

419 Emancipation:

The First '*Front Door*' – Super Hub

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VISION

The City of Houston, in partnership with our homeless response system and Harris County, seeks to establish the first '*front door*' under the **End Street Homelessness Action Plan**. Equipped with up to 150-225 beds for people experiencing homelessness who are sleeping in public spaces.

PURPOSE

The 'Super Hub' will be where **safety meets connection to lasting housing solutions**. Centrally located functioning as a 'citation diversion' alternative, i.e., a place of refuge for those with no other place to go. Offering critical services such as healthcare, psychiatric support and substance use programs.

SUPER Hub

A Front Door, Not Just a Bed



Shelter

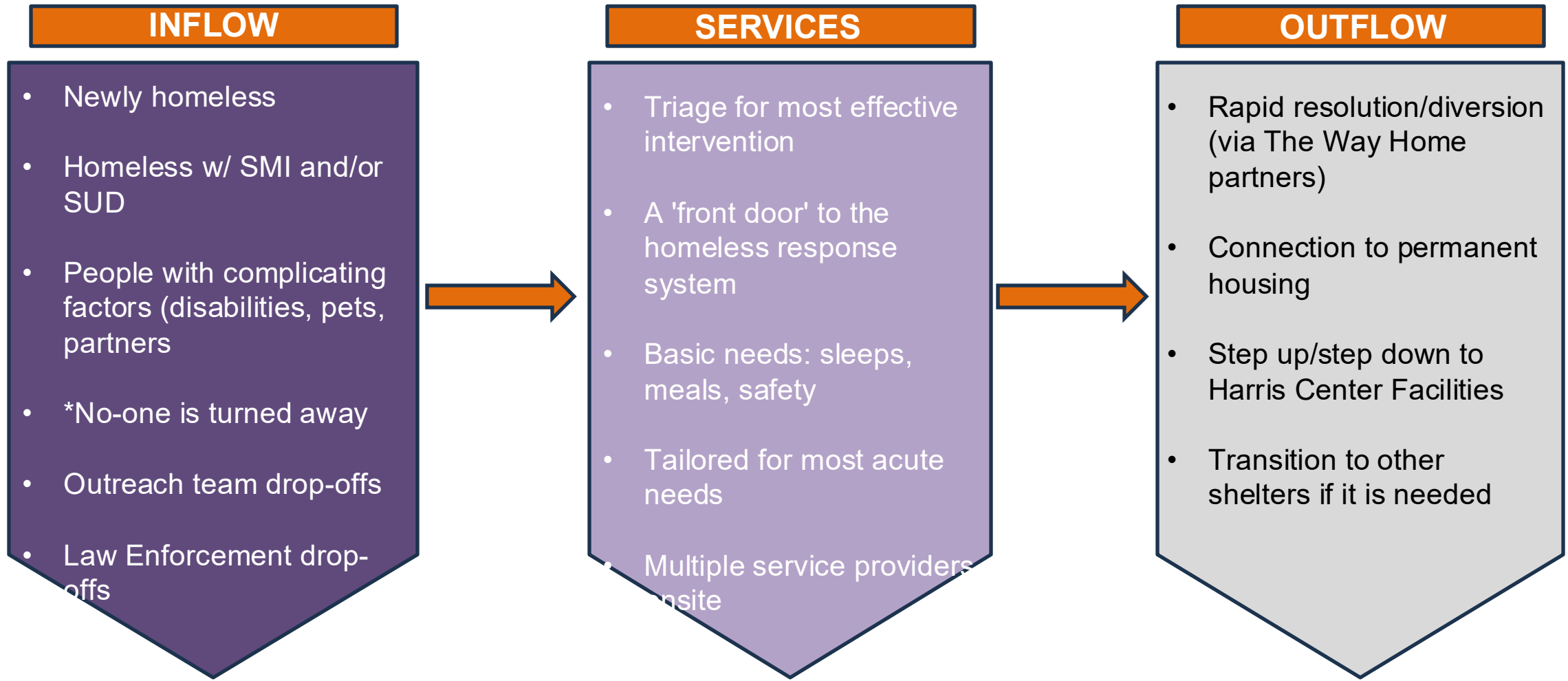
- Primarily a **place to sleep**
- **Limited** services beyond immediate shelter
- Often comes with **program requirements**
- Not designed as a triage point or system entry



