



Housing and Affordability Committee Meeting

**October 21, 2025
Michael Nichols, Director**



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

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

II. PUBLIC SERVICES

Melody Barr, Assistant Director

II.a. Chinese Community Center (Districts F, J)

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 **Early Childhood Development Program** (ECDP) and **Out-of-School Time** (OOST) youth enrichment programs for 250 low-to moderate-income (LMI) children.

II.a. Chinese Community Center (Districts F, J)

These programs will also provide supportive services to their families.

The **ECDP** will provide early childhood education and enrichment activities to children (18 months to five years) to achieve age-appropriate developmental milestones and school readiness.

Program Staff will also engage with parents to help guide interactions with children to further their development.

II.a. Chinese Community Center (Districts F, J)

The **Out-of-School Time** program provides academic and social-emotional enrichment activities designed to improve the academic success of at-risk K-12 students' and encourage graduation.

Children's support services include nutritional meals, after-school transportation, and opportunities to participate in social-emotional development activities and support groups.

Supportive services for families include case management, counseling services, vocational training & job placement assistance, financial education, service referrals and more.

II.a. Chinese Community Center (Districts F, J)

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 Agreement term was from December 10, 2024 through October 31, 2025.

This First Amendment will extend the term and provide funding through November 30, 2026.

II.a. Chinese Community Center (Districts F, J)

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

As of August 2025, CCC has expended approximately 78% of their allocated funding and served 88% of their client goal.

CCC has received funding from the City since 2003 for various projects.

No findings were reported during CCC's last compliance monitoring review.

II.b. Child Care Council of Greater Houston, Inc. (District C)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston 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 serving LMI children.

II.b. Child Care Council of Greater Houston, Inc. (District C)

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.

II.b. Child Care Council of Greater Houston, Inc. (District C)

The early childhood development program will provide comprehensive education and enrichment activities 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 activities with their young children that further these developmental advances.

Supportive services include parenting education and referrals to other services designed to reduce barriers and increase household financial stability.

II.b. Child Care Council of Greater Houston, Inc. (District C)

HCD conducted a 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 Agreement term was from December 19, 2024 through November 30, 2025.

This First Amendment will extend the term and provide funding through November 30, 2026.

II.b. Child Care Council of Greater Houston, Inc. (District C)

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

As of August 2025, CCCGHI has expended 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 their last compliance monitoring review, which has since been resolved.

III. SINGLE FAMILY

Cedrick LaSane, Assistant Director

III. Amended Harvey (HbAP 2.0) Guidelines (All Districts)

HCD has made ***non-substantial*** Amendments to the Harvey Homebuyer Assistance Program (HbAP 2.0) Guidelines, version 2.0.

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.

III. Amended Harvey (HbAP 2.0) Guidelines (All Districts)

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

Applicants who resided within 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.

III. Amended Harvey (HbAP 2.0) Guidelines (All Districts)

All households must meet income criteria and Disaster Recovery requirements and funding must be available.

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

Zooming Out

HCD Construction & Reconstruction Overview



Enhancing the Standard for Safer, Stronger Homes

- Built to last through Houston's climate challenges
- Designed with accessibility and safety in mind
- Constructed with energy efficiency and resilience at its core
- Supported by upgraded Mechanical, Electrical, and Plumbing (MEP) systems that meet the highest quality and safety standards

Built for Strength & Durability

- Brick veneer with cast stone address block
- Gas or electric connections in all homes
- Engineered foundations & garage standards for flood-prone areas
- Zero-step entry thresholds for ADA-accessible homes
- Energy Star Certifications



Safety, Accessibility & Energy Resilience

Safety & Accessibility

- Hardwired smoke & CO detectors with backup
- Solid-core, STC-rated 36" entry doors
- ADA zero-threshold entries where required
- Egress windows meeting safety standards

Energy Resilience

- Meets 2021 IECC Energy Code
- High-efficiency insulation (R-49 attic, R-15 walls, R-19 floors)
- Energy Star windows, weather stripping, and caulking
- Mold- and mildew-resistant products
- Built to *Zero Energy Ready Homes* Guidelines (DR-21)

Extended Warranty & Quality Assurance

Workmanship Warranty

- Quality construction meeting HCD standards
- Any workmanship or material issues corrected at no cost to homeowner
- 2-year workmanship, 2-year mechanical and 10 year structural

Contractor & Manufacturer Accountability

- Contractors comply with City codes and HCD standards
- Appliance and system warranties transferred to homeowners

Our Commitment

- Delivering safe, resilient, and durable homes built to last

Visit www.houstontx.gov/housing



IV. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

IV. Elder Street Apartments Amendment (District H)

An Ordinance authorizing an Amendment between the City and Avenue CDC forgiving the remaining loan balance for the **Elder Street Apartments** and reducing the City's affordability period to 20 years.

