



## Housing and Affordability Committee

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

**Tuesday, March 17, 2026, 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, fill out the form at the link below by **5 p.m. on Monday, March 16, 2026**  
<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. Planning & Grant Reporting**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the **submission of the 2026 Annual Action Plan** to the U.S. Department of Housing and Urban Development (HUD), including an application for grants to be received from HUD: CDBG, HOME, HOPWA, and ESG and the execution of the grant agreements (and related forms and documents) between HUD and the City of Houston (City) by the Mayor or the Mayor's designee. (All Districts)

Michael Nichols, Director  
Amy Connolly, Assistant Director

**III. Public Services**

HCD recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City and **Avenue Community Development Corporation** (Avenue CDC), providing additional CDBG funds to continue providing housing education and counseling to low-to moderate-income (LMI) households. (District H)

Michael Nichols, Director  
Melody Barr, Assistant Director

**IV. Multifamily**

- a. HCD recommends Council approve a **Motion establishing a date for a Public Hearing** to provide a Resolution of No Objection for applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily developments in the City of Houston: Sterlingshire Apartments and Mariposa at Reed Road. (Districts B and D).

- b. HCD recommends Council approve a **Resolution of No Objection** for applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily developments in the City of Houston: Sterlingshire Apartments and Mariposa at Reed Road. (Districts B and D).
- c. HCD recommends Council approve a **Motion establishing a date for a Public Hearing** to provide a Resolution of No Objection for applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily development in the Extraterritorial Jurisdiction: Mariposa at Ella Boulevard. (ETJ).
- d. HCD recommends Council approve a **Resolution of No Objection** for applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily development in the Extraterritorial Jurisdiction: Mariposa at Ella Boulevard. (ETJ).
- e. HCD recommends Council approval of an Ordinance adopting the **2024 Derecho and Hurricane Beryl Multifamily Housing Program Guidelines**. The DR24 Multifamily Housing Program will address both direct and indirect impacts of these disasters on Houston’s affordable rental housing stock. The shortage of affordable rental housing units available to renters in Houston was exacerbated by Derecho and Hurricane Beryl. (All Districts)

Michael Nichols, Director  
Ryan Bibbs, Deputy Assistant Director

#### **V. Public Facilities**

HCD recommends Council approval of an Ordinance adopting the **2024 Derecho and Hurricane Beryl Recovery Power Generation Resilience Program Guidelines**. This program will fund improvements to a variety of public facilities by adding resilience measures that mitigate the impacts of protracted power outages during extreme weather events, including presidentially declared disasters, and enable effective disaster response and recovery efforts. (All Districts)

Michael Nichols, Director  
Ryan Bibbs, Deputy Assistant Director

#### **VI. Finance**

HCD recommends Council approval of a **Substantial Amendment to the Fiscal Year 2026 TIRZ Appropriation** of the TIRZ Affordable Housing Funds, adding funds to Multifamily and Public Facility activities. This action would reappropriate funding from the Disaster Recovery Program and Homelessness categories to the Multifamily and Public Facility activities category. For direct program activities, specific contracts will be brought to the Council for allocation in accordance with local procurement rules. (All Districts)

Michael Nichols, Director  
Temika Jones, Deputy Director and CFO

#### **VII. Director’s Comments**

Michael Nichols, Director

#### **VIII. Public Comments**



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/22/2026

District ALL

Item Creation Date: 2/11/2026

HCD26-22

Authorizing submission of the  
 HUD Annual Action Plan for Program Year 2026  
 Agenda Item: II.

**Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the submission of the 2026 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD).

The Action Plan submittal includes an application for the following formula grants to be received from HUD: Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and Emergency Solutions Grant (ESG) program funds.

HCD also requests execution of the grant agreements between HUD and the City of Houston and execution of related forms and documents for the formula grants by the Mayor or the Mayor’s designee. The application estimates \$51,547,917.98 in federal funds and \$181,483.20 in program income to benefit income-eligible residents during HUD Program Year 2026 (July 1, 2026 – June 30, 2027). The City has not yet received its formula grant award letter from HUD, which has been delayed due to Congressional delays in passing federal Transportation, Housing and Urban Development, and Related Agencies (THUD) legislation. However, any change from the estimated allocation will be handled by distributing funds by the same percentages as indicated below within each formula grant.

