Housing and Affordability Committee Meeting

September 15, 2026

Michael Nichols, Director

Agenda

I. Welcome/Introductions
II. Compliance & Grant Administration
III. Planning & Grant Reporting
IV. Operations
V. Single Family
VI. Multifamily
VII. Director's Comments & DR-17
VIII. Public Comments

II. COMPLIANCE & GRANT ADMINISTRATION

Kennisha London, Deputy Director

II. DR 2017 Subrecipient Agreement, 7th Amendment (All Districts)

An Ordinance authorizing a Seventh Amendment to the Community Development Block Grant Disaster Recovery Harvey Subrecipient Agreement (21-134-000-C788) between the City of Houston (City) and the Texas General Land Office (GLO).

II. DR 2017 Subrecipient Agreement, 7th Amendment (All Districts)

The GLO proposes to amend the Subrecipient Agreement to reflect the following changes:

- Revise the Homebuyer Assistance Program Round 2.0 (HBAP 2.0) Performance Statement to reflect the reallocation of $670,000.00 of unspent funds from the project delivery budget line item to the program budget line item.
- Revise the Revised General Affirmations to reflect updated terms.
- Revise the Special Conditions to reflect updated terms.

II. DR 2017 Subrecipient Agreement, 7th Amendment (All Districts)

This reallocation will support the efficient use of available grant funds and expand the City’s capacity to provide assistance to eligible households impacted by Hurricane Harvey.

These revisions will result in no additional encumbrance of grant funds.

III. PLANNING & GRANT REPORTING

Amy Connolly, Assistant Director & Chief of Staff

III. Amendment to the HHFC Articles of Incorporation (All Districts)

An Ordinance approving and authorizing:

(1) Reduction of voting Board Members from 12 to 11 still all appointed by the Mayor and confirmed by Council (HCD Director is currently the 12th Board member);
(2) HCD Director (or their designee) becomes a non-voting, ex-officio Board member;
(3) Designee of the HCD Director must be an HCD employee but would not be required to live within the City limits

There are no funding or financial changes requested as part of this amendment.

III. Amendment to the HHFC Articles of Incorporation (All Districts)

A Resolution authorizing an Amendment to the Articles of Incorporation of the Houston Housing Finance Corporation (HHFC) and approving the proposed form of the Amendment.

Prior to the Amendment, the HHFC Board of Directors (Board) consisted of 12 members. Eleven members, including the Chair, were appointed by the Mayor, and one board seat was reserved for the HCD Director.

III. Amendment to the HHFC Articles of Incorporation (All Districts)

After the Amendment, the HHFC will consist of 11 members, each appointed by the Mayor, including the President of the Board.

The HCD Director or their designee shall become a non-voting, *ex-officio* Board member.

The designee of the HCD Director must be an HCD employee but would not be required to reside within the Houston city limits, unlike other HHFC board members.

III. Amendment to the HHFC Articles of Incorporation (All Districts)

The Amendments are needed to:

(1) Maintain transparency and coordination between HCD and HHFC,

(2) Advise on the use of federal funding for housing developments,

(3) Assist in ensuring compliance with applicable City, State, and federal conflict of interest requirements, and

(4) Preserve a strong working relationship between HCD and HHFC.

III. Amendment to the HHFC Articles of Incorporation (All Districts)

On June 24, 2026, the HHFC Board of Directors approved a Resolution authorizing the proposed Amendment to its Articles of Incorporation and forwarding the Amendment to City Council for consideration and approval.

IV. OPERATIONS

Roxanne Lawson, Division Manager

IV. Rice Parking Lot Lease – First Amendment (District D)

An Ordinance authorizing a First Amendment to the Parking Agreement between William Marsh Rice University (Landlord) and the City of Houston (Tenant) to reduce the square footage of the parking lot located at 2109 Travis for use by HCD's staff and guests. No additional funding is required for this amendment.

On May 3, 2019, by Ordinance No. 2019-0281, City Council approved and HCD entered into a 10-year Parking Agreement with Landlord for parking at 2109 Travis, 914 Gray and 918 Gray that provided approximately 144 parking spots. The term of the Parking Agreement is due to expire on May 6, 2029, and will not be altered by this amendment.

