



# Housing and Community Affairs Committee

Keith W. Bynam, Director  
October 17, 2023



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

# Agenda

- I. Welcome/Introductions
- II. Compliance & Grant Administration
- III. Planning & Grant Reporting
- IV. Public Services
- V. Director's Comments
- VI. Public Comments

# **II. COMPLIANCE & GRANT ADMINISTRATION**

Kennisha London, Deputy Director

## II. First Amendment CDBG-DR (Harvey Round 1) (All Districts)

An Ordinance authorizing and approving a First Amendment to:

The Community Development Block Grant-Disaster Recovery Harvey (CDBG-DR 2017) Subrecipient Agreement (#21-134-000-C788) with the Texas General Land Office (GLO).

## II. First Amendment CDBG-DR (Harvey Round 1) (All Districts)

The GLO proposes to amend the Subrecipient Agreement with the City for CDBG-DR 2017 in the following ways:

- Revise the grant award by reducing funding in the amount of \$30,000,000.00 to a total amount not to exceed \$664,157,590.00.
- Revise contractual language, benchmarks and reallocate programmatic funding.

## II. First Amendment CDBG-DR (Harvey Round 1) (All Districts)

	Prior Budget	GLO Proposed Budget	Reduction
Admin	\$ 15,000,000.00	\$ 15,000,000.00	\$ -
Buyout	\$ 55,800,000	\$ 55,800,000	\$ -
Economic Development	\$ 18,888,904	\$ 21,803,775	\$ (2,914,871)
HoAP	\$ 69,188,511	\$ 69,188,511	\$ -
Homebuyers	\$ 18,381,000	\$ 18,016,785	\$ 364,215
Multifamily	\$ 400,855,752	\$ 370,855,752	\$ 30,000,000
Planning	\$ 23,100,000	\$ 22,217,000	\$ 883,000
Public Services	\$ 20,000,000	\$ 17,851,394	\$ 2,148,606
Single Family	\$ 60,000,000	\$ 60,000,000	\$ -
Small Rental	\$ 12,943,423	\$ 13,424,373	\$ (480,950)
<b>Grand Total</b>	<b>\$ 694,157,590</b>	<b>\$ 664,157,590</b>	<b>\$ 30,000,000</b>

# **III. PLANNING & GRANT REPORTING**

Derek Sellers, Deputy Director

## III.a. Department of Labor - CPF Submission (All Districts)

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the following:

a. The submission of required application materials to the U.S. Department of Labor (DOL), for a \$1,000,000.00 Community Project Funding/Congressionally Directed Spending award (CPF) to benefit residents of the City of Houston.



## III.a. Department of Labor - CPF Submission (All Districts)

- b. The execution by the Mayor, or the Mayor's designee, of the Agreement between the City of Houston (City) and DOL for the CPF grant; and,
- c. The execution by the Mayor, or the Mayor's designee, of related forms and documents for the CPF grant.

## III.a. Department of Labor - CPF Submission (All Districts)

In the FY2023 Consolidated Appropriations Act (Public Law 117-328) (the Act), U.S. Congress made CPF awards available, and projects were identified in the annual appropriations legislation.

The City of Houston was named the recipient of a grant award for “City of Houston, TX for job training in the home recovery and construction industries,” through DOL’s Employment and Training Administration.

This grant will be managed by HCD.



## III.a. Department of Labor - CPF Submission (All Districts)

The construction industry is currently facing a deficit in skilled labor, resulting in significant delays in efforts to bring affordable housing back into the market, especially after disasters.

HCD will use CPF Funds to identify one or more nonprofit organizations to provide job training in the home recovery and construction industries to increase the number of workers in home construction trades.

## III.a. Department of Labor - CPF Submission (All Districts)

**City of Houston, TX for job training in the home recovery and construction industries: \$1,000,000.00**

Program Costs (includes costs such as personnel, instructional supplies, and tuition/fees)	\$890,000.00
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Administration	\$110,000.00
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Total	\$1,000,000.00
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## III.a. Department of Labor - CPF Submission (All Districts)

The City will submit required application forms and documents before January 31, 2024. The date DOL signs the grant agreement will start the grant's budget and performance period.