Funding priorities for these grants, which are gleaned from public participation meetings and community needs assessments, include: affordable home development, supportive services, infrastructure/neighborhood facilities, and economic development.

The Action Plan promotes strategies that 1) preserve and expand the supply of affordable housing, 2) expand homeownership opportunities, 3) provide assistance to persons affected by HIV/AIDS, 4) reduce homelessness, 5) improve quality of life, 6) revitalize communities, 7) promote health and safety, and 8) provide economic development. The format and information presented in the 2026 Annual Action Plan are based on federal guidance and requirements.

HCD recommends that the City’s allocation of \$25,534,560.00 in CDBG funds, plus \$61,940.20 in projected program income, totaling \$25,596,500.20 for the 2026 Program Year, be distributed among the following categories:

<b>Community Development Block Grant</b>		
Public Service (Homeless, Social Services, Youth, Special Needs, Elderly)	\$ 3,792,533.08	14.82%
Economic Development	\$ 830,066.41	3.24%
ESG Match	\$ 500,000.00	1.95%
Homeownership Assistance	\$ 1,001,397.02	3.91%
Single Family Home Repair	\$ 3,154,001.69	12.32%
Lead-Based Paint	\$ 199,201.96	0.78%
Multifamily Housing (Rehab)	\$ 11,000,000.00	42.97%
Program Administration	\$ 5,119,300.04	20.00%
<b>Total</b>	<b>\$ 25,596,500.20</b>	<b>100.00%</b>

HCD recommends that the City's allocation of \$9,934,559.98 in HOME grant funds, plus \$119,543.00 in projected program income, totaling \$10,054,102.98 for the 2026 Program Year be distributed among the following categories:

<b>HOME Investment Partnerships Grant</b>		
Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$ 5,580,027.15	55.50%
Single-Family Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$ 3,468,665.53	34.50%
Program Administration	\$ 1,005,410.30	10.00%
<b>Total</b>	<b>\$ 10,054,102.98</b>	<b>100.00%</b>

HCD recommends that the City's allocation of \$13,918,414.00 in HOPWA grant funds for the 2026 Program Year be distributed among the following categories:

<b>Housing Opportunities for Persons with AIDS Grant</b>		
Housing Information Services	\$ 102,996.26	0.74%
Operating Costs	\$ 2,790,485.00	20.05%
Supportive Services	\$ 2,642,340.62	18.98%
Project or Tenant-based Rental Assistance	\$ 4,901,015.00	35.21%
Short-Term, Rent, Mortgage & Utility Assistance	\$ 2,200,000.00	15.81%
Resource Identification	\$ 64,024.70	0.46%
Grantee Administration	\$ 417,552.42	3.00%
Sponsor Administration	\$ 800,000.00	5.75%
<b>Total</b>	<b>\$ 13,918,414.00</b>	<b>100.00%</b>

HCD recommends that the City's allocation of \$2,160,384.00 in ESG grant funds for the 2026 Program Year be distributed among the following activities:

<b>Emergency Solutions Grant</b>		
Homeless Management Information System (HMIS)	\$ 86,415.36	4.00%
Emergency Shelter	\$ 1,034,823.94	47.90%
Homeless Prevention	\$ 358,623.74	16.60%
Rapid Re-Housing	\$ 518,492.16	24.00%
Administration	\$ 162,028.80	7.50%
<b>Total</b>	<b>\$ 2,160,384.00</b>	<b>100.00%</b>

HCD solicited significant public input in the development of the 2026 Annual Action Plan, including the development and distribution of written information on these federal grants and four public hearings (two in the fall and two in the spring) in City neighborhoods. As stipulated by federal regulations and in conformity with the Citizen Participation Plan, residents had 30 days to comment on the proposed 2026 Annual Action Plan before City Council Approval. The 30-day review period extended from March 9, 2026, through April 10, 2026.

**Fiscal Note:**

No fiscal note is required for grant items.

This item will be reviewed by the Housing and Affordability Committee on March 17, 2026.