Super Hub

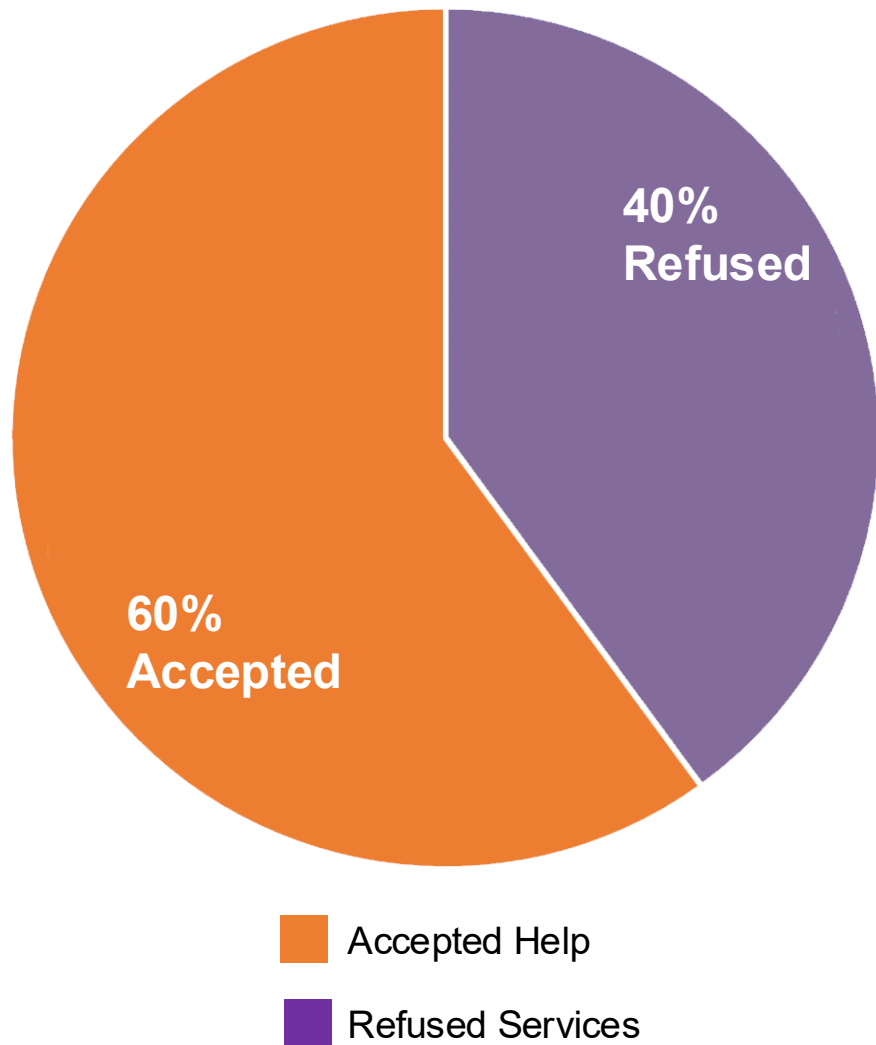
- More than a place to sleep – **operates as a triage point**
- Connects people to the **right interventions**:
 - Healthcare & psychiatric support
 - Substance use programs
 - Pathways to permanent housing
- **Low-barrier** – no program requirements, accepts pets & partners

Who the Super Hub Would Serve, and **How**



The Super Hub connects people from the street to safety, services, and ultimately housing.

Diving Deeper



10.6.25

This summer, the Coalition for the Homeless (CFTH) and partners conducted a housing surge in downtown and midtown, engaging **305 people** experiencing homelessness.

- **183 (60%)** accepted help → connected to a housing solution or pathway off the streets.
- **122 (40%)** left the area or refused services.

What do we know about people who accepted services?

Many are newly homeless, with an obvious pathway back to housing.

What do we know about people who refused services?

Many require a higher level of care than the homeless response system alone can provide.

These are often individuals with **severe mental illness** and/or **substance use disorder**, our “hardest to serve.”