Located at 1101 Elder Street in Houston's First Ward, this project created 34 affordable housing units through the adaptive reuse of Houston's Jefferson Davis Hospital.

Originally built in 1925, this project preserved the building's historic character while meeting critical affordable housing needs in the area.

IV. Elder Street Apartments Amendment (District H)

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 projects.

The property is governed by long-term affordability requirements under 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.

IV. Elder Street Apartments Amendment (District H)

Approval of this action would relieve the development of its remaining loan obligation with the City, while maintaining binding affordability requirements with the TDHCA.

The City would be relieved of administrative costs associated with required compliance and monitoring activities through 2035.

The proposed forgiveness of the City's affordability period aligns with HCD's current affordable housing objectives of sustaining affordability in a high-opportunity, historic neighborhood without imposing onerous, duplicative restrictions.

IV. Elder Street Apartments Amendment (District H)



IV. DIRECTOR'S COMMENTS

DR17 & Project Highlights

Michael Nichols, Director

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 October 20, 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	\$ 7,335,915	\$ -	\$ 7,335,915	\$ -
Buyout	Dec-25	Jun-26	\$ 48,732,898	\$ 37,468,554	\$ -	\$ 37,468,554	\$ -
Economic Development	May-25	Oct-25	\$ 20,509,343	\$ 20,729,639	\$ -	\$ 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	\$ 606,424,133	\$ -	\$ 606,443,878	\$ (43,352,702)

In the Community



October 7 - National Night Out Event | October 8 – Ministers’ Advisory Board Meeting | October 17 – Banking on Your Business

Zuri Gardens



3D-Printing Event
Zuri Gardens
0 Martindale
Houston, TX 77048
November 13, 2025
10:00 AM

DR-21 Updates



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/

**We are currently
updating our
application
process to make
it simpler, faster,
and more
accessible for
residents.**



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



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HbAP 2.0 Updates



HbAP^{2.0}

**HARVEY HOMEBUYER
ASSISTANCE PROGRAM 2.0**

Up to \$125,000 in assistance
Visit: houstontx.gov/hcdrecovery/dr17/hbap/

We're proud to announce that **four** program recipients have **successfully** closed on their homes, with **six** additional closings underway.

Upcoming Trainings – HbAP 2.0 + HAP

Wednesday, October 22, 2025



SAVE THE DATES:

Q1 2026

February 18, 2026 - 1PM
Realtor & Lender Workshop

February 11, 2026 1PM
Applicant Workshop

Q3 2026

AUG. 19, 2026 1PM
Realtor & Lender Workshop

AUG. 12, 2026 1PM
Applicant Workshop

Q2 2026

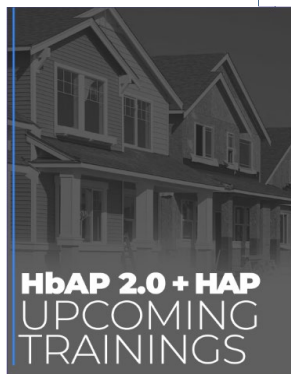
MAY 20, 2026 1PM
Realtor & Lender Workshop

MAY 13, 2026 1PM
Applicant Workshop

Q4 2026

NOV. 18, 2026 1PM
Realtor & Lender Workshop

NOV. 11, 2026 1PM
Applicant Workshop



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



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

Completion Percentage: 35%

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: Boulevard 61

6101 Richmond Ave. Houston, 77057 (District J)

Completion Percentage: 40%

Total Number of Units: 100

Total Restricted Units: 90 units

at 30%, 50%, 60, and 80% AMI

Total Project Cost: \$34,801,185.00

HCD Funding: \$4,000,000.00 (HOME)

Developer: DMA Development Co.