IV. Rice Parking Lot Lease – First Amendment (District D)

Landlord seeks to decrease the square footage of that portion of the parking lot leased to HCD due to a pending sale of that portion of the lot to a third party.

As a result, the City's available parking spots will be reduced by 37 parking spots located nearest 914 Gray and 918 Gray.

The annual rent paid by the City will be reduced by a prorated amount to reflect the remaining 107 parking spots.

IV. Rice Parking Lot Lease – First Amendment (District D)

Modifications to the reduced premises will be paid by the landlord and include fencing along the northern boundary of the premises, an egress onto Main Street from the premises, a lockable pedestrian gate, and electrical re-routing of the parking lot lights.

V. SINGLE FAMILY

Cedrick LaSane, Assistant Director

V.a. Purchase & Sale Agreement, Willowbend Link, L.P. (District K)

An Ordinance approving and authorizing:

(1) A Purchase and Sale Agreement between the City of Houston (City) and Willowbend Link, LP (Developer) for the sale and conveyance of 12.22 acres of land located at 10301 Stella Link Road, and

(1) A forgivable loan agreement in order for the City to finance the Developer's purchase of the property, which will be forgiven upon expiration of the term of the Land Use Restriction Agreement (LURA).

No funding is being requested with the sale of the property.

V.a. Purchase & Sale Agreement, Willowbend Link, L.P. (District K)

The site is located south of Main Street, and east of Willowbend Boulevard, in District K. The proposed development, to be named Braes Park, will consist of 144 new single-family homes on the property, including approximately 89 affordable homes to be sold to low- to moderate-income homebuyers.

The development will offer a mix of two-, three- and four-bedroom single family detached homes. The price points for the affordable homes range between $210,000.00 and $300,000.00.

V.a. Purchase & Sale Agreement, Willowbend Link, L.P. (District K)

The project will be developed in seven or eight phases and will be subject to a LURA to ensure compliance with applicable affordability requirements.

The City acquired the property in March 2022 for a purchase price of $13,839,150.00 in Community Development Block Grant–Disaster Recovery 2017 (CDBG-DR 17) funds.

The property was then acquired with Uptown TIRZ Series 2021 Affordable Homes (2430) funds as the original project was deemed unfeasible for development under the Texas General Land Office's timeline for development and sale of all homes.

V.a. Purchase & Sale Agreement, Willowbend Link, L.P. (District K)

This project will be administered by HCD's Affordable Home Development Program with the aim to increase affordable single family homeownership opportunities for households earning up to 120% of the Area Median Income.

This aligns with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

V.a. Purchase & Sale Agreement, Willowbend Link, L.P. (District K)

V.a. Purchase & Sale Agreement, Willowbend Link, L.P. (District K)

Item	%	# of Units	Market Rate	Affordable Rate
Bedroom Count 2 or Sq Ft. 1,100 - 1,300	6%	9	$290,000	$210,000
Bedroom Count 3 or Sq Ft 1,400 - 1,800	66%	95	$335,000	$240,000
Bedroom Count 4 or Sq Ft 1,600-2,100	28%	40	$385,000	$300,000
Total or Average	**100%**	**144**	**$336,666.67**	**$250,000.00**

V.b. Construction Loan Agreement, Willowbend Link, L.P. (District K)

An Ordinance authorizing a Construction Loan Agreement between the City of Houston (City) and Willowbend Link, LP (Borrower), providing a construction loan in the amount of $3,500,000.00 from Uptown TIRZ Series 2021 Affordable Homes Funds, to finance the construction of infrastructure costs associated with the proposed development, Braes Park, at 10301 Stella Link Road (the Property).

The property is a 12.22-acre site, located south of Main Street, and east of Willowbend Boulevard.

V.b. Construction Loan Agreement, Willowbend Link, L.P. (District K)

Willowbend Link, LP will complete the horizontal and vertical construction necessary to prepare the lots for the new construction of 144 new single-family homes, including approximately 89 affordable homes to be sold to low- to moderate-income homebuyers.