This item is a procedural, administrative matter for the City to receive the funds awarded.

After the CPF grant award is received by the City and partner organizations are selected, resulting contract(s) will be presented to City Council.

## III.b. HUD – Community Project Funding Submission (All Districts)

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the following:

- a. The submission of required application materials to the U.S. Department of Housing and Urban Development (HUD), for two Community Project Funding/Congressionally Directed Spending awards (CPF) totaling \$2,300,000.00, under the HUD Economic Development Initiative, to benefit residents of the City of Houston.



## III.b. HUD – Community Project Funding Submission (All Districts)

- b. The execution of the Agreements between the City of Houston (City) and HUD for the two CPF grants by the Mayor, or the Mayor’s designee; and,
- c. The execution of related forms and documents for the CPF awards by the Mayor, or the Mayor’s designee.

## III.b. HUD – Community Project Funding Submission (All Districts)

In the FY2023 Consolidated Appropriations Act (Public Law 117-328) (the Act), U.S. Congress made CPF awards available, and projects were identified in the annual appropriations legislation.

The City of Houston was named the recipient of two grant awards for the following projects specified in the legislation that will be managed by HCD.



## III.b. HUD – Community Project Funding Submission (All Districts)

<b>Sunnyside Park Capital Improvements: \$1,550,000.00</b>	
Construction, Renovation, and Rehabilitation	\$1,379,500.00
Administration	\$170,500.00
<b>Total</b>	<b>\$1,550,000.00</b>

Funding will support a structural assessment, design services, permitting, and construction.

Repairs may include roof repairs or replacement, enhancements to the gymnasium, or upgrades to the restrooms.

## III.b. HUD – Community Project Funding Submission (All Districts)

<b>The Magnolia Park-Manchester Services Hub: \$750,000.00</b>	
Programming and Services	\$667,500.00
Administration	\$82,500.00
<b>Total</b>	<b>\$750,000.00</b>

Services may include childcare services, workforce training and development services, and other social services.

Once a nonprofit partner is selected, these funds will be used for program expenses, which may include salaries and other program costs.

## III.b. HUD – Community Project Funding Submission (All Districts)

This item is a procedural, administrative matter for the City to receive the funds awarded. After grant agreements are executed and partner organizations are selected, related contracts will be presented to City Council.

The date HUD signs the two grant agreements will serve as the start date for each grant's period of performance and budget period.

FY2023 CPF grant awards must be spent by August 31, 2031.

# **IV. PUBLIC SERVICES**

Melody Barr, Assistant Director

## IV.a. SEARCH Homeless Services Agreement (All Districts)

An Ordinance authorizing an Agreement between the City of Houston (City) and SEARCH Homeless Services (SEARCH),

Providing up to \$1,111,687.06 in CDBG, HHSP and TIRZ funds,

To serve a total of approximately 770 individuals with housing case management services, navigation services, Mobile Outreach and an Engagement Center.

## IV.a. SEARCH Homeless Services Agreement (All Districts)

SEARCH's Mobile Outreach Team provides interventions, assessments, and referrals to services for homeless persons living on the streets.

The Engagement Center is a day shelter and serves as a point of entry for a continuum of services that facilitates employment, housing, and self-sufficiency.

The Housing Case Management Program provides long-term housing and supportive services to formerly homeless individuals and families.

## IV.a. SEARCH Homeless Services Agreement (All Districts)

CATEGORY	CDBG	HHSP	TIRZ	TOTAL	%
Program Services	\$507,191.61	\$400,000.00	\$100,000.00	\$1,007,191.61	90.60%
Admin	\$104,495.45	\$0.00	\$0.00	\$104,495.45	9.40%
<b>Total</b>	<b>\$611,687.06</b>	<b>\$400,000.00</b>	<b>\$100,000.00</b>	<b>\$1,111,687.06</b>	<b>100.00%</b>

Agreement term: January 1, 2024 – December 31, 2024.