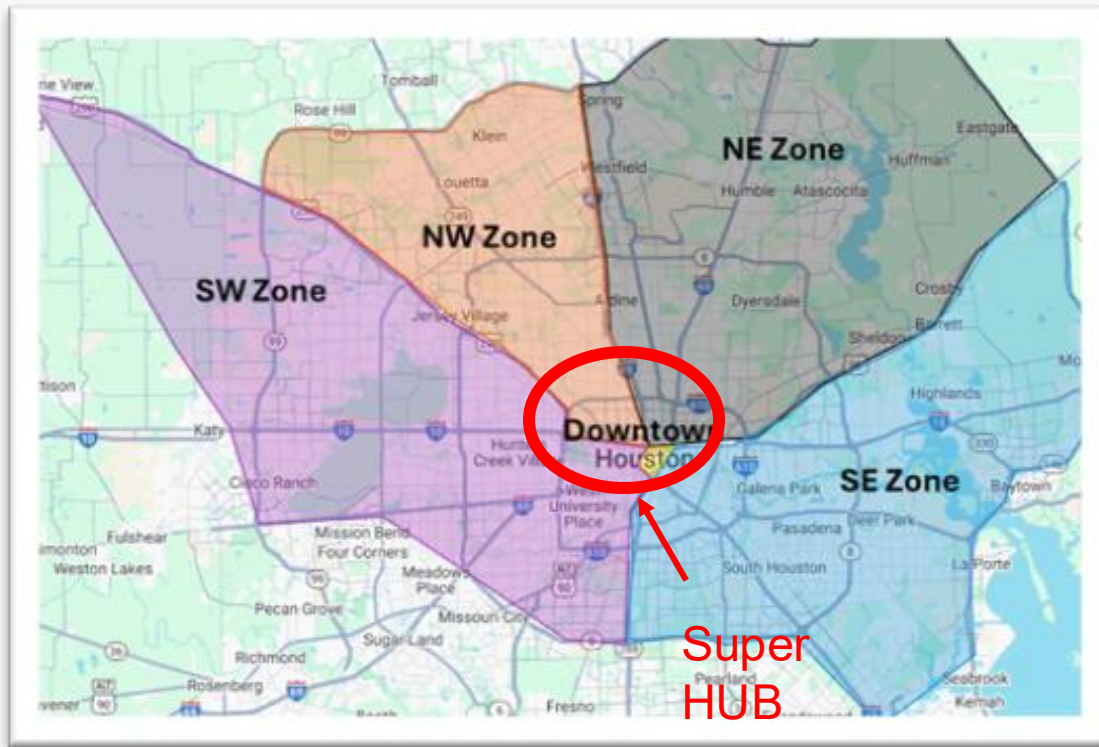
Why Can't They Go to Existing Shelters?

Barriers

- **Insufficient capacity for those who may walk-up** - many require referrals or law enforcement/outreach drop-offs
- **Limited beds for single adults** - most prioritize families or survivors of domestic violence.
- **Few low-barrier beds** - many require program enrollment to access
- **Restricted intake hours** - some only intake during limited hours each day
- **Not designed for people with SMI/SUD** - most shelters lack the resources for severe mental illness or substance use disorder.

EXPANDING THE Hub MODEL

The Super Hub will serve as a triage point; a front door to the homeless response system and or mental health services.



- Given Houston's expansive geography, additional Hubs will be opened within existing facilities across Houston and Harris County to provide rapid resolution for the newly homeless.
- What makes this Hub "super" is its ability to provide overnight emergency beds, a critical gap in our current system.

The Ecosystem: Meeting Different Needs

Navigation Center

Provides short-term stabilization

Rapid housing connections

Limited capacity for complex behavioral health or medical needs

No walk-ins or Law Enforcement drop-offs

Houston Recovery Center for SUD

Provides short term/overnight shelter

Provides immediate triage services

Welcomes Law Enforcement drop-off

6160 Respite, Rehabilitation and Re-Entry Center - The Harris Center

Functions as a facility for individuals who need mental health services

Welcomes Law Enforcement drop-offs, re-entry individuals

Super Hub

Functions as a triage point for the hardest to serve.