The development will offer a mix of two-, three-, and four-bedroom single family detached homes. The price points for the affordable homes range between $210,000.00 and $300,000.00.

The project will be developed in up to eight phases and is subject to a Land Use Restriction Agreement (LURA) for compliance with applicable affordability requirements.

V.b. Construction Loan Agreement, Willowbend Link, L.P. (District K)

The City and Borrower intend to enter into a Purchase and Sale Agreement for the sale and conveyance of the property by the City to the Borrower, and a forgivable loan agreement for the City to finance the Developer's purchase of the property, to be separately approved by City Council.

The property was acquired by the City in March 2022 for a purchase price of $13,839,150.00 in Community Development Block Grant–Disaster Recovery 2017 (CDBG-DR 17) funds.

V.b. Construction Loan Agreement, Willowbend Link, L.P. (District K)

The property was then acquired with Uptown TIRZ Series 2021 Affordable Homes (2430) funds as the original project was deemed unfeasible for development under the Texas General Land Office's timeline for development and sale of all homes.

This project will be administered by HCD's Affordable Home Development Program with the aim to increase affordable single family homeownership opportunities for households earning up to 120% of the Area Median Income.

This aligns with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

VI. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

VI.a. Brittons Place Apartments (District B)

An Ordinance authorizing $2.4MM in CDBG-DR24 funds for a Loan Agreement between the City of Houston (City) and Brittons Place 2023, LP (Owner), an affiliate of Volunteers of America National Services (Developer), for the acquisition and rehabilitation costs of an existing affordable multifamily apartment complex known as Brittons Place, located at 3730 Lyons Avenue, Houston, TX 77020.

VI.a. Brittons Place Apartments (District B)

Brittons Place was originally developed in 2002 by Pleasant Hill Community Development Corporation, a faith-based nonprofit formed in 1995 to revitalize Houston's Historic Fifth Ward.

VOANS, one of the nation's largest nonprofit providers of affordable housing for families, older adults, and people with disabilities, will lead the current effort as developer and guarantor.

VOANS will serve as developer and guarantor, while Houston Housing Authority will structure a ground lease through its subordinate nonprofit, Victory Redevelopment Corporation, securing property tax exemption and contributing five project-based voucher units.

VI.a. Brittons Place Apartments (District B)

The 48-unit, mixed-income community consisting of studios, one, two, and three-bedroom units will undergo comprehensive rehabilitation at an estimated cost of $16,086,772.00.

Improvements will include kitchen and bath remodels, new energy-efficient HVAC systems, all-new windows and roofing, and the conversion of four units to fully accessible and auditory/visually-impaired-accessible standards.

The renovation will also add a backup generator to maintain critical functions, including water and fire suppression, during power outages.

VI.a. Brittons Place Apartments (District B)

VI.a. Brittons Place Apartments (District B)

Sources	Amount	Uses	Amount
City of Houston Request (DR24)	$2,400,000	Hard Cost	$4,454,413
Conventional Loan (PNC)	$4,483,967	Soft Cost	$4,482,055
LIHTC Syndication Proceeds (NEF)	$4,919,681	Acquisition Cost	$4,900,000
Deferred Developer Fee	$550,499	Developer Fee	$1,904,090
Seller Bank Note	$3,502,000	Reserves	$346,214
Bond Reinvestment Earnings (Amegy)	$230,625		
Total Source of Funds:	$16,086,772	**Total Project Cost**:	$16,086,772

VI.b. Pleasant Hill Village (District B)

An Ordinance authorizing a combined $6,000,000.00 in CDBG-DR Funds and Homeless and Housing Consolidated Funds (Fund 4501) for a Loan Agreement between the City of Houston (City) and Pleasant Hill Village 2023, LP (Owner), an affiliate of Volunteers of America National Services (Developer), for the acquisition and rehabilitation of an existing affordable multifamily community known as Pleasant Hill Village, located at 3814 Lyons Avenue, Houston, TX 77020.