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Michael Nichols, Director

**Amount of Funding**

\$51,547,917.98 (to be received by HUD) – CDBG, HOME, HOPWA, ESG – Federal Government – Grant Fund – 5000

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/15/2026

District: H

Item Creation Date: 9/22/2025

HCD25-121

Avenue Community Development Corporation

Housing Education and Counseling Services

Agenda Item: III.

**Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston (City) and Avenue Community Development Corporation (Avenue CDC), providing up to \$125,000.00 in additional Community Development Block Grant (CDBG) funds to continue providing housing education and counseling to approximately 340 additional low-to moderate-income households.

These services will be provided in the form of pre-purchase education classes and counseling, post purchase one-on-one counseling and semi-annual workshops, and foreclosure intervention counseling. The program will seek to serve households living at or below 80% AMI and facing impediments to achieving homeownership and/or maintaining homeownership.

<b>CATEGORY</b>	<b>AMOUNT</b>	<b>PERCENT</b>
Program	\$106,200.00	85.00%
Administrative	\$18,800.00	15.00%
<b>Total</b>	<b>\$125,000.00</b>	<b>100.00%</b>

HCD conducted a Notice of Funding Availability (NOFA) for CDBG services in December 2022 with the option to renew in up to one-year increments at the City’s discretion. Avenue CDC was one of the agencies selected. The initial term began January 1, 2024 and extended through a First Amendment and administrative extensions to April 30, 2026. This Second Amendment will extend the term and provide funding through December 31, 2026.

As of January 2026, Avenue has expended approximately 85% of their allocated funding and served approximately 90% of their overall client goal. Avenue CDC has received funding through numerous Contracts and Agreements with the City since 2000. No findings or concerns 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 reviewed by the Housing and Affordability Committee on March 17, 2026.

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Michael Nichols, Director

**Amount of Funding:**

\$125,000.00 Federal Government – Grant (5000)

**Prior Council Action:**

11/29/2023 (O) 2023-1017; 04/30/25 (O) 2025-355

**Contact Information:**

Roxanne Lawson  
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**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/1/2026

Districts: B, D

Item Creation Date: 2/26/2026

HCD26-25

4% HTC Motion to Hold a Public Hearing

Agenda Item: IV.a.

**Background:**

The Housing and Community Development Department (HCD) recommends Council approve a Motion establishing a date for a Public Hearing to provide a Resolution of No Objection for applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily developments:

<b>TDHCA APP#</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Council District</b>	<b>Construction Type</b>	<b>Target Population</b>
26412	Sterlingshire Apartments	9002 Sterlingshire Street	B	Rehab	Family
26416	Mariposa at Reed Road	2889 Reed Road	D	Rehab	Senior

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

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

- Sterlingshire Apartments – Preservation of affordable housing
- Mariposa at Reed Road – Preservation of affordable housing

HCD requests a Motion to hold a public hearing on April 8, 2026, on the 4% tax credit Resolution of No Objection.

The Housing and Affordability Committee will review this item on March 17, 2026.

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Michael Nichols, Director

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/15/2026

Districts: B, D

Item Creation Date: 2/26/2026

HCD25-26

4% HTC Resolution of No Objection

Agenda Item: IV.b.

**Background:**

The Housing and Community Development Department (HCD) recommends Council approve a **Resolution of No Objection** for applicants seeking 4% Housing Tax Credits (HTCs) for the multifamily developments listed below:

<b>TDHCA APP#</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Council District</b>	<b>Construction Type</b>	<b>Target Population</b>
26412	Sterlingshire Apartments	9002 Sterlingshire Street	B	Rehab	Family
26416	Mariposa at Reed Road	2889 Reed Road	D	Rehab	Senior

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 is located.

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

- Sterlingshire Apartments – Preservation of affordable housing
- Mariposa at Reed Road – Preservation of affordable housing

A public hearing on this Resolution was held on April 8, 2026.

This item will be reviewed by the Housing and Affordability Committee on March 17, 2026.

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Michael Nichols, Director

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/1/2026

District – ETJ

Item Creation Date: 3/9/2026

HCD26-31

4% HTC Motion to Hold a Public Hearing – ETJ

Agenda Item: IV.c.

