



Quality of Life Committee Meeting

**October 6, 2025
Michael Nichols, Director**



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

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

II. PUBLIC SERVICES

Melody Barr, Assistant Director

II.a. Project Access - Homeless Transportation (All Districts)

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.

II.a. Project Access - Homeless Transportation (All Districts)

Project Access offers transportation services for the homeless M-F 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, promotes ridership and improves outreach.

II.a. Project Access - Homeless Transportation (All Districts)

HCD conducted a NOFA for CDBG-funded services in fiscal year 2023 with a one-year renewal option at the City's discretion. HHH was selected.

The initial term was September 1, 2023, through August 31, 2024. An administrative extension was granted to 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 30, 2026.

II.a. Project Access - Homeless Transportation (All Districts)

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%

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.

II.b. Homeless Housing Services Program Funds (All Districts)

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session.

The state of Texas provides HHSP funding to serve homeless individuals and families in nine cities (with populations of 285,500 or greater) including: Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.

Ordinances allocating **HHSP General and Youth Set-Aside funds** for use by local nonprofit organizations will be presented to City Council for consideration within the coming months.

II.b. Homeless Housing Services Program General Funds (All Districts)

An Ordinance authorizing the City to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA), and accepting \$1,266,780.00 of Fiscal Year 2026 Texas Homeless Housing and Services Program (HHSP) **General Set-Aside funds** to eliminate or prevent homelessness.

Allowable activities may include: Construction, development, or procurement of housing; rehabilitation of structures; direct services and case management; operations of emergency shelters; and other homelessness-related activities as approved by the TDHCA.

II.c. Homeless Housing Services Program Youth Funds (All Districts)

An Ordinance authorizing the City of Houston (City) to execute a contract with the TDHCA and accept \$405,040.00 of Fiscal Year 2026 Texas 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.

II.c. Homeless Housing Services Program Youth Funds (All Districts)

Allowable activities under **Youth Set-Aside Funds** may 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.

III. PUBLIC FACILITIES

Ryan Bibbs, Deputy Assistant Director

III. Purchase of 419 Emancipation (District I)

An Ordinance authorizing a Purchase and Sale Agreement between the City of Houston and 419 Hope Partners LLC., for 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), which will be reimbursed through various TIRZ funds, as identified.

The property will be utilized to temporarily provide homeless persons with shelter as the program determines the individual's path forward such as drug rehabilitation, mental health services or job training.

III. Purchase of 419 Emancipation (District I)

The property consists of two buildings, the first of which is 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.

III. Purchase of 419 Emancipation (District I)

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 Martnez
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
	David Denenburg	Contact Email	David@denenburg.com , steve@silverstreetcap.com
Contact Person	Steve Gibson		



III. Purchase of 419 Emancipation (District I)

Sources & Uses			
Sources	Amount	Uses	Amount
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

III. Purchase of 419 Emancipation (District I)

Building 1

- Originally constructed in 1957 (approximately 38,751 square feet)
- Two-story concrete block and steel frame
- Converted to house the homeless by the Star of Hope
- 75 individual 10' x 30' bunk rooms for up to four persons each.
- Rooms have dual vanity sinks, bathroom area, shower with concrete walls, ceramic floor tiling, and exposed metal deck ceilings with fluorescent lights
- Building includes two-story gathering area, full-service kitchen, administrative and medical offices, restrooms, laundry area
- Building includes extensive security and surveillance equipment
- A 5,200 square foot canopy extends to the eastern portion of the building

III.a. Purchase of 419 Emancipation (District I)

Building 2

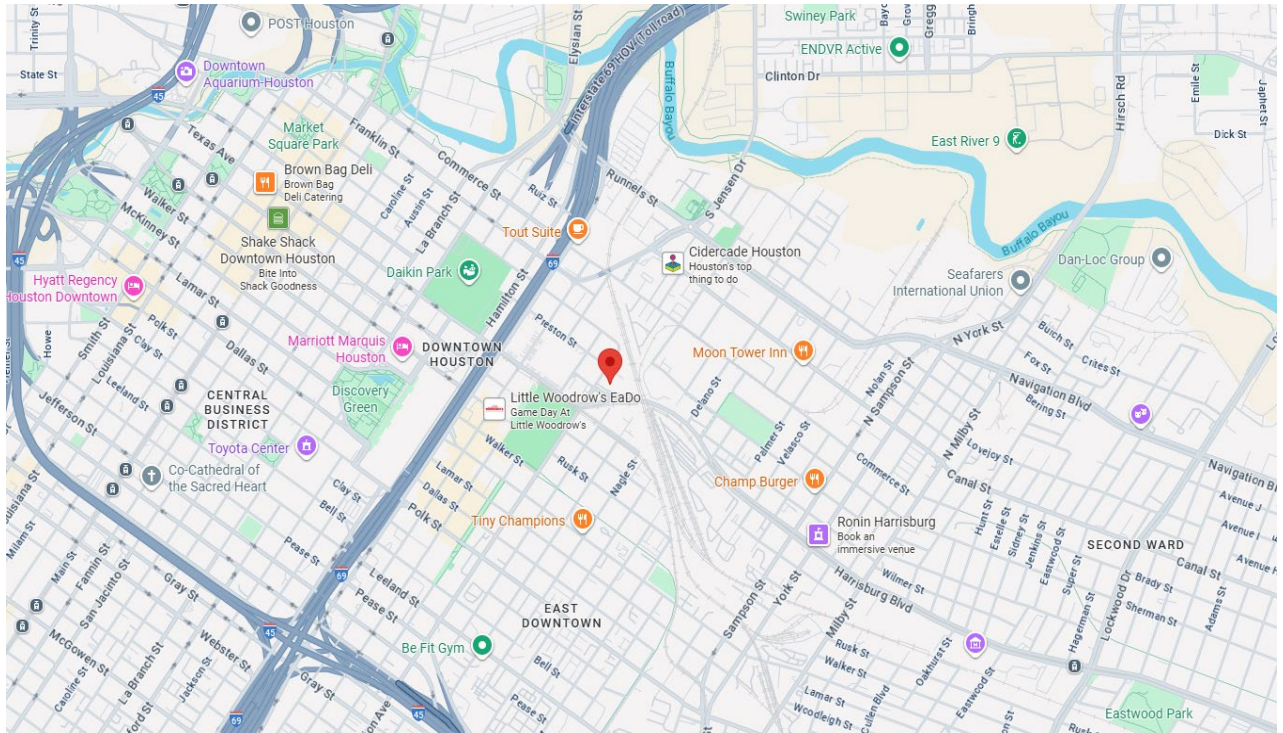
- Originally built in 2003 (approximately 15,525 square feet)
- Two-story steel-framed building with corrugated metal panel walls and standing seam metal roof.
- Currently built out as a school containing multiple classroom areas with bathrooms, common area bathroom, administrative offices, and library 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.
- Features elevator and stair access to the 2nd floor.

III.a. Purchase of 419 Emancipation (District I)

Additional Notes

- Property received a total of \$3,000,000.00 in renovations in 2019 and 2023, respectively.
- 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 by a non-profit to house migrant children. The non-profit's lease ended on August 31st, 2025.
- Abandoned contents will be itemized and possibly included as part of the Purchase Sale Agreement (PSA).

III.a. Purchase of 419 Emancipation (District I)



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Building 1 Elevation

III.a. Purchase of 419 Emancipation (District I)



Building 2 Elevation

IV. DIRECTOR'S COMMENTS

Michael Nichols, Director

Virtual Community Office Hours



Virtual COMMUNITY OFFICE HOURS

Every Wednesday

from 1 p.m. - 4 p.m.

Representatives from each division will be
readily available to assist with your call

Call in on the following numbers:

832-394-6912 • 832-394-6227 • 832-394-6126





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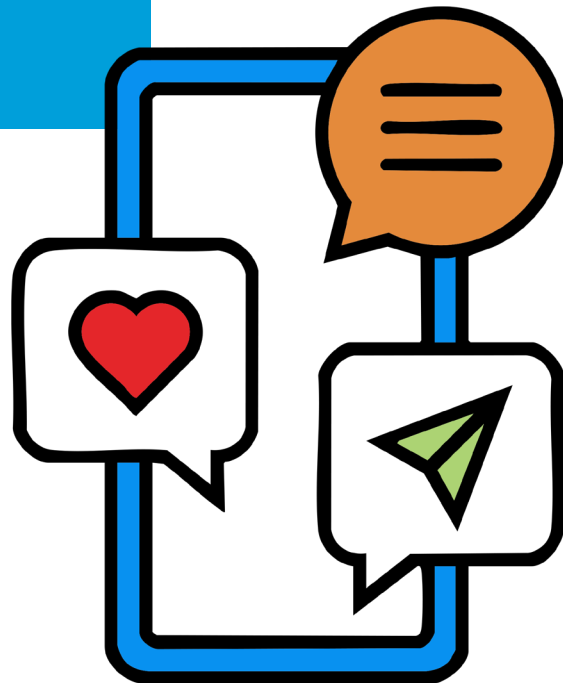
APPLICANT WORKSHOP & TRAINING
OCTOBER 15, 2025 • 1:00 PM - 2:30 PM



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PUBLIC COMMENTS