VI.b. Pleasant Hill Village (District B)

Pleasant Hill Village opened in 1998 as a purpose-built senior (55+) community developed by Pleasant Hill Community Development Corporation, a faith-based nonprofit formed in 1995 to revitalize Houston's Historic Fifth Ward.

VOANS will serve as developer and guarantor, while Houston Housing Authority will structure a ground lease through its subordinate nonprofit, Victory Redevelopment Corporation, securing property tax exemption and contributing five project-based voucher units.

VI.b. Pleasant Hill Village (District B)

Rehabilitation will include a new backup generator to sustain water and fire suppression systems during outages, alongside broader building system upgrades.

Total development costs are estimated at $41,031,665.00, financed through 4% Low-Income Housing Tax Credits, tax-exempt bonds, HUD 221(d)(4) financing in the amount of $11.6 million, and CDBG-DR24 funds.

VI.b. Pleasant Hill Village (District B)

Pleasant Hill Village's supportive services model is tailored specifically to its senior population, addressing the documented health risks of social isolation among older adults through VOANS' HUD 202 service-coordination framework including wellness check-ins, Meals on Wheels coordination, fall-prevention training, and partnerships with local food banks and volunteer groups.

VI.b. Pleasant Hill Village (District B)

VI.b. Pleasant Hill Village (District B)

Sources	Amount	Uses	Amount
City of Houston Request (DR24)	$2,740,000	Hard Cost	$14,331,278
City of Houston Request (HHB 4501)	$3,260,000	Soft Cost	$8,765,634
Conventional Loan (PNC)	$11,608,121	Acquisition Cost	$12,624,201
LIHTC Syndication Proceeds (NEF)	$13,614,519	Developer Fee	$4,268,322
Deferred Developer Fee	$1,083,584	Reserves	$1,042,230
Seller Bank Note	$7,904,000		
Bond Reinvestment Earnings (Amegy)	$821,441		
Total Source of Funds:	$41,031,665	**Total Project Cost:**	$41,031,665

VI.c. & VI.d. 4% HTC MPH & Resolution of No Objection (District H)

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:

TDHCA APP#	Development Name	Development Address	Council District	Type	Population
26449	**Hays Street Apartments**	1400-1500 Hays Street	H	New Construction	Family

VI.c. & VI.d. 4% HTC MPH & Resolution of No Objection (District H)

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

- **Hays Street Apartments** – located in the Near Northside Complete Community

HCD requests a Motion to hold a public hearing on October 14, 2026, on the 4% tax credit Resolution of No Objection.

VI.e. Connect Hillcroft, LLC. (District J)

A Resolution of Support for Connect Hillcroft, an affordable rental housing development, for the Applicant's amended 2025 Competitive 9% Housing Tax Credit application, due to a foundational change in ownership structure involving the Harris County Housing Finance Corporation (HCHFC).

Connect Hillcroft, LLC received 9% Housing Tax Credits in 2025 from the Texas Department of Housing and Community Affairs (TDHCA) Application #25178 for the development of a 90-unit affordable rental housing complex for seniors at 6420 Hillcroft Avenue.

VI.e. Connect Hillcroft, LLC. (District J)

To address a financing gap, the Applicant plans to partner with HCHFC, which will provide capital funding resulting in an anticipated 100% property tax exemption. This partnership requires admitting a member solely owned by HCHFC into the ownership structure, creating a foundational change under the TDHCA rules.

The City of Houston previously supported the Development as part of its original tax credit application. Because the Applicant is amending its ownership structure prior to issuance of IRS Form 8609s, TDHCA requires a Resolution of Support confirming continued local government support.