Provides 24-hour sheltering and 24/7 services

Center for walk-ins and Law Enforcement Drop-offs, and outreach referrals

Centralized pathways to other shelters, agency providers or program

ALIGNMENT | HOMELESSNESS **RAMP UP** PLAN

The Super Hub and Hubs are part of the Ramp Up Plan, which provides the resources to move individuals out of the Super HUB and other shelters into permanent housing.

The success of the Super Hub is tied to a strong, well-funded homeless response system with clear exit strategies.

- The 3-year, \$168 million *Ramp Up* Plan is already underway
- \$60 million from foundations over 3 years (\$6 million donated thus far)
- The balance shared by the City of Houston and Harris County
- City has already committed \$33 million to the plan; County has committed \$8 million
- Ramp Up funding expands Rapid Rehousing Housing (RRH) capacity and moves individuals out of sheltering into permanent housing

Super Hub Operations Model

- **Operator:** Nonprofit service provider(s) under lease and operating agreements with the City
- **Desired Expertise:** Proven success in case management and housing individuals with severe mental and physical health needs, and substance use disorder who are experiencing homelessness
- **Estimated Costs:**

\$10-14 million annually for the Downtown HUB, and \$3.5 million annually for continued operations of the Navigation Center

Does not include permanent housing costs (rental subsidies, wrap-around services, long-term health support)

419 Emancipation Building Specifications

Property Overview

- 2.08 acres
- Two-building campus
- 51 Parking spaces
- Outdoor walkways & central courtyard/recreation area
- Buildings constructed in 1957 & 2003; renovated 2018 & 2023
- Fully fenced

Residential Building

- 38,751 s.f.
- 75 Rooms | 4 beds per room max
- Full bathrooms in each room
- Full commercial kitchen
- Health clinic with exam rooms
- Commercial laundry facilities
- Recreation/auditorium space
- Administrative offices

Office Building

- 15,525 s.f.
- Computer lab
- Multipurpose rooms
- Flexible office and meeting space



SITE BACKGROUND

- Property historically used as industrial & warehousing space since 1890s
- Purchased by Star of Hope in 1977
- Star of Hope operated a shelter and facility to serve homeless women and children at this location from 2004 to 2017
- Purchased by current owner, 419 Hope Partners, LLC, in 2017
- Non-profit funded by the federal govt leased this property and operated a shelter for migrant children from roughly 2018 - 2025
- Very minimal interior renovations (and no exterior renovations) required for use as Super Hub



