



Housing and Affordability Committee Meeting

August 18, 2026
Michael Nichols, Director



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

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

II. PUBLIC SERVICES

Melody Barr, Assistant Director

II.a. El Centro de Corazon HOPWA Housing Assistance (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and El Centro de Corazon (El Centro),

Providing up to an additional \$2,000,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

For a project that will provide Housing Assistance and Supportive Services to 130 low-income households annually in which one or more members are living with HIV/AIDS.

II.a. El Centro de Corazon HOPWA Housing Assistance (All Districts)

Housing Assistance will be provided in the form of Tenant-Based Rental Assistance (TBRA) to 80 households and Short-Term Rent, Mortgage, and Utility Assistance (STRMU) to 50 households.

Supportive Services will include case management, mental and behavioral health, and other services that will promote housing stability, improve access to care or related services, and reinforce independent living for all household members.

II.a. El Centro de Corazon HOPWA Housing Assistance (All Districts)

The initial Agreement period was from October 15, 2025, to September 30, 2026. This First Amendment will extend the Agreement through September 30, 2027. As of July 2026, El Centro met 100% of its client goal and utilized approximately 65% of its funds.

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in March 2025, and El Centro was one of the agencies selected. El Centro has received various contracts through HCD's Public Services Division since 2007.

There were no findings during the most recent annual compliance monitoring.

II.a. El Centro de Corazon HOPWA Housing Assistance (All Districts)

CATEGORY	AMOUNT	PERCENT
Tenant-Based Rental Assistance	\$980,000.00	49.00%
Short-Term Rent, Mortgage, and Utility Assistance	\$440,000.00	22.00%
Supportive Services	\$420,000.00	21.00%
Sponsor Administration	\$140,000.00	7.00%
Permanent Housing Placement	\$20,000.00	1.00%
Total	\$2,000,000.00	100.00%

II.b. Educational Programs Inspiring Communities (All Districts)

An Ordinance authorizing a Third Amendment to the Subrecipient Agreement between the City of Houston (City) and Educational Programs Inspiring Communities (d/b/a The H.E.A.R.T. Program) to extend the term of the Agreement through January 31, 2027.

This extension will prevent a gap in services while the Notice of Funding Availability (NOFA) is pending, and will provide an additional \$90,000.00 in Community Development Block Grant (CDBG) funds for the administration and operation of the H.E.A.R.T. job training program, which will serve 45 adults with intellectual and/or developmental disabilities.

II.b. Educational Programs Inspiring Communities (All Districts)

H.E.A.R.T. job training program trainees will continue to learn how to operate various vending machines and work concessions at events across the Houston area.

Through its retail program, H.E.A.R.T. trainees receive classroom and hands-on training at an onsite mock CVS store and work on a six-week supervised internship at a local CVS store.

The initial Agreement period was from September 1, 2023, to August 31, 2024, and a First Amendment extended this Agreement through August 31, 2025. An administrative extension extended this Agreement through September 30, 2025.

II.b. Educational Programs Inspiring Communities (All Districts)

The Second Amendment extended the term and provide funding through August 31, 2026. The Third Amendment will extend the term with additional funding to January 31, 2027.

As of July 21, 2026, the H.E.A.R.T. program has served 45 adults, meeting 100% of its goal, and has utilized approximately 88% of its total funds.

The H.E.A.R.T. program has received funding from the City of Houston since 2005. There were no findings during the most recent annual compliance monitoring.

II.b. Educational Programs Inspiring Communities (All Districts)

CATEGORY	Amount	PERCENT
Program	\$81,000.00	90.00%
Administration	\$9,000.00	10.00%
Total	\$90,000.00	100.00%

III. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

III.a. New Hope Housing – Canal Street Rehabilitation (District H)

An Ordinance authorizing an Agreement between the City of Houston (City) and Houston Area Community Development Corporation (Borrower), providing a loan of \$6,000,000.00 in CDBG funds.

The loan will be used to partially finance rehabilitation of New Hope Housing Canal (NHH Canal), located at 2821 Canal Street, Houston, TX 77003.

III.a. New Hope Housing – Canal Street Rehabilitation (District H)

The City of Houston contributed to the original construction of NHH Canal. Developed and operated by New Hope Housing, NHH Canal opened its doors to Houston's Second Ward in August of 2005, to provide 134 studio-efficiencies for those making 30% of the Area Median Income (AMI) and below.

Since opening, this Permanent Supportive Housing community has served thousands of formerly homeless Houstonians with New Hope's signature Housing+Services model.

III.a. New Hope Housing – Canal Street Rehabilitation (District H)

The rehabilitation of NHH Canal will bring the building up to 2026 standards by increasing its energy efficiency, replacing aging infrastructure, and improving accessibility.

The basic structural integrity and overall usefulness of the buildings are not in question, but critical updates are needed to allow the community to provide a viable housing solution for the next 20 years.

NHH Canal will also include a major generator, which will power elevators, amenity spaces, corridor lighting, HVAC, and water to the residents during long term power outages.