VII. DIRECTOR'S COMMENTS

Michael Nichols, Director

DIRECTOR'S COMMENTS

- CDBG DR-17 Reimbursements Update
  Temika Jones, Deputy Director & CFO

- Review of Items Presented at 9/14/2026 QOL
  Melody Barr, Assistant Director – Public Services

- DR24 Dashboard, DR Expo, Ribbon Cuttings
  Michael Nichols, Director

FINANCE
CDBG DR-17 Report

Temika Jones, Deputy Director & CFO

DR17 Reimbursements Update as of September 11, 2026

	Amendment 6 Budget	Approved	Under GLO Review	Submitted	Refunded*
Admin	$ 15,000,000.00	$ 7,749,254	$ -	$ 7,749,254	$ -
Buyout	$ 48,732,897.59	$ 39,744,245	$ 2,597,337	$ 42,341,582	$ -
Economic Development	$ 18,808,020.47	$ 20,729,639	$ -	$ 20,729,639	$ (1,921,619)
HoAP	$ 68,060,675.08	$ 67,816,560.82	$ -	$ 67,816,561	$ -
Homebuyers	$ 16,246,498.95	$ 16,294,499	$ -	$ 16,294,499	$ -
Homebuyers 2.0	$ 19,800,000.00	$ 17,267,054	$ 339,882	$ 17,677,991	$ -
Multifamily	$ 370,868,494.30	$ 368,680,458	$ 54,582	$ 368,735,040	$ -
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**	**$ 632,525,119**	**$ 2,991,801**	**$ 635,703,475**	**$ (47,646,879)**

Recap of Public Services Items Presented at 9/14/2026 QOL Committee

(Various Districts)

Melody Barr, Assistant Director

II.a. SEARCH Homeless Services (All Districts)

An Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston (City) and SEARCH Homeless Services (SEARCH), extending the agreement period through April 30, 2027.

The current Agreement includes $1,172,861.72 in Emergency Solutions Grant – Rapid Unsheltered Survivor Housing (ESG-RUSH), Emergency Solutions Grant (ESG), and Community Development Block Grant (CDBG) funds for the operation of a rapid re-housing case management and rental assistance program serving 48 households.

II.a. SEARCH Homeless Services (All Districts)

This Amendment will allow SEARCH additional time to spend the remaining funds and continue providing rapid re-housing services.

ESG-RUSH funding is a special ESG grant administered by the U.S. Department of Housing and Urban Development (HUD) for areas that are identified as eligible for Federal Emergency Management Agency (FEMA) Individual Assistance when a “major disaster” is declared under the Stafford Act to address the needs of individuals and families who are experiencing homelessness in a declared disaster area and have needs unmet by existing federal disaster relief programs.

II.a. SEARCH Homeless Services (All Districts)

HUD awarded the City ESG-RUSH-2 funding in response to FEMA DR-4781-TX Texas Severe Storms, Straight-line Winds, Tornadoes, and Flooding and FEMA DR-4798-TX Texas Hurricane Beryl.

In March 2025, the City, in partnership with Harris County and the Coalition for the Homeless of Houston/Harris County, invited organizations to submit proposals under a Request for Expression of Interest (REI).

SEARCH was one of the agencies that responded and was selected from the applicants that proposed rapid re-housing activities.

II.a. SEARCH Homeless Services (All Districts)

The initial Agreement period was April 23, 2025 through April 30, 2026. A First Amendment added additional funding, and an administrative extension subsequently extended this agreement through October 31, 2026.

This Second Amendment will extend this agreement through April 30, 2027. There were no findings or concerns in the most recent compliance monitoring.

SEARCH has received funding from the City of Houston since 1996.

II.b. The Beacon of Downtown Houston (Diversion) (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement for Diversion Services between the City of Houston (City) and The Beacon of Downtown Houston (The Beacon),

Providing up to an additional $485,000.00 in Community Development Block Grant (CDBG) funds

For case management and diversion-rapid resolutions for households experiencing or at imminent risk of homelessness and moving them quickly into stable housing.

II.b. The Beacon of Downtown Houston (Diversion) (All Districts)

The Beacon will serve as a centralized Day Center and Access Point, providing individualized, wraparound case management to connect households with housing, supportive services, and community-based resources; resolve housing instability quickly; and reduce reliance on emergency shelter and long-term homeless services.

The program will prioritize rapid, individualized interventions and aims to assist at least 50 households in achieving and maintaining stable housing while reducing their need for ongoing assistance.

