Housing and Affordability Committee

Council Member Tiffany D. Thomas, Chair
Council Member Willie Davis, Vice Chair
Council Member Amy Peck, Council Member Twila Carter
Council Member Julian Ramirez

Tuesday, November 17, 2026, at 2:00 p.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, November 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. Single Family

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the **Third Amended and Restated New Home Development Program (NHDP) Guidelines (v4.0)** to (1) authorize the use of land owned, acquired, donated, contributed, and accepted by the City for the NHDP; (2) the conveyance of property in fee simple by a special warranty deed to contractors to develop, market, and sell to low-to moderate-income (LMI) qualified homebuyers; (3) incorporate composite pricing to the contractor assignment method; (4) define terms for program documents related to the construction loan and homebuyer loan documents; (5) incorporate provisions for homebuyer eligibility and application criteria across all Single-Family Programs; (6) increase the liquid asset limit, set the qualifying front-end and back-end ratios; (7) add real estate donation, post-completion warranty, pay or play, and stale inventory provisions, including a time-based adjustment to the Contractor's Program Service Fee; and (8) make conforming updates to the loan forgiveness table, definitions, and complaints and appeals procedures. (All Districts)

Michael Nichols, Director
Cedrick LaSane, Assistant Director

III. Multifamily

(HCD) seeks to provide guidance for obtaining a Resolution of Support or Resolution of No Objection for developments pursuing Housing Tax Credits (HTC). HCD aims to address this shortage and meet the needs of disaster-impacted rental households by supporting HTC developments that meet HCD Multifamily Priorities and Minimum Standards for 2027. (All Districts)

Michael Nichols, Director
Ryan Bibbs, Deputy Assistant Director

IV. Director's Comments
Michael Nichols, Director