%

HCD conducted a Notice of Funding Availability (NOFA) for Childcare and Out-of-School Time Programming in May 2024 with the option to renew in up to a one-year increments at the City's discretion. CCCGHI was one of the agencies selected. The initial term was from December 19, 2024 through November 30, 2025. This First Amendment will extend the term and provide funding through November 30, 2026.

As of August 2025, CCCGHI has expended approximately 66% of their allocated funding and served approximately 83% of their client goal. CCCGHI has received funding from the City since 1994 and had one finding on the last compliance monitoring due to improper provision and documentation of supportive services and resource referrals, which has been resolved.

Fiscal Note:

No Fiscal Note is required on grant items.

This item will be reviewed by the Housing and Affordability Committee on October 21, 2025.

Michael Nichols, Director

Amount of Funding:

\$100,000.00 Federal Government – Grant Fund (5000)

Prior Council Action:

12/11/2024 (O) 2024-949

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District: All

Item Creation Date: 8/27/2025

HCD25-104

Amended Harvey Homebuyer Assistance

Program (HbAP 2.0) Guidelines (v3.0)

Agenda Item: III.

Background:

The Housing and Community Development Department (HCD) has made *non-substantial* Amendments to the Harvey Homebuyer Assistance Program (HbAP 2.0) Guidelines version 2.0. Version 3.0 includes cryptocurrency as a non-excluded asset in the Revised Liquid Asset Limit section. The Texas General Land Office (GLO) reviewed and approved the aforementioned amendment on August 15, 2025.

The HbAP 2.0 provides Houston residents with funds for down-payment assistance, closing costs, subsidized interest rates and principal buydown to eligible low-to moderate-income and urgent need homebuyers meeting the definition of a First-Time Homebuyer.

Applicants who resided in the City of Houston jurisdiction on August 25, 2017, at the time of Hurricane Harvey, and are interested in purchasing a home may be eligible for assistance. All households must meet income criteria and Disaster Recovery requirements and funding must be available.

The City will administer its HbAP 2.0 per the Harvey Homebuyer Assistance Guidelines, Texas General Land Office requirements, and HUD CDBG-DR regulations and guidance.

This item will be reviewed by the Housing and Affordability Committee on October 21, 2025.

Michael Nichols, Director

Prior Council Action:

01/15/2025 (O) 2024-12

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District: H

Item Creation Date: 09/22/2024

HCD25-117

Elder Street Apartments

Agenda Item: IV.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing an Amendment between the City of Houston and Avenue CDC to forgive the remaining loan balance for the Elder Street Apartments and reduce the affordability period to 20 years, which will be met in October of 2025. Located at 1101 Elder Street in Houston's historic First Ward neighborhood, this project consists of 34 affordable housing units created through the adaptive reuse of Houston's Jefferson Davis Hospital, originally built in 1925. The redevelopment preserved the building's historic character while meeting critical affordable housing needs in the area.

In 2005, the project was awarded \$500,000.00 in Tax Increment Reinvestment Zone (TIRZ) funds to support construction costs. As a condition of this investment, the developer agreed to a 40-year affordability period, which expires in October of 2045. This far exceeds HCD's typical affordability periods for similar deals. In addition to the Agreement with the City, the property is governed by long-term affordability requirements established under two Land Use Restriction Agreements (LURAs): the City's LURA, which extends through October of 2035, and the Texas Department of Housing and Community Affairs (TDHCA) LURA, which extends affordability through 2045.

Approval of this action would relieve the development of its remaining loan obligation with the City, while maintaining binding affordability requirements already in place under their agreement with the TDHCA. In addition, the City would be relieved of administrative costs associated with required compliance and monitoring activities over the next ten years.

The proposed forgiveness of the previously agreed upon affordability period aligns with the City's current affordable housing objectives of sustaining affordability in a high-opportunity, historic neighborhood without imposing duplicative restrictions that extend beyond those already guaranteed.

Fiscal Note:

No Fiscal Note is required on grant items.

This item will be reviewed by the Housing and Affordability Committee on October 21, 2025.

Michael Nichols, Director

Contact Information:

Roxanne Lawson
(832) 394-6307