II.b. The Beacon of Downtown Houston (Diversion) (All Districts)

CATEGORY	AMOUNT	PERCENT
Program	$436,500.00	90.00%
Administration	$48,500.00	10.00%
Total	**$485,000.00**	**100.00%**

In March 2025, in partnership with Harris County and the Coalition for the Homeless of Houston/Harris County, the City issued a Request for Expression of Interest (REI) for Diversion Services.

The Beacon was selected from among the organizations that responded and proposed to provide these services.

II.b. The Beacon of Downtown Houston (Diversion) (All Districts)

The original Agreement term was September 1, 2025 through August 31, 2026, and was administratively extended through November 30, 2026.

This First Amendment will extend the Agreement an additional 12 months, through November 30, 2027. The most recent annual compliance monitoring resulted in no findings.

As of May 2026, The Beacon had utilized 49.41% of its allocated funds.

II.c. Access Care of Coastal Texas, Inc. (HOPWA) (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement (Agreement) between the City of Houston (City) and Access Care of Coastal Texas, Inc. (ACCT), providing up to an additional $1,276,825.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to support second year funding for a project that provides Housing Assistance in the form of (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utility Assistance (STRMU); (3) Permanent Housing Placement Services (PHPS); and (4) Supportive Services to a minimum of 149 very-low income households living with HIV/AIDS.

II.c. Access Care of Coastal Texas, Inc. (HOPWA) (All Districts)

Supportive Services include case management, nutritional, and medical transportation services, among others that will promote housing stability, improve access to care or related services, and reinforce opportunities towards independent living for all household members.

The City is the HOPWA program administrator for multiple areas including the City and counties of Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller counties found with the Eligible Metropolitan Statistical Area ("EMSA"). ACCT is located in Galveston and primarily serves the southeast portion of the EMSA.

II.c. Access Care of Coastal Texas, Inc. (HOPWA) (All Districts)

Category	Amount	Percent
Tenant-Based Rental Assistance	$715,000.00	56.00%
Supportive Services	$250,000.00	19.58%
Short-Term Rent, Mortgage, and Utility Assistance	$200,000.00	15.66%
Administrative	$86,825.00	6.80%
Permanent Housing Placement Services	$25,000.00	1.96%
Total	**$1,276,825.00**	**100.00%**

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in March 2025 with a one-year renewal option at the City's discretion. ACCT was one of the selected agencies.

II.c. Access Care of Coastal Texas, Inc. (HOPWA) (All Districts)

The initial Agreement term began November 1, 2025 and this First Amendment will extend the term and provide funding through October 31, 2027.

As of July 2026, ACCT has expended approximately 76% of their allocated funding and served approximately 81% of their overall client goal.

ACCT has received funding from the City since 2006 and had no findings on their last compliance monitoring review.

II.d. Family Endeavors, Inc. Other Permanent Housing (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and Family Endeavors, Inc. (Endeavors) to modify the 24 - month budget with no change to the total funding amount of $7,495,014.05 in HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) and End Street Homeless Fund 2012 (Fund 2012) funding.

The budget modification will reallocate funds from approved line items to add new program positions and does not change the scope of service.

II.d. Family Endeavors, Inc. – Other Permanent Housing (All Districts)

This program will continue to serve approximately 150 households. Services will include housing stability case management, housing navigation, utility deposits, and rental assistance payments for households placed in permanent housing units as well as other supportive services.

Endeavors' Other Permanent Housing (OPH) initiative serves individuals who are currently living unsheltered and may have significant mental health, physical health, and substance-use related issues that affect their ability to remain stably housed.

II.d. Family Endeavors, Inc. Other Permanent Housing (All Districts)

Referrals for households assisted by this program will come through The Way Home's Coordinated Entry System.

Case managers will meet weekly with households, assist with finding housing units, moving each into housing, connect households to available benefits and develop a housing stability plan to maintain housing once the assistance through this program ends.