Architect: HEDK Architects

Estimated Completion: April 2027



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

Completion Percentage: 74%

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: Summit at Renaissance Park 12121 Greenspoint, 77060 (District B)

Completion Percentage: 97%

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**

Ribbon Cutting: December, 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

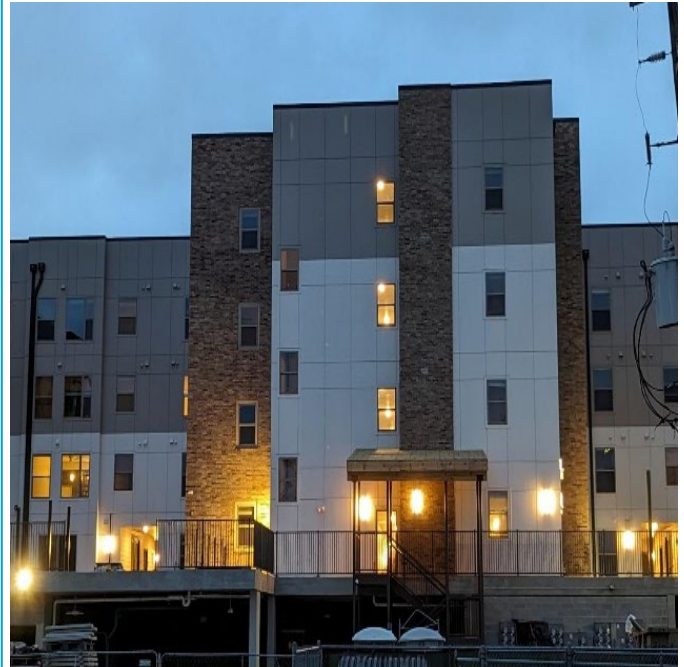
**HCD Funding: \$15,500,000.00 (CDBG-
DR17)**

Developer: Brownstone

Architect: Brownstone Architects

& Planners, Inc.

Anticipated Ribbon Cutting: 11/2025



Virtual Community Office Hours



Virtual COMMUNITY OFFICE HOURS

Every Wednesday

from 1 p.m. - 4 p.m.

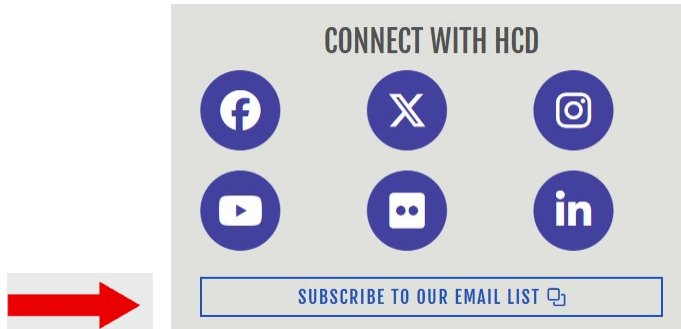
Representatives from each division will be
readily available to assist with your call

Call in on the following numbers:

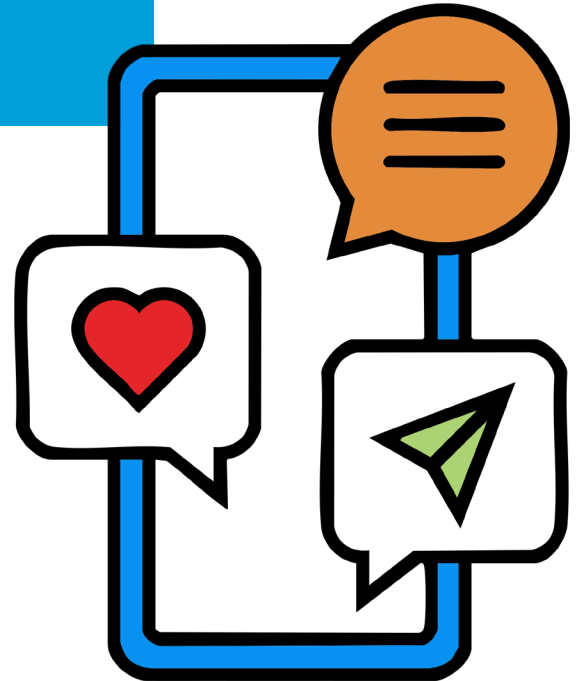
832-394-6912 • 832-394-6227 • 832-394-6126



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PUBLIC COMMENTS