



Housing and Affordability Committee Meeting

March 17, 2026
Michael Nichols, Director



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

- I. Welcome/Introductions
- II. Planning & Grant Reporting
- III. Public Services
- IV. Multifamily
- V. Public Facilities
- VI. Finance
- VII. Director's Comments

II. PLANNING & GRANT REPORTING

Amy Connolly, Assistant Director

II. Submission of the 2026 Annual Action Plan (All Districts)

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)
- HOME Investment Partnerships Grant (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

II. Submission of the 2026 Annual Action Plan (All Districts)

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, due to Congressional delays in passing federal legislation.

II. Submission of the 2026 Annual Action Plan (All Districts)

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 format and information presented in the 2026 Annual Action Plan are based on federal guidance and requirements.

II. Submission of the 2026 Annual Action Plan (All Districts)

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) Support economic development.

II. Submission of the 2026 Annual Action Plan (All Districts)

HCD recommends that the City's estimated allocation of \$25,534,560.00 in CDBG funds, plus \$61,940.20 in projected program income be distributed as follows:

Community Development Block Grant		
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%
Total	\$25,596,500.20	100.00%



II. Submission of the 2026 Annual Action Plan (All Districts)

HCD recommends that the City’s estimated 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 as follows:

HOME Investment Partnerships Grant		
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%
Total	\$10,054,102.98	100.00%

II. Submission of the 2026 Annual Action Plan (All Districts)

HCD recommends that the City’s estimated allocation of \$13,918,414.00 in HOPWA grant funds for the 2026 Program Year be distributed as follows:

Housing Opportunities for Persons with AIDS Grant		
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%
Total	\$13,918,414.00	100.00%



II. Submission of the 2026 Annual Action Plan (All Districts)

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

Emergency Solutions Grant		
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%
Total	\$2,160,384.00	100.00%

II. Submission of the 2026 Annual Action Plan (All Districts)

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 in City neighborhoods (two in the fall and two in the spring).

As stipulated by federal regulations and in conformity with the Citizen Participation Plan, residents have 30 days to comment on the proposed 2026 Annual Action Plan before City Council Approval.

The 30-day review period is March 9, 2026, through April 10, 2026.

III. PUBLIC SERVICES

Melody Barr, Assistant Director

III. Avenue CDC, Second Amendment (District H)

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.

III. Avenue CDC, Second Amendment (District H)

These services will be provided in the form of pre-purchase education classes and counseling, post purchase one-on-one counseling, 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.

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.



III. Avenue CDC, Second Amendment (District H)

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.



III. Avenue CDC, Second Amendment (District H)

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

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.

IV. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

IV.a. 4% Housing Tax Credits in the City of Houston (Districts B and D)

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:

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

IV.a. 4% Housing Tax Credits in the City of Houston (Districts B and D)

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.

IV.b. 4% Housing Tax Credits in the City of Houston (Districts B and D)

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

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

IV.c. 4% Housing Tax Credits – Extraterritorial Jurisdiction (Districts B and D)

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):

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

IV.c. 4% Housing Tax Credits – Extraterritorial Jurisdiction (Districts B and D)

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.

IV.d. 4% Housing Tax Credits – Extraterritorial Jurisdiction (Districts B and D)

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.

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

IV.e. DR24 Derecho & Beryl Multifamily Program Guidelines (All Districts)

HCD recommends Council approval of an Ordinance adopting the 2024 Derecho and Hurricane Beryl (DR24) 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.

IV.e. DR24 Derecho & Beryl Multifamily Program Guidelines (All Districts)

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 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 weather events resulted in extensive damage to homes, infrastructure, and businesses.

IV.e. DR24 Derecho & Beryl Multifamily Program Guidelines (All Districts)

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 DR24 Multifamily 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 will support development of new multifamily rental housing; renovation and preservation of existing affordable rental housing; acquisition or rehabilitation of storm-damaged multifamily properties; and land acquisition for multifamily developments.