III.a. New Hope Housing – Canal Street Rehabilitation (District H)

Total funding for NHH Canal will be as follows:

Sources		Uses	
City of Houston CDBG	\$ 6,000,000.00	Hard Cost	\$ 7,040,889.00
Sponsor Loan – Charitable Contributions	\$ 3,753,939.00	Soft Cost	\$ 2,713,050.00
Deferred Developer Fee	\$ 1,800,000.00	Developer Fee	\$ 1,800,000.00
Cash Equity	\$ 550,000.00	Reserves	\$ 550,000.00
Total Source of Funds:	\$12,103,939.00	Total Project Cost:	\$12,103,939.00

III.b. The Reserve at Ella, 4% Housing Tax Credits (District B)

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 following multifamily development:

TDHCA APP#	Development Name	Development Address	Council District	Construction Type	Target Population
26433	Reserve at Ella	SW corner of Ella Blvd and Rushcreek Dr	B	New Construction	Family

III.b. The Reserve at Ella, 4% Housing Tax Credits (District B)

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 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.

III.b. The Reserve at Ella, 4% Housing Tax Credits (District B)

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

- Reserve at Ella – located in TIRZ 11 - Greenspoint

A public hearing on this Resolution will be held on September 9, 2026.

FINANCE

CDBG DR-17 Report

Temika Jones, Deputy Director & CFO

DR17 Reimbursements Update as of August 14, 2026

	Amendment 6 Budget	Approved	Under GLO Review	Submitted	Refunded*
Admin	\$ 15,000,000.00	\$ 7,665,199	\$ -	\$ 7,665,199	\$ -
Buyout	\$ 48,732,897.59	\$ 38,613,830	\$ -	\$ 38,613,830	\$ -
Economic Development	\$ 18,808,020.47	\$ 20,729,639	\$ -	\$ 20,729,639	\$ (1,921,619)
HoAP	\$ 68,060,675.08	\$ 67,816,560.82	\$ -	\$ 67,788,846	\$ -
Homebuyers	\$ 16,246,498.95	\$ 16,294,499	\$ -	\$ 16,294,499	\$ -
Homebuyers 2.0	\$ 19,800,000.00	\$ 15,607,065	\$ 95,842	\$ 15,702,907	\$ -
Multifamily	\$ 370,868,494.30	\$ 368,652,381	\$ -	\$ 368,688,863	\$ -
Planning	\$ 21,780,921.41	\$ 21,781,147	\$ -	\$ 21,781,147	\$ -
Public Services	\$ 17,162,740.89	\$ 17,188,677	\$ -	\$ 17,188,677	\$ (12,742)
Single Family	\$ 2,184,195.24	\$ 44,080,908	\$ -	\$ 44,080,908	\$ (45,712,518)
Small Rental	\$ 11,355,268.88	\$ 11,192,677	\$ -	\$ 11,308,176	\$ -
Grand Total	\$ 609,999,712.81	\$ 629,622,584	\$ 95,842	\$ 629,842,692	\$ (47,646,879)

IV. DIRECTOR'S COMMENTS

Michael Nichols, Director



Housing &
Community
Development

Disaster Recovery 2024

Single - Family Home Repair Program

Up to **\$100,000** for Home Repair

Up to **\$300,000** for Reconstruction



Scan to learn more
about program
requirements and
how to apply!



City of Houston | Housing and Community Development

HOUSTON DISASTER & RECOVERY EXPO

Saturday, August 22, 2026

10 a.m. – 1 p.m.

Denver Harbor Multi-Service Center

6402 Market Street Houston, TX 77020





419 Emancipation

Triage, Treatment & Transition

419 has most recently been added as a stop on the **Project Access** route allowing our guests free transportation to 26 sites related to homeless/medical/social services to help get them transitioned back to independence.

PNC's Mobile Bank began visiting campus 8/7/26 and will be on-site biweekly to provide immediate access to open bank accounts as well as provide financial literacy and wellness classes.

National Homeownership Month Spotlight

National Homeownership Month
June 1 - June 30



Housing &
Community
Development



ALTON
FORD

National Homeownership Month
June 1 - June 30



Housing &
Community
Development

\$\$\$

*I don't worry like I
used to. I love my
room the most.*
***This is the key to
my house.***

- Alton Ford



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Page 26

Project Progress: Trinity East Seniors 6101 Richmond Ave., 77057 (District J)



Breaking Ground on a New Chapter for Houston Seniors 🏠 ✨



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Page 27

New Hope Housing Wheatley

1117 Bland Street, 77091 (District D)

Completion Percentage: 8%

Total Number of Units: 103

Restricted Units: 103

Total Project Cost: \$31,157,300.00

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

Developer: New Hope Housing

Architect: GSMA Architects

Broke ground : April 2026



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

Completion Percentage: 100%

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 Ribbon Cutting:
November 2026**



Project Progress: Boulevard 61 6101 Richmond Ave., 77057 (District J)

Completion Percentage: 100%

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 Ribbon Cutting:
October 2026**



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Project Progress: Retreat at Esther

**Southwest corner of Wheatley Street and Esther Drive,
Houston, TX 77088 (District B)**

Completion Percentage: 0%

Total Number of Units: 103

Restricted Units: 103 units

Total Project Cost: \$27,458,550.00

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

Developer: The ITEX Group

Architect: ITEX Design, LLC.

Estimated Completion: August 2027



Project Progress: New Faith Senior Village

14715 Monrad Dr. Houston, TX 77045 (District K)

Completion Percentage: 4%

Total Number of Units: 105

Restricted Units: 98

Total Project Cost: \$26,830,515.00

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

Developer: DWR Development Group

Architect: Mucasey & Associates

Estimated Completion: December 2027



NEW FAITH SENIOR VILLAGE

STAY IN THE LOOP

FOR NEWS AND UPDATES,
SUBSCRIBE TO OUR EMAIL LIST!



V. PUBLIC COMMENTS

Council Member Willie Davis, Vice Chair