**Background:**

The Housing and Community Development Department (HCD) recommends Council approve a Motion establishing a date for a public hearing to provide a Resolution of No Objection for one applicant seeking 4% Housing Tax Credits (HTCs) for the following multifamily development in the City’s Extraterritorial Jurisdiction (ETJ):

<b>TDHCA APP#</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Construction Type</b>	<b>Target Population</b>
26415	Mariposa at Ella Boulevard	16354 Ella Boulevard	Rehab	Seniors

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 noncompetitive 4% tax credits.

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

- Mariposa at Ella Boulevard – Preservation of affordable housing

HCD requests a Motion to hold a public hearing on April 8, 2026, on the 4% tax credit Resolution of No Objection.

This item will be reviewed by the Housing and Affordability Committee on March 17, 2026.

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Michael Nichols, Director

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/15/2026

District – ETJ

Item Creation Date: 3/9/2026

HCD26-32

4% HTC Resolution of No Objection

Agenda Item: IV.d.

**Background:**

The Housing and Community Development Department (HCD) recommends Council approve a Resolution of No Objection for one applicant seeking 4% Housing Tax Credits (HTCs) for the multifamily development listed below:

<b>TDHCA APP#</b>	<b>Development Name</b>	<b>Development Address</b>	<b>Construction Type</b>	<b>Target Population</b>
26415	Mariposa at Ella Boulevard	16354 Ella Boulevard	Rehab	Seniors

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 is located (including the City’s extraterritorial jurisdiction).

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

- Mariposa at Ella Boulevard – Preservation of affordable housing.

A public hearing on this Resolution was held on April 8, 2026.

This item will be reviewed by the Housing and Affordability Committee on March 17, 2026.

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Michael Nichols, Director

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District: All

Item Creation Date: 12/16/2025

HCD25-101

2024 Derecho and Hurricane Beryl Recovery

Multifamily Program Guidelines

Agenda Item: IV.e.

### **Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance adopting the 2024 Derecho and Hurricane Beryl Multifamily Housing Program Guidelines. The DR24 Multifamily Housing Program will address both direct and indirect impacts of these disasters on Houston's affordable rental housing stock. The shortage of affordable rental housing units available to renters in Houston was exacerbated by Derecho and Hurricane Beryl.

The 2024 Derecho and Hurricane Beryl storms had significant impacts throughout much of Texas, particularly in the City of Houston. The intense winds from the Derecho windstorm on May 16, 2024, caused widespread destruction and left a significant portion of the city without electricity, resulting in substantial property damage. The Derecho windstorm was considered the most damaging wind event to affect Houston in nearly 25 years. Hurricane Beryl made landfall on July 8, 2024, as a Category 1 hurricane, producing life-threatening floods. Both catastrophic weather events resulted in extensive damage to homes, infrastructure, and businesses.

The President of the United States approved Major Disaster Declarations for Texas following the storms on April 26, 2024, and July 9, 2024, respectively. The Program budget is approximately \$50,000,000.00 funded with Community Development Block Grant - Disaster Recovery 2024 (CDBG-DR24) funds to support long-term recovery efforts.

The DR24 Multifamily Program supports the development of new multifamily rental housing; renovation and preservation of existing affordable rental housing; acquisition and/or rehabilitation of storm-damaged multifamily properties; and strategic land acquisition for multifamily developments to meet the needs of Houston renters. The program aims to rehabilitate or reconstruct damaged affordable multifamily properties impacted by the storm, while also financing new construction in areas that promote higher environmental standards and economic resiliency. These guidelines provide a broad outline of the program's scope.

The program focuses on providing affordable housing for extremely low-, very low-, and moderate-income renters and addressing unmet affordable rental housing needs identified in the Action Plan. The City will administer its 2024 Derecho and Hurricane Beryl Multifamily Housing Program per the Guidelines and HUD CDBG-DR regulations and guidance.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

This item will be reviewed by the Housing and Affordability Committee on March 17, 2026.