IV.e. DR24 Derecho & Beryl Multifamily Program Guidelines (All Districts)

The Program guidelines outline the program's scope, as it 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.

The program will focus 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 DR24 Multifamily Housing Program per the Guidelines and HUD CDBG-DR regulations and guidance.



V. PUBLIC FACILITIES

Ryan Bibbs, Deputy Assistant Director

V. DR24 Derecho and Beryl Power Generation Guidelines (All Districts)

HCD recommends Council approval of an Ordinance adopting the 2024 Derecho and Hurricane Beryl Recovery Power Generation Resilience Program Guidelines, to fund resilience measures, mitigate the impacts of protracted power outages during extreme weather events and support disaster recovery efforts.

Such measures may include the installation of permanently affixed, full-site emergency power generation and distribution options at facilities to allow them to continue to deliver services and be a resource to the community in the event of future disasters.

V. DR24 Derecho and Beryl Power Generation Guidelines (All Districts)

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.

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.

V. DR24 Derecho and Beryl Power Generation Guidelines (All Districts)

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.

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.



V. DR24 Derecho and Beryl Power Generation Guidelines (All Districts)

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 multiservice centers and/or libraries to serve as cooling or heating centers, shelters, and/or distribution points following a disaster
- Other City-owned public facilities

V. DR24 Derecho and Beryl Power Generation Guidelines (All Districts)

Costs under this program may include engineering and 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.

VI. FINANCE

Temika Jones, Deputy Director & CFO

VI. Substantial Amendment, FY 2026 TIRZ Appropriation (All Districts)

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 \$5,000,000.00 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 City Council for allocation in accordance with local procurement rules.

VI. Substantial Amendment, FY 2026 TIRZ Appropriation (All Districts)

Category	Original Amount Appropriated	(Decrease)	Increase	Remaining Amount	Description
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
Total	\$9,800,000	(\$5,000,000)	\$5,000,000	\$9,800,000	



VII. DIRECTOR'S COMMENTS

Michael Nichols, Director

DR17 Contract Update

	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	Dec-25	\$ 68,060,675
Small Rental	Aug-25	\$ 11,355,269
Economic Development	Feb-26	\$ 20,509,343
Single Family	-	\$ 3,589,439
Programs Operating		
Multifamily	Feb-26	\$ 370,855,752
Buyout	Jun-26	\$ 48,732,898
Admin	Feb-27	\$ 15,000,000
Homebuyers 2.0	Feb-27	\$ 19,800,000
Grand Total		\$ 613,106,279