II.d. Family Endeavors, Inc. Other Permanent Housing (All Districts)

In March 2025, in partnership with Harris County and the Coalition for the Homeless of Houston/Harris County, the City invited organizations to submit proposals under a Request for Expression of Interest (REI). Endeavors was one of the agencies that was selected from the applicants that proposed other permanent housing activities.

The Agreement period is from August 1, 2025 to July 31, 2027. This First Amendment does not extend the term. Endeavors was previously awarded funding from the City of Houston in 2020. There were no findings or concerns in the most recent compliance monitoring.

II.e. TDHCA HHSP General Set Aside Funds (All Districts)

An Ordinance authorizing the City of Houston (City) to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA) and accept $1,280,055.00 of Fiscal Year 2027 Texas Homeless Housing and Services Program (HHSP) General Set-Aside funds.

The General Set-Aside allocation must be used by the City on activities eliminating and/or preventing homelessness.

II.e. TDHCA HHSP General Set Aside Funds (All Districts)

Specifically, allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; operations of emergency shelters; or other homelessness-related activities as approved by the TDHCA.

The performance period for this funding is September 1, 2026, to August 31, 2027.

II.e. TDHCA HHSP General Set Aside Funds (All Districts)

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session. Through HHSP, the state provides funding to municipalities with a population of 285,500 or greater.

There are currently nine cities in Texas receiving HHSP to support services to individuals and families that are homeless or at-risk of homelessness, including: Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.

An Ordinance allocating HHSP General Set-Aside funds for use by local nonprofits will be presented to Council in the coming months.

II.e. TDHCA HHSP Youth Set Aside Funds (All Districts)

An Ordinance authorizing the City of Houston (City) to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA) and accept $409,258.00 of Fiscal Year 2027 Texas Homeless Housing and Services Program (HHSP) Youth Set-Aside funds.

The Youth Set-Aside allocation must be used by the City on activities eliminating and/or preventing homelessness in youth-headed households aged 24 or under.

II.e. TDHCA HHSP Youth Set Aside Funds (All Districts)

Specifically, allowable activities include essential services, street outreach and transitional living for persons experiencing homelessness in youth-headed households; provision of direct services and case management to persons experiencing homelessness in youth-headed households; or other homelessness-related activities as approved by the TDHCA. The performance period for this funding is September 1, 2026, to August 31, 2027.

An Ordinance allocating the HHSP Youth Set-Aside funds for use by local nonprofits will be presented to Council for consideration within the coming months.

Purchase & Sale Agreement, Willowbend Link, L.P. (District K)

Purchase & Sale Agreement, Willowbend Link, L.P. (District K)

Item	%	# of Units	Market Rate	Affordable Rate
Bedroom Count 2 or Sq Ft. 1,100 - 1,300	6%	9	$290,000	$210,000
Bedroom Count 3 or Sq Ft 1,400 - 1,800	66%	95	$335,000	$240,000
Bedroom Count 4 or Sq Ft 1,600-2,100	28%	40	$385,000	$300,000
Total or Average	**100%**	**144**	**$336,666.67**	**$250,000.00**

Housing & Community Development

PROGRAM UPDATE

NEW APPLICATION STATUS DASHBOARD

A new dashboard is now available for DR24 Single-Family Home Repair Program applicants.

Applicants are encouraged to visit our website to better understand where they are in the application review process.

bit.ly/hcd-dr24-hrp

City of Houston | **Housing and Community Development**

HOUSTON DISASTER & RECOVERY EXPO

EVENT RECAP

400+
ATTENDEES

30+
RESOURCE PARTNERS

100
DR-24 APPLICATIONS DISTRIBUTED

SPECIAL THANKS TO OUR **SPONSORS**

Kroger
H-E-B
CenterPoint Energy
Frost Bank
HomeGenie
4R Innovate Balloons
Houston Toolbank

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

Scheduled Ribbon Cutting:
November 10, 2026

CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT

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

Scheduled Ribbon Cutting:
October 26th, 2026

CITY OF HOUSTON | **HOUSING AND COMMUNITY DEVELOPMENT**

STAY IN THE LOOP

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VIII. PUBLIC COMMENTS

Council Member Willie Davis, Vice Chair