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Michael Nichols, Director

### **Contact Information:**

Roxanne Lawson

(832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/17/2026

District: All

Item Creation Date: 12/17/2025

HCD26-02

2024 Derecho and Hurricane Beryl Recovery  
Power Generation Resilience Program Guidelines  
Agenda Item: V.

### **Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance adopting the 2024 Derecho and Hurricane Beryl Recovery Power Generation Resilience Program Guidelines. This program will fund improvements to a variety of public facilities by adding resilience measures that mitigate the impacts of protracted power outages during extreme weather events, including presidentially declared disasters, and enable effective disaster response and recovery efforts. Such measures may include the installation of permanently affixed full-site standby/emergency power generation and distribution options at facilities to allow them to continue to deliver critical public safety services and/or to be a resource to the surrounding community in the event of future disasters.

The 2024 Derecho and Hurricane Beryl storms had significant impacts throughout much of Texas, particularly in the City of Houston. The intense winds from the Derecho windstorm on May 16, 2024, caused widespread destruction and left a significant portion of the city without electricity, resulting in substantial property damage. The Derecho windstorm was considered the most damaging wind event to affect Houston in nearly 25 years. Hurricane Beryl made landfall on July 8, 2024, as a Category 1 hurricane, producing life-threatening floods. Both catastrophic weather events resulted in extensive damage to homes, infrastructure, and businesses.

The President of the United States approved Major Disaster Declarations for Texas following the storms on April 26, 2024, and July 9, 2024, respectively. The Program budget is approximately \$101,291,150.00 funded with Community Development Block Grant - Disaster Recovery 2024 (CDBG-DR24) funds to support long-term recovery efforts.

### **Program Activities:**

- Protect critical infrastructure such as drinking water and wastewater operations
- Ensure capacity to deliver critical public safety services such as those provided by fire or police stations
- Ensure the availability of public facilities such as community/multiservice centers and/or libraries to serve as cooling/heating centers, shelters, and/or distribution points during or immediately following a disaster
- Other City-owned public facilities

Costs under this program may include engineering/design services; purchase and installation of natural gas generators; related modifications to facility infrastructure, including resilient platform construction, establishing power connection/switching mechanisms, and other site-specific modifications. The City will administer its 2024 Derecho and Hurricane Beryl Recovery Power Generation Resilience Program per the Guidelines and HUD CDBG-DR regulations and guidance.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

This item will be reviewed by the Housing and Affordability Committee on March 17<sup>th</sup>, 2026.

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Michael Nichols, Director

### **Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 3/25/2026

All Districts

Item Creation Date: 3/5/2026

HCD26-30

TIRZ Affordable Housing

Agenda Item: VI.

**Background:**

The Housing and Community Development Department (HCD) is requesting Council approval of a Substantial Amendment to the Fiscal Year 2026 TIRZ Appropriation of the TIRZ Affordable Housing Funds.

This action would reappropriate \$5,000,000 from the Disaster Recovery Program and Homelessness categories to the Multifamily and Public Facility activities category. For direct program activities, specific contracts will be brought to the Council for allocation in accordance with local procurement rules.

<b>Category</b>	<b>Original Amount Appropriated</b>	<b>(Decrease)</b>	<b>Increase</b>	<b>Remaining Amount</b>	<b>Description</b>
Disaster Recovery Program	\$7,000,000	(\$3,000,000)		\$4,000,000	Funding for disaster recovery program costs deemed ineligible and/or disallowed
Homelessness	\$2,700,000	(\$2,000,000)		\$700,000	Efforts leading to permanent homes for homeless individuals and families
Multifamily and Public Facility Activities	\$100,000		\$5,000,000	\$5,100,000	Multifamily and public facility activities, including, but not limited to, rehabilitation, new construction, maintenance, utilities, and activity delivery costs
<b>Total</b>	<b>\$9,800,000</b>	<b>(\$5,000,000)</b>	<b>\$5,000,000</b>	<b>\$9,800,000</b>	

**Fiscal Note:**

No significant fiscal operating impact is anticipated as a result of this Ordinance.

This item will be reviewed by the Housing and Affordability Committee on March 17, 2026.

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Michael Nichols, Director

**Amount of Funding:**

\$5,000,000.00 – TIRZ Affordable Housing Fund 2409

**Prior Council Action:**

12/3/2025 (O) 2025-1003

**Contact Information:**

Roxanne Lawson  
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