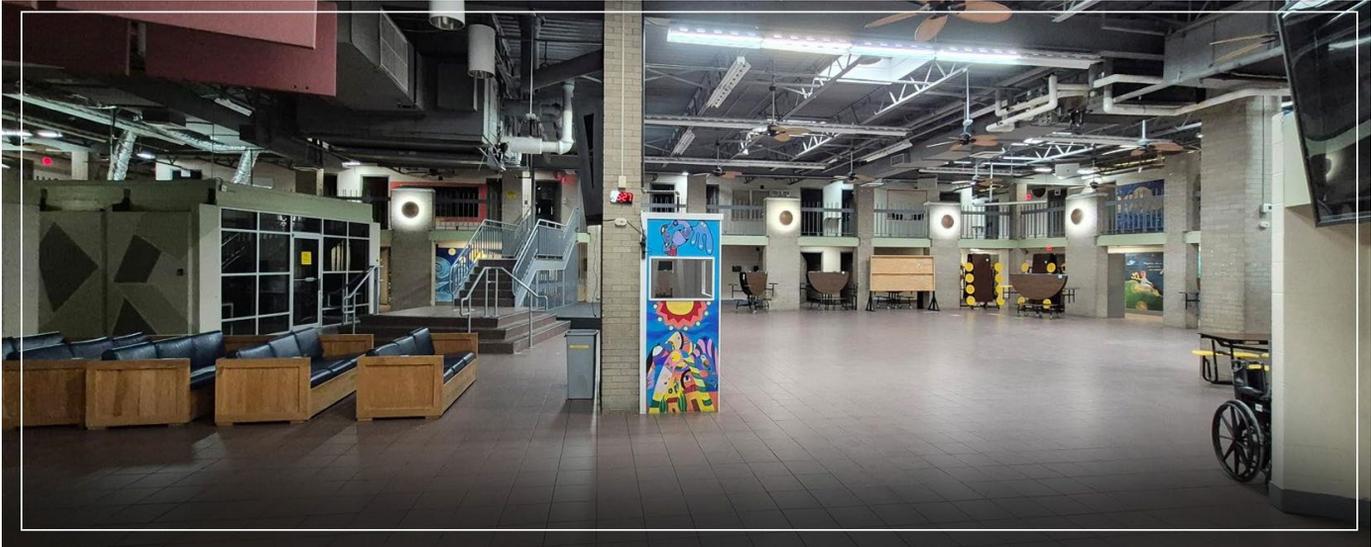
DR17 Reimbursements Update

as of March 16, 2026

	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	\$ 38,595,208	\$ -	\$ 38,595,208	\$ -
Economic Development	May-25	Oct-25	\$ 20,509,343	\$ 20,729,639	\$ -	\$ 20,729,639	\$ (1,921,619)
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	\$ 5,044,351	\$ 796,759	\$ 5,841,110	\$ -
Multifamily	Aug-25	Feb-26	\$ 370,855,752	\$ 364,885,661	\$ -	\$ 367,527,564	\$ -
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	\$ 44,080,908	\$ -	\$ 44,080,908	\$ (45,712,518)
Small Rental	Aug-25		\$ 11,355,269	\$ 11,171,494	\$ -	\$ 11,171,494	\$ -
Grand Total			\$ 613,106,279	\$ 614,924,060	\$ 796,759	\$ 618,362,721	\$ (47,646,879)



Update on 419 Emancipation & Homeless Strategy



SPRING 2026 COMMUNITY MEETING

MARCH 31, 2026 | 6:00 PM

Alief Neighborhood Center | District F

Come early for a chance to enter our special raffle and win a \$25 gift card!

Light bites and refreshments will be served. Be part of the community conversation and learn how HCD is Springing into Action to strengthen our Houston communities.

Your voice matters, we hope to see you there!

Council Member Tiffany D. Thomas, District F and Chair of the City of Houston Housing & Affordability Committee, will provide opening remarks.



City of Houston
Housing and Community Development Department
2300 Travis Street | 9th Floor | Houston TX 77002
www.houston.tx.gov/housing | 832-394-6200



Scan For
Additional
Details



Lunch & Learn Recap: Partnering for Recovery with Historic Boynton Chapel Methodist Church (District D)



Program Progress

HbAP 2.0 | DR 21 HRP

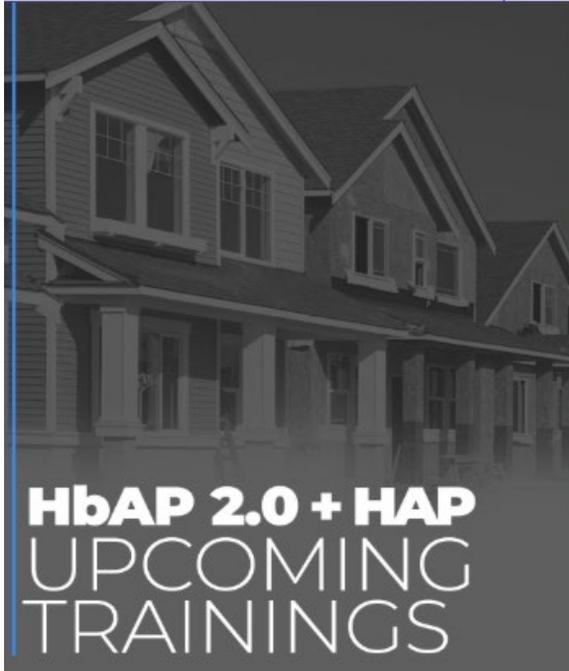
HbAP 2.0	
Interested	30
Active Pipeline	265
Closed	78
Inactive	306
Total Intake	679