Purchase & Sales Agreement

Purchase price is \$16,000,000

Closing costs are estimated at \$25,000

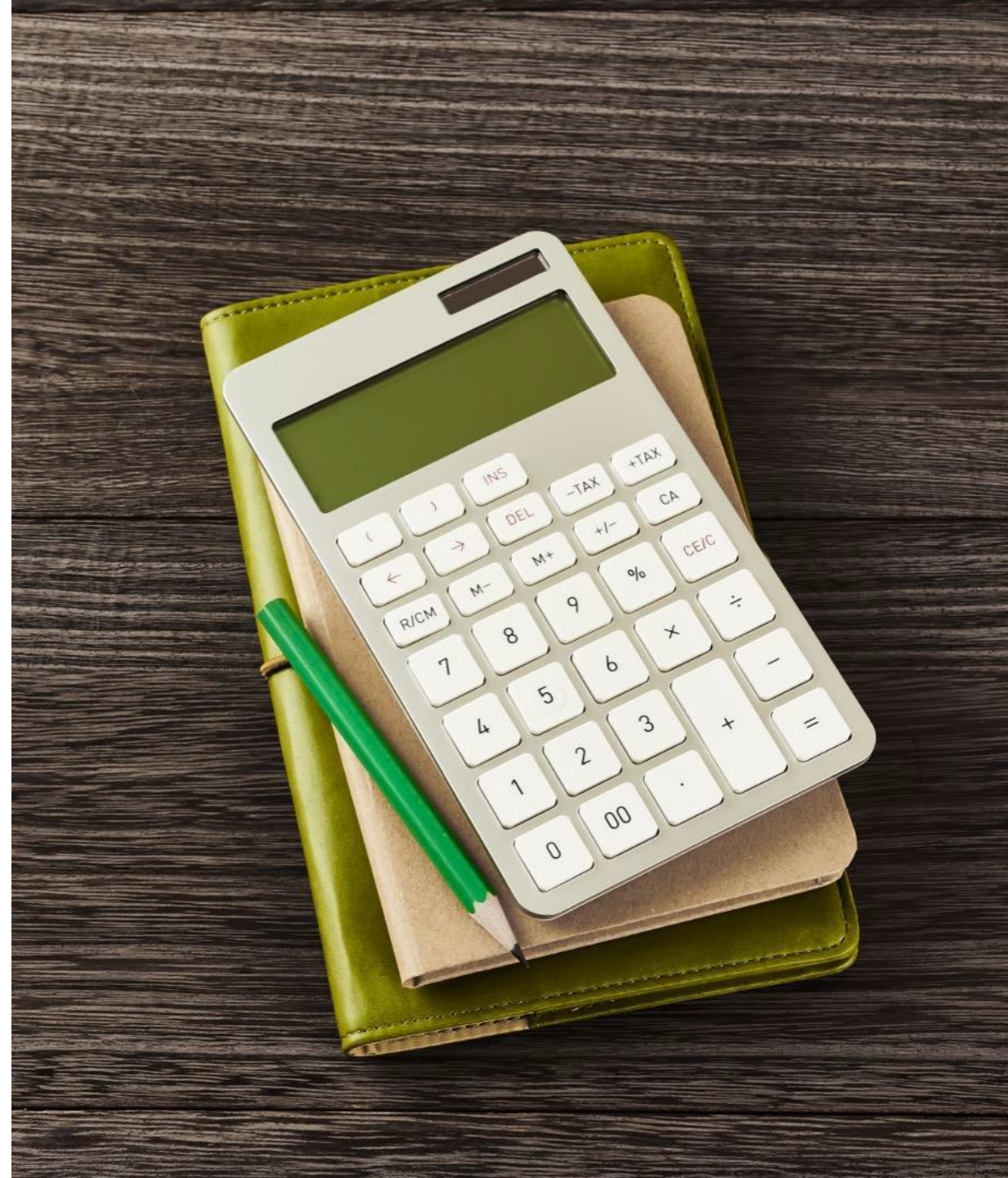
The City of Houston General Services Department (GSD) and seller conducted appraisals; the purchase price is roughly halfway between the two appraisals.

Due diligence and feasibility period is 120 days

Phase I ESA was completed in July. The Phase I ESA recommended a Phase II ESA, which is *currently underway*.

Seller would like to close the sale by the end of December 2025 for tax purposes

Requires City Council Approval



Financing Purchase

Fund 1850 (Reimbursement of Equipment/Projects)

Will be used to purchase the property
(\$16M)

Appraisal/Environmental costs paid
using the City of Houston Housing and
Community Development Department's
Affordable Housing TIRZ Fund 2409
(\$500,000)

The City of Houston Housing
Department will repay **FUND**
1850 using TIRZ Increment funding or
other local funding sources as they
become available.

Funding Operations

419 Emancipation

Total annual operation funding estimated \$10M-\$14M

Years 1 and 2: DR24 will fund most of the operations except for food, clothing, special needs, medical and mental health support

After Years 1 and 2 funding potentially from:

- TIRZ & Management Districts/RDAs
- CDBG
- Harris County General Fund
- City of Houston General Fund
- Philanthropy & Corporate Donations
- New State Funding

Private & Corporate Donors

Private and corporate donors play a critical role in filling funding gaps that government resources (alone) cannot meet

Bridging operating gaps and sustaining high-quality professional service delivery

Enhancing clinical care, supportive services, and security

Strengthening mental health, substance treatment, and medical service integration at scale

Accelerating housing pathways beyond federal and local funding limit

Funding for clothes, food, pet care, special needs, transportation and other expenses which government funding does not allow

Funding to give non-profit operators adequate operating expenses while waiting for government reimbursement

TIMELINE

October 6: Quality of Life & Housing Committee presentation

October 15: City Council vote to purchase

October 15: Funding for Navigation Center

October 16: Issue REI for operator

November 26: Select operator by end of November 2025

December 10: City Council vote to provide funds for selected operator

Prior to December 31: Funding Navigation Center

December 31: Close on building by end of December 2025

1st Quarter 2026: Open Super Hub