SEARCH Homeless Services has received funding from the City of Houston since 1996.

There were no findings or concerns in the most recent compliance monitoring.

## IV.b. SEARCH Rapid Rehousing Agreement (District I)

An Ordinance authorizing an Agreement between the City of Houston (City) and SEARCH Homeless Services,

Providing up to \$327,538.00 in Emergency Solution Grant (ESG) funds

For a program providing rapid re-housing case management services to a minimum of one hundred (100) households.



## IV.b. SEARCH Rapid Rehousing Agreement (District I)

SEARCH Homeless Services will provide housing stability case management and navigation services to homeless households placed into permanent housing through The Way Home.

Case Managers will ensure housing stability, assist in resolving landlord-tenant conflicts, and provide linkages to additional services throughout the household's duration in the program.

## IV.b. SEARCH Rapid Rehousing Agreement (District I)

SEARCH Homeless Services was selected by Child Care Council, Inc. for rapid re-housing case management services while serving as administrator of the City's Homeless Services Program (HSP).

Child Care Council, Inc.'s Agreement to operate as the HSP administrator is not being renewed and will expire on March 31, 2024.

To avoid a gap in services, the City selected SEARCH Homeless Services to continue operations. HCD will release a NOFA in 2024.

## IV.b. SEARCH Rapid Rehousing Agreement (District I)

CATEGORY	AMOUNT	PERCENT
Program Services	\$327,538.00	100.00%
Administration	\$0.00	0.00%
<b>Total</b>	<b>\$327,538.00</b>	<b>100.00%</b>

Agreement: January 1, 2024 – December 31, 2024.

SEARCH Homeless Services has received funding from the City of Houston for various agreements since 1996.

There were no findings or concerns in the most recent compliance monitoring.

## IV.c. West Houston Assistance Ministries (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and West Houston Assistance Ministries (WHAM),

Providing up to an additional \$273,688.00 in Emergency Solutions Grant (ESG) Program funds,

To provide rapid rehousing case management and housing navigation services to 56 unduplicated households annually.

## IV.c. West Houston Assistance Ministries (All Districts)

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19, people experiencing homelessness.

As part of Phase 2, WHAM will provide rapid re-housing case management, navigation services, transportation assistance, and referrals to community resources.

## IV.c. West Houston Assistance Ministries (All Districts)

For CCHP Phase 2, a joint Request for Expression of Interest from qualified agencies was released in March 2022 by the Coalition.

WHAM was one of the qualified agencies selected to receive funding for rapid re-housing case management and housing navigation services.

The initial Agreement term was from the Date of Countersignature through September 30, 2023, which was extended to September 30, 2024.

## IV.c. West Houston Assistance Ministries (All Districts)

CATEGORY	AMOUNT	PERCENT
Program Services	\$273,688.00	100.00%
Administration	\$0.00	0%
<b>Total</b>	<b>\$273,688.00</b>	<b>100.00%</b>

As of August 1, 2023, WHAM achieved 101.79% of its goal and expended approximately 68.72% of funding.

WHAM began receiving funding through the City of Houston in 2022.

There were no findings on the annual compliance monitoring.

# **DIRECTOR'S COMMENTS**

Keith W. Bynam, Director



# Director's Comments

## Intro/Overview

Keith W. Bynam, Director

- EMLI at Mesa Gardens 4% HTC Applicant
- Wellington Park 4% Applicant
- Affordable Home Development Guidelines
- 2024 Multifamily Housing Priorities

## CDBG-DR17 Update and HCD Production Report

Temika Jones, Assistant Director and CFO

## HCD Project Highlights

Keith W. Bynam, Director

# Motion for a Public Hearing EMLI at Mesa Gardens

HCD recommends Council approve a motion establishing a date for a public hearing on October 25, 2023 to provide a Resolution of No Objection for the 4% tax credit application of EMLI Houston Mesa TCI, LP.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located must “hold a hearing ...to solicit public input concerning the Application or Development” before a developer can submit an application for noncompetitive 4% tax credits.