DR21 (Rehab/Recon & Reimbursements)	
Applications	365
Approvals	23
Ineligible/Withdrawn	169

Total Awarded in Closings	\$ 7,107,255.92
Total Approved by GLO	234

Upcoming Trainings

HbAP 2.0 + HAP



 **Q2 2026**

MAY 13, 2026 1PM

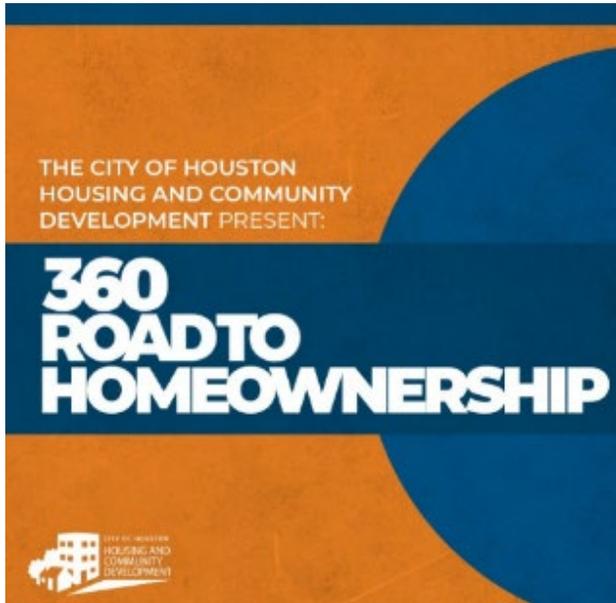
Applicant Workshop

MAY 20, 2026 1PM

Realtor & Lender
Workshop

www.houstontx.gov/housing

Road to Homeownership Series | HCD Assistance Hours



**Session 2:
Building the Perfect Team
March 19, 2026
6:00-7:30 PM**

**Virtual Office Hours
832-394-6912 | 832-394-6121**



HCD Spotted in the Community



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

Completion Percentage: 68%

Total Number of Units: 101 Total

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., 77057 (District J)

Completion Percentage: 84%

Total Number of Units: 100

Restricted Units: 90 units

Total Project Cost: \$34,801,185.00

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

Developer: DMA Development Co.

Architect: HEDK Architects

Estimated Completion: October 2026



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

Completion Percentage: 95%

Total Number of Units: 120

Restricted Units: 120

Total Project Cost: \$41,025,424.00

HCD Funding: \$3,000,000.00 (HHB)

Developer: New Hope Housing

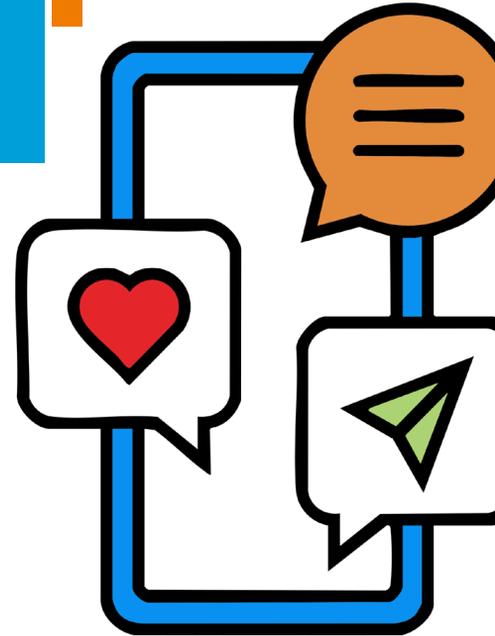
Architect: GSMA Architects

Ribbon Cutting | Grand Opening

May 28th



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VII. PUBLIC COMMENTS