



# **Quality of Life Committee December 4, 2025**

**Michael Nichols, Director**



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Agenda

- I. Welcome/Introductions
- II. Operations
- III. Compliance & Grant Administration
- IV. Director's Comments
- V. Public Comments

# **II. OPERATIONS**

Roxanne Lawson, Division Manager

## II. Rent Allocation for HCD Offices at 2100 Travis (District C)

The Housing and Community Development Department (HCD) recommends Council approve an allocation of \$4,397,647.50 to WFCM 2022-C62 2100 Travis Street LLC for the payment of rent and other costs associated with the lease for HCD's offices located at 2100 Travis Street for Q4 CY25-January 2029.

The lease expires on January 31, 2029.

DEPARTMENT	Q4 CY25	CY2026	SUBTOTAL	OUT YEARS	TOTAL
HCD	\$249,813.42	\$1,322,728.00	\$1,572,541.42	\$2,825,106.08	<b>\$4,397,647.50</b>

## II. Rent Allocation for HCD Offices at 2100 Travis (District C)

On February 28, 2018, City Council passed Ordinance 2018-153, which appropriated \$11,170,442.00 in TIRZ and CDBG funds and approved a 10-year lease agreement with Midtown Central Square, LLC for approximately 43,846 square feet of office space located on the ninth and tenth floors of 2100 Travis Street.

## II. Rent Allocation for HCD Offices at 2100 Travis (District C)

On September 5, 2018, by Ordinance 2018-706, City Council appropriated an additional \$2,969,256.00 (in CDBG-DR17 funds) and approved a First Amendment to the Agreement for a five-year lease and the buildout of additional office space on the fourth floor at 2100 Travis for use by HCD contractors working on disaster recovery activities.

## II. Rent Allocation for HCD Offices at 2100 Travis (District C)

On December 19, 2018, by Ordinance 2018-1026, City Council appropriated an additional \$213,790.40 in CDBG funds and approved a Second Amendment to the Agreement to expedite the buildout of the additional office space on the fourth floor for early occupancy by the HCD contractors working on disaster recovery activities.

## II. Rent Allocation for HCD Offices at 2100 Travis (District C)

The following chart shows the funds appropriated with each Ordinance:

Ordinance	Date	Description	Amount
2018-153	2/28/18	Lease agreement with Midtown Central Square, LLC for 43,846 sf on 9 <sup>th</sup> and 10 <sup>th</sup> floors	\$11,170,442.00 (TIRZ, CDBG)
2018-706	9/5/18	First Amendment to lease agreement with Midtown Central Square, LLC expansion option to lease 21,923 sf on 4 <sup>th</sup> floor	\$2,969,256.00 (CDBG-DR17)
2018-1026	12/19/18	Second Amendment to lease agreement with Midtown Central Square, LLC to expedite buildout for early occupancy of 4 <sup>th</sup> floor	\$213,790.40 (CDBG)



## II. Rent Allocation for HCD Offices at 2100 Travis (District C)

Pursuant to Section 3.6 of the Agreement, which requires a six-month notification period and by letter dated September 26, 2022, HCD exercised its right to terminate the fourth-floor disaster recovery space on March 31, 2023.

As a result, HCD incurred additional costs including the following:

## II. Rent Allocation for HCD Offices at 2100 Travis (District C)

- Disassembly of cubicle workstations on the 4th floor,
- Reconfiguration and reassembly of cubicle workstations on the 9th and 10th floors to accommodate personnel moving from the 4th floor, and,
- Removing and transporting furniture, equipment, and materials from the fourth floor to the ARA auction location.

## II. Rent Allocation for HCD Offices at 2100 Travis (District C)

On September 4, 2025, all tenants of 2100 Travis Street were informed by posted notice in the elevators that the ownership and management of the property had changed effective September 2, 2025, as a result of foreclosure.

The terms of the lease have not been impacted as a result of this change in ownership.

# **III. COMPLIANCE & GRANT ADMINISTRATION**

Kennisha London, Deputy Director

### III. Eighth Amendment to CDBG DR16 Agreement (All Districts)

An Ordinance authorizing an Eighth Amendment to the Community Development Block Grant Disaster Recovery 2016 Flood Events (CDBG-DR 16) Subrecipient Agreement (19-076-008-B357) between the City of Houston and the Texas General Land Office (GLO) in order to accomplish the following:

### III. Eighth Amendment to CDBG DR16 Agreement (All Districts)

1. Extend the term of the Subrecipient Agreement from December 31, 2025 to April 30, 2026,
2. Align language with the Harvey Buyout Program closeout and,
3. Allow time for the completion of final salary draws.

There will be no changes to the funding.

### III. Eighth Amendment to CDBG DR16 Agreement (All Districts)

Ordinance	Approved	Description
<b>2018-721</b>	9/12/2018	Application to GLO requesting \$23,486,698.00 of CDBG-DR 16 funds for a Housing Buyout Program
<b>2019-109</b>	2/20/2019	Contract with GLO to accept and administer \$23,486,698.00 of CDBG-DR 16 funds for a Housing Buyout Program
<b>2020-259</b>	4/1/2020	1 <sup>st</sup> Amendment to GLO contract with the City CDBG-DR 16 Housing Buyout Program to provide that only MF properties will be eligible for buyout.
<b>2021-186</b>	3/24/2021	2 <sup>nd</sup> Amendment to GLO contract with the City CDBG-DR 16 Housing Buyout program to extend the contract term to 4/30/2022 and add additional reporting requirements and documentation.
<b>2022-246</b>	4/6/2022	3 <sup>rd</sup> Amendment to GLO contract with the City CDBG-DR 16 Housing Buyout Program to extend the term to 4/30/23 and add additional reporting requirements and documentation.

### III. Eighth Amendment to CDBG DR16 Agreement (All Districts)

Ordinance	Approved	Description
<b>2023-132</b>	2/22/2023	4 <sup>th</sup> Amendment to GLO contract with the City to extend the contract term to 4/30/24 and revise certain language and correct certain administrative errors.
<b>2024-149</b>	3/20/2024	5 <sup>th</sup> Amendment to GLO contract with the City CDBG-DR 16 Housing Buyout Program to extend the contract term to 11/30/24 and revise and replace the Revised General Affirmations with the most current version.
<b>2024-792</b>	10/16/2024	6 <sup>th</sup> Amendment to CDBG-DR 16 contract with the GLO to extend the term to 7/31/25 and the revision and replacement of the Revised General Affirmations with the most current version.
<b>2025-434</b>	5/28/2025	7 <sup>th</sup> Amendment to CDBG-DR 16 contract with GLO to extend the agreement term to 12/31/25 and revise contractual language.



# **IV. DIRECTOR'S COMMENTS**

Michael Nichols, Director

# **V. PUBLIC COMMENTS**

Council Member Julian Ramirez, Chair