HCD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Located in TIRZ 22 – Leland Woods
- Not located in a floodway or 100-year floodplain

# Resolution of No Objection

## EMLI at Mesa Gardens

HCD recommends Council approve a Resolution of No Objection for the 4% tax credit application of EMLI Houston Mesa TCI, LP.

EMLI Houston Mesa TCI, LP has applied to the Texas Department of Housing and Community Affairs (TDHCA) requesting an award of non-competitive 4% tax credits for the construction of EMLI at Mesa Gardens, a 300-unit affordable housing community for families located at 10199 Mesa Drive, Houston, TX 77078.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located.

HCD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Located in TIRZ 22 – Leland Woods
- Not located in a floodway or 100-year floodplain

# Resolution of No Objection Wellington Park

HCD recommends Council approve a Resolution of No Objection for the 4% tax credit application of WP Investors, LP.

WP Investors, LP, has applied to the Texas Department of Housing and Community Affairs (TDHCA) requesting an award of non-competitive 4% tax credits for the rehabilitation of Wellington Park Apartments, a 244-unit affordable housing community for families located at 9100 Mills Road, Houston, TX 77070.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located (including the City's Extraterritorial Jurisdiction).

HCD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

# Motion for a Public Hearing Wellington Park

HCD recommends Council approve a motion establishing a date for a public hearing on October 25, 2023 to provide a Resolution of No Objection for the 4% tax credit application of WP Investors, LP.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located (including the City's extraterritorial jurisdiction) must "hold a hearing ...to solicit public input concerning the Application or Development" before a developer can submit an application for noncompetitive 4% tax credits.

HCD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain



# Affordable Home Development (AHD) Program Guidelines

Version 1.2 of the AHD Program Guidelines explains the proposal submission process outside the traditional procurement time-period and outlines processes and procedures for application, resiliency construction standards, project eligibility requirements, underwriting criteria, funding requirements, standards, closeout and monitoring, and complaint and appeals processes.

For-profit and non-profit single family home developer applicants will be evaluated based on alignment with the City's affordable housing objectives and priorities, the readiness of the project, project completion timeline, and overall community benefit.

The AHD Program is funded through the Uptown TIRZ Series 2021 Affordable Homes Fund allocation to large tract development. The City will administer the AHD Program in accordance with its approved guidelines.

The program's aim is to increase the City's stock of affordable single-family homes for households between 60% to 120% AMI.



# 2024 HCD Multifamily Priorities



October 2023



@HoustonHCDD

# 2024 TDHCA 9% Application Schedule (estimated)

Date	Deadline
Dec 4	HCD releases applications for resolutions
Jan 5	Pre-applications due to TDHCA
Jan 5	Applications for resolutions due to HCD
Jan 16/23	HCD presentation to Housing Committee
Feb 7	Resolutions presented to City Council
Mar 1	Applications due to TDHCA
Jul 25	TDHCA award of 9% tax credits



# 2024 Multifamily Priorities – Threshold Items

Applications for both 9% and 4% Resolutions of No Objection must meet the Minimum Standards to qualify:

- Not located within floodway or floodplain
- Not located in areas with greater than 25% poverty, unless located in a Complete Community or TIRZ
- Not zoned to a school with a failing grade by the TEA within the most recent reporting year ('22-'23)

# 2024 Multifamily Priorities – Threshold Items

## Review for Requests for Resolutions of No Objection:

Due to the high demand for tax-exempt bonds, HCD will not review a request for a Resolution of No Objection required for 4% HTC applications unless the applicant has secured a reservation of tax-exempt bonds.

# 2024 Scoring Criteria

Applications Must Meet a Minimum of Ten (10) Points to Qualify for a Resolution of Support (27 max points)	Points
Located in a Complete Community or TIRZ	2
Availability of affordable housing in the area	1 - 2
Proximity to mass transportation	1 – 2
Low poverty concentration	1
Mixed income composition	1 - 2
School Performance	2 - 6
On-site quality educational programming	1 - 2
Documentation of community support	1
Building resiliency features	1 - 5
Offsite neighborhood improvements	1
Onsite material recycling	1
Renovation or reconstruction of existing housing	2



# Priority Items

HCD supports tax credit developments that meet Minimum Standards and HCD Priorities to include:

- Rehabilitation and reconstruction
- Complete Communities and TIRZ
- Areas of low poverty and high performing schools
- Areas experiencing high rental costs
- Transit Oriented Developments
- Areas underserved with affordable housing
- Permanent supportive housing and/or housing serving special needs populations
- Quality onsite educational programming



# HCD Equitable Distribution Policy

When HCD receives a total number of applications in a Council District that exceed the designated maximum per district, the following factors will be considered to determine its final recommendations.

Tenant Population – HCD will prioritize the following transactions in order

- General population
- Age restricted population
- HCD total score – Applications with higher HCD scores will be prioritized.
- Poverty index – Lower poverty rate for an application's site within each council district will be prioritized
- Quality onsite educational program

# HCD Equitable Distribution Policy

HCD aims to reflect a policy to equitably disperse assisted multifamily developments throughout Houston as it aims to create greater housing choice.

- Council Districts A, B, D, H, and K will be eligible for a maximum of two endorsements by resolution.
- Council Districts C, E, F, G, I, & J will be eligible for a maximum of three endorsements by resolution.

# HCD Equitable Distribution Policy

## Exclusion of Specialized Housing

Consideration will be given to proposed rental projects that target a specific population. These types of housing projects serve a special client base and are not geographically oriented as are the general multifamily housing stock and should not be placed in the same category as all other subsidized multifamily housing.

Examples of housing for specialized populations include disabled, homeless, transitional housing and permanent supportive housing.

- The limitation will not apply to the repair or rehabilitation of existing affordable units. However, rehabilitations converting market rate units to affordable housing will be covered by this limitation.

# **CDBG-DR 2017 Harvey Grant Update**

Temika Jones, Assistant Director and CFO



# HCD Financial Update

## (CDBG-DR 2017 Harvey Grant Update)

### Benchmark Progress - as of October 15, 2023

	Revised Budget	REVISED December 31, 2023 Benchmark	Remaining to Meet 12/31 Revised Benchmark	% Benchmark Met	Approved
Admin	\$ 15,000,000.00	\$ -	\$ -	0%	\$ 2,750,838.64
Buyout	\$ 55,800,000.00	\$ 36,270,000.00	\$ 7,451,423.63	79%	\$ 28,818,576.37
Economic Development	\$ 21,803,775.00	\$ 15,262,642.50	\$ (1,872,623.40)	112%	\$ 17,135,265.90
HoAP	\$ 69,188,511.00	\$ 49,815,727.92	\$ (3,361,260.81)	107%	\$ 53,176,988.73
Homebuyers	\$ 18,016,785.00	\$ 15,314,267.25	\$ 8,047.47	100%	\$ 15,306,219.78
Multifamily	\$ 370,855,752.00	\$ 241,056,238.80	\$ (5,462,284.84)	102%	\$ 246,518,523.64
Planning	\$ 22,217,000.00	\$ 8,886,800.00	\$ 844,728.92	90%	\$ 8,042,071.08
Public Services	\$ 17,851,394.00	\$ 14,281,115.20	\$ (2,804,532.02)	120%	\$ 17,085,647.22
Single Family	\$ 60,000,000.00	\$ 42,000,000.00	\$ (735,791.99)	102%	\$ 42,735,791.99
Small Rental	\$ 13,424,373.00	\$ 4,027,311.90	\$ 1,428,055.08	65%	\$ 2,599,256.82
<b>Grand Total</b>	<b>\$ 664,157,590.00</b>	<b>\$ 426,914,103.57</b>	<b>\$ 9,732,255.10</b>		<b>\$ 434,169,180.17</b>

**NOTES:**

- 1 - Remaining to Meet 12/31 Revised Benchmark total sum does not include programs that have exceeded benchmark.
- 2 - Buyout program benchmarks suspended by GLO due to ongoing URA efforts.



# **HCD Production Report**

Temika Jones, Assistant Director and CFO

# Other Projects

(2024 Fiscal Year)

17

Current Projects  
Multifamily (FY24)

10

Current Projects  
Public Facilities (FY24)

# HCLT / HLB

HCLT/HCP		HLB	
Pipeline of active files that have not Closed yet		Pipeline of active files that have not Closed yet	
Pending Lenders w/Property	2	Preconstruction	38
Pending Lenders without/Property	10	Construction	18
Awaiting Income & Funding	2	Completed & pending sale	10
Environmental Review	1	<b>Total Pipeline</b>	<b>66</b>
Inspection #1	2	Closed Files (completed & sold)	
Wire Request Complete	4	Closed 2019	59
Wire Request Delayed	1	Closed 2020	19
Close File	4	Closed 2021	45
<b>Total Pipeline</b>	<b>26</b>	Closed 2022	61
Closed Files		Closed 2023	28
Closed 2021	31	<b>Total Closed</b>	<b>212</b>
Closed 2022	60	<b>Total Sales Price</b>	<b>\$41,529,456.85</b>
Closed 2023	56		
<b>Total Closed</b>	<b>147</b>		
<b>Total Awarded</b>	<b>\$21,624,092.54</b>		

(Data as of 10/13/23)

# **HCD**

# **Project Highlights**

Keith W. Bynam, 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**



# Own the HOU Launch Party

## October 6, 2023



### LAUNCH EVENT



# New Homes for Houston Bus Tour

## September 30, 2023

Two buses with 80+ potential homebuyers

Visited Three New Homes for Houston/AHDP funded locations

Toured homes, learned about realtors, mortgages, inspections and insurance between locations

Breakfast bites, lunch provided



**NEW HOMES FOR HOUSTON BUS TOUR**

SATURDAY  
SEPTEMBER  
**30**  
8:30 AM

The City of Houston Housing and Community Development (HCD) department is investing in our neighborhoods by constructing new AFFORDABLE energy-efficient, disaster resilient homes. **Join us to tour three locations:**

- New Homes for the Northside
- New Homes for Northeast Houston
- New Homes for OST South Union

Registrants must have a pre-approval letter from a lender and meet program income requirements. Scan to learn more





# New Homes for Houston Bus Tour September 30, 2023



# New Homes for Houston Bus Tour September 30, 2023



# New Homes for Houston Bus Tour September 30, 2023



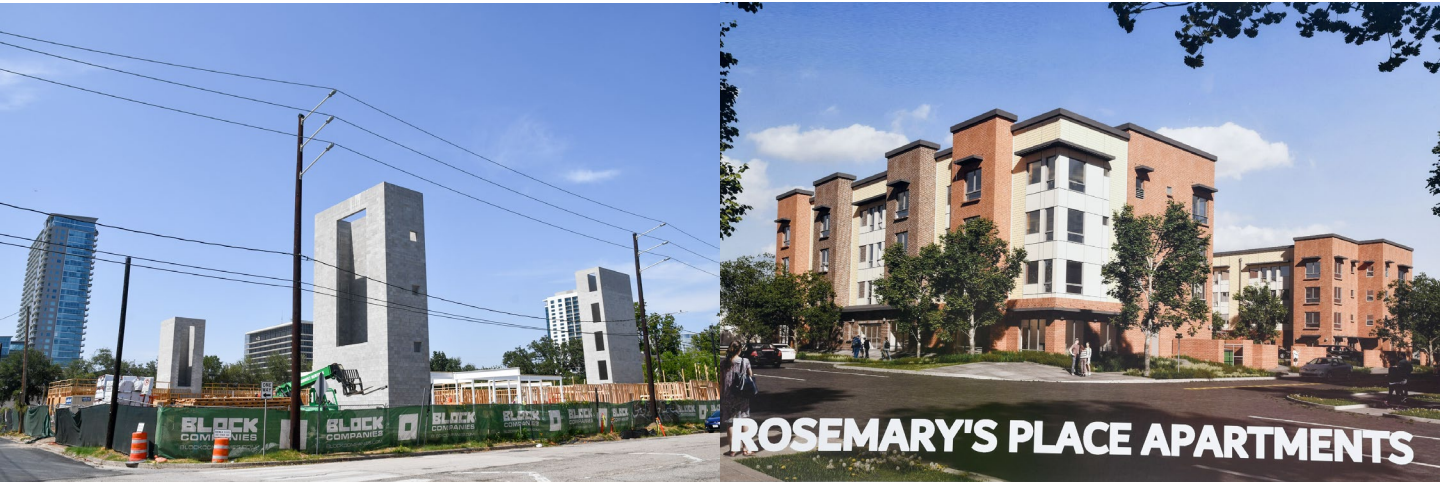
# New Homes for Houston Bus Tour September 30, 2023



# New Homes for Houston Bus Tour September 30, 2023



# Project Progress: Rosemary's Place Apartments 3300 Caroline - (District D)



# Project Progress: Lockwood/Buffalo Bayou 735 N. Drennan (District I)



# Project Progress: NHH at Reed Road 2605 Reed Rd. 77051 (District D)





# Project Progress: NHH at Reed Road 2605 Reed Rd. 77051 (District D)



# Project Progress: NHH at Reed Road 2605 Reed Rd. 77051 (District D)



Ribbon Cutting Ceremony: September 29, 2023.



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# Project Progress: Richmond Village Sr. Apartments 5615 Richmond Ave., 77057 (District J)



October 9, 2023

# Project Progress: Settegast on Tommye 5404 & 5418 Tommye, 77028 (District B)



October 9, 2023

# Project Progress: Sandrock Station 12100 MLK Blvd, 77048 (District D)



October 2, 2023

# Project Progress: Park Vista at El Tesoro 6498 Selinsky, 77098 (District D)



October 2, 2023

# Project Progress: Park Vista at El Tesoro 6498 Selinsky, 77098 (District D)



October 2, 2023



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# **Update: Gala at MacGregor New Construction 102-120 Carson St., Houston, 77004 (District D)**

**Completion Percentage: 99%**

**Total Number of Units: 85**

**Total Restricted Units: 75 (30% - 80% AMI)**

**Total Project Cost: \$31,152,603.00**

**HCD Funding: \$9,900,000.00 (CDBG-DR17)**

**Developer: Gardner Capital**

**Architect: Humphreys & Partners Architects, LP**

**Completed: October 2023**



# Update: Gala at MacGregor New Construction 102-120 Carson St., Houston, 77004 (District D)



**Update: NHH Savoy  
6315 Savoy, Houston, 77036 (District J)**

**Completion Percentage: 99%**

**Total Number of Units: 120**

**Total Restricted Units: 120 (30% - 80% AMI)**

**Total Project Cost: \$33,794,447.00**

**HCD Funding: \$13,200,000.00 (CDBG - DR17)**

**Developer: Houston Area CDC/New Hope Housing**

**Architect: Garcia Associates, Architects, LLC.**

**Ribbon Cutting: October 12, 2023**



# Update: NHH Savoy 6315 Savoy, Houston, 77036 (District J)



Progress as of October, 2023.

# Update: NHH Savoy 6315 Savoy, Houston