



**City of Houston Council Committee on Quality of Life
Council Member Julian Ramirez, Chair
Vice Mayor Pro Tem Amy Peck, Vice Chair**

Council Member Carolyn Evans-Shabazz

Council Member Mary Nan Huffman

Council Member Willie Davis

**Notice of City Council Committee Meeting
Monday, October 6, 2025, at 2:00 p.m.**

**This meeting will be held in the Anna Russell City Hall Council Chamber,
901 Bagby St., 2nd floor Houston, Texas 77002**

This meeting will offer City of Houston Council Members and their staff the options to participate via videoconference or in-person. The Chair, as presiding officer of the Committee, will be physically present in Council Chamber.

In accordance with the provisions of Section 551.127 of the Texas Government Code applicable to a governmental body that extends into three or more counties, all other committee members have the option to participate in-person or virtually via Microsoft Teams. This meeting will also be broadcast on HTC, the City of Houston's Municipal Channel.

To sign up for Public Comment, please fill out the form below by 5 p.m. on Thursday, October 2, 2025:

<https://www.houstontx.gov/council/committees/speakers-qol.html>

Presentation handouts will be available at:

<https://www.houstontx.gov/council/committees/qualityoflife.html>

I. Welcoming remarks

- Chairman Julian Ramirez
- Vice Chair Amy Peck

II. Public Services

- a. The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston and **Healthcare for the Homeless – Houston** (HHH) to extend the term of the Agreement, and provide up to an additional \$250,000.00 in Community Development Block Grant (CDBG) funding to continue to operate the **Project Access** homeless transportation program, benefiting a minimum of 2,000 homeless riders during the extension period. (All Districts)

- b. HCD recommends Council approval of an Ordinance authorizing the City of Houston (City) to execute a contract with the **Texas Department of Housing and Community Affairs (TDHCA)**, accepting \$1,266,780.00 of Fiscal Year 2026 Texas Homeless Housing and Services Program (HHSP) **General Set-Aside funds**. (All Districts)
- c. HCD recommends Council approval of an Ordinance that authorizing the City of Houston (City) to execute a contract with the **Texas Department of Housing and Community Affairs (TDHCA)**, accepting \$405,040.00 of Fiscal Year 2026 Texas Homeless Housing and Services Program (HHSP) **Youth Set-Aside funds**. (All Districts)

Michael Nichols, Director
Melody Barr, Assistant Director

III. Public Facilities

HCD recommends Council approval of an Ordinance authorizing a Purchase and Sale Agreement between the City of Houston (City) and 419 Hope Partners LLC., for the purchase of **419 Emancipation Avenue**. The City will finance the purchase of the property through the Reimbursement of Equipment/Projects Fund (Fund 1850). The property will provide temporary shelter for homeless individuals as the program determines the individual's needs such as drug rehabilitation, mental health services or job training. (District I)

Michael Nichols, HCD Director
Ryan Bibbs, Deputy Assistant Director

IV. Director's Comments

Michael Nichols, HCD Director

V. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/5/2025

District: ALL

Item Creation Date: 8/26/2025

HCD25-105

Healthcare for the Homeless – Houston – Project Access

Agenda Item: II.a.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston (City) and Healthcare for the Homeless – Houston (HHH) to extend the term of the Agreement, and provide up to an additional \$250,000.00 in Community Development Block Grant (CDBG) funding to continue operating the Project Access homeless transportation program, benefiting a minimum of 2,000 homeless riders during the extension period.

Project Access offers transportation services to homeless persons Monday through Friday, from 7:00 a.m. to 5:00 p.m., 52 weeks a year using a 40-passenger, wheelchair-accessible bus traveling a scheduled route. The service supports 21 agencies that provide essential services such as healthcare, meals, shelter, and supportive services. Funding also supports a community health worker who serves as a resource for riders, collects data, acts as a liaison with other homeless services providers, and serves as the face of the program to promote ridership and improve outreach.

CATEGORY	CDBG	TOTAL	PERCENT
Program	\$250,000.00	\$250,000.00	100.00%
Administration	\$0.00	\$0.00	0.00%
Total	\$250,000.00	\$250,000.00	100.00%

HCD conducted a Notice of Funding Availability (NOFA) for CDBG-funded services in fiscal year 2023 with the option to renew in up to one-year increments, at the City's discretion. HHH was selected, with an initial term from September 1, 2023, through August 31, 2024.

An administrative extension was granted to extend the Agreement through January 31, 2025, to continue to serve clients with remaining funding. The First Amendment extended the term and provided additional funding through November 30, 2025. This Second Amendment will extend the term and provide additional funding through November 31, 2026.

As of June 2025, Healthcare for the Homeless – Houston has achieved 106.13% of its client goal and expended approximately 84.68% of funding. HHH had one finding on the last compliance monitoring due to a late payment submission, which has since been resolved.

Fiscal Note:

No fiscal note is required for grant items.

This item will be reviewed by the Quality of Life Committee on October 6, 2025.

Michael Nichols, Director

Prior Council Action:

08-29-2023 (O) 2023-650; 12-03-2024 (O) 2024-0910

Amount of Funding

\$250,000.00 Federal Government – Grant Fund – (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/29/2025

District: ALL

Item Creation Date: 9/26/2025

HCD25-122

Texas Department of Housing and Community Affairs
Homeless Housing Services Program General Set-Aside Funds
Agenda Item: II.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the City of Houston (City) to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA) and accept \$1,266,780.00 of Fiscal Year 2026 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. 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.

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 the HHSP General Set-Aside funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

Fiscal Note:

No Fiscal Note is required on grant items.

This item will be reviewed by the Quality of Life Committee on October 6, 2025.

Michael Nichols, Director

Prior Council Action:

7/9/2025 (O) 2025-571

Amount of Funding:

\$1,266,780.00 State - Grant Fund (Fund 5010)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/29/2025

District: ALL

Item Creation Date: 9/26/2025

HCD25-123

Texas Department of Housing and Community Affairs
Homeless Housing Services Program Youth Set-Aside Funds
Agenda Item: II.c.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the City of Houston (City) to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA) and accept \$405,040.00 of Fiscal Year 2026 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 under the age of 24. 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.

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 Texas municipalities with a population of 285,500 or greater. There are currently nine cities 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 the HHSP Youth Set-Aside funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

Fiscal Note:

No Fiscal Note is required on grant items.

This item will be reviewed by the Quality of Life Committee on October 6, 2025.

Michael Nichols, Director

Prior Council Action:

7/9/2025 (O) 2025-571

Amount of Funding:

\$405,040.00 State – Grant Fund (Fund 5010)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/15/2025

District I

Item Creation Date: 8/30/2025

HCD25-115

419 Emancipation Purchase and Sale Agreement

Agenda Item: III.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Purchase and Sale Agreement between the City of Houston and 419 Hope Partners LLC., for the purchase of approximately 90,674 square feet of land and improvements at 419 Emancipation Avenue (formerly Star of Hope). The property will serve as a housing-focused triage site and will provide temporary and transitional shelter for individuals experiencing homelessness in Houston while they are assessed and connected to services such as healthcare, psychiatric support, substance abuse programs, and pathways to housing stability.

The property consists of two buildings, the first of which is approximately 38,751 square feet, with a full-service commercial kitchen, laundry facility, medical office spaces, gathering areas, and 75 individual rooms with built-in bathrooms that can house up to four individuals each. The second building is approximately 15,525 square feet, and is configured as a school with multiple classrooms, bathroom area, administrative offices, and library area. The remaining land is utilized for parking, paved common areas and walkways, and landscaping.

The City will finance the purchase of the property through the Reimbursement of Equipment/Projects Fund (Fund 1850), which will be reimbursed through various TIRZ funds as identified.

Sources:		Uses:	
Reimbursement of Equipment / Projects Fund (Fund 1850)	\$16,000,000.00	Acquisition Cost	\$16,000,000.00
Total Source of Funds:	\$16,000,000.00	Total Project Cost:	\$16,000,000.00

This item will be reviewed by the Quality of Life Committee on October 6, 2025.

Michael Nichols, Director

Amount of Funding

\$16,000,000.00 Reimbursement of Equipment/Projects Fund (Fund 1850)

Fiscal Note:

No significant Fiscal Operating impact is anticipated as a result of this project.

Contact Information:

Roxanne Lawson,
(832) 394-6307



419 Emancipation Fact Sheet

(Formerly Star of Hope)

Underwriter	Brian McKenzie	Underwriter Phone	832-237-1581
		Underwriter Email	brian.mckenzie@houstontx.gov
Project Name	Former Star of Hope 419 Emancipation Purchase	Council District	I
		Council Member	Joaquin Martinez
Project Address	419 Emancipation Avenue Houston, TX 77003	Funding Request	\$16,000,000.00 Reimbursement of Equipment / Projects Fund (Fund 1850)
Eligible Activity	Public Facilities & Improvements	CFR Citation	N/A
National Objective	N/A	CFR Citation	N/A
Owner Developer	419 Hope Partners LLC	Contact Phone	713-503-9592
Contact Person	David Denenburg Steve Gibson	Contact Email	David@denenburg.com , steve@silverstreetcap.com

Sources & Uses			
Sources	Amount	Uses	Amount
Reimbursement of Equipment / Projects Fund (Fund 1850)	\$16,000,000.00	Hard Cost	\$0.00
		Soft Costs	\$0.00
		Acquisition Costs	\$16,000,000.00
Total Source of Funds	\$16,000,000.00	Total Project Cost	\$16,000,000.00

Project Overview

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Purchase and Sale Agreement between the City of Houston and 419 Hope Partners LLC., for the purchase of approximately 90,674 square feet of land and improvements at 419 Emancipation Avenue (formerly Star of Hope).

The City will finance the purchase of the property through the Reimbursement of Equipment/Projects Fund (Fund 1850). The property will be utilized as a housing-focused triage site for homeless individuals to provide temporary housing as the program determines the individual's path forward such as drug rehabilitation, mental health services or job training.

The property consists of two buildings. The first building is approximately 38,751 square feet, with a full-service commercial kitchen, laundry facility, medical office spaces, gathering areas, and 75 individual rooms with built-in bathrooms that can house up to four individuals each. The second building is approximately 15,525 square feet, and is configured as a school with multiple classrooms, bathroom area, administrative offices, and library area. The remaining land is utilized for parking, paved common areas and walkways, and landscaping.

Building 1

- Originally built in 1957
- Two-story concrete block and steel framed containing approximately 38,751 square feet
- Converted to house the homeless by the Star of Hope
- 75 individual bunk rooms measuring 10' x 30' with the capacity to house up to four persons each
- Each bunk room will have dual vanity sinks, bathroom area, shower with concrete walls, ceramic floor tiling, and exposed metal deck ceilings with fluorescent lights
- The remainder of the building consists of a two-story gathering area, full-service kitchen area, administrative office areas, restroom areas, laundry area, and medical office space
- Extensive security and surveillance equipment throughout the property
- 5,200 square foot canopy that extends to the eastern portion of the building
- Stair access only to the 2nd floor

Building 2

- Originally built in 2003
- Two-story steel framed building with corrugated metal panel walls and standing seam metal roof
- Approximately 15,525 square feet
- Currently built out as a school containing multiple classroom areas with bathrooms, common area bathroom, administrative offices, and library area
- Interior finish consists of a combination of stained concrete, wood vinyl, and ceramic tile flooring, concrete block and gypsum board walls, and gypsum board ceilings with fluorescent light fixtures
- Elevator and stair access to the 2nd floor

Additional Notes

- Property underwent \$3,000,000.00 in renovations in 2019 and 2023, combined
- Renovations included: substantial surveillance equipment and monitoring throughout the buildings, exterior drainage upgrades, as well as upgrading HVAC systems in Building 1, and adding a new HVAC chiller in 2023
- Property was most recently used to house migrant children by a non-profit whose lease ended on August 31st, 2025
- Any abandoned contents will be itemized and possibly included as part of the Purchase and Sale Agreement (PSA)

Google Earth Image:



Subject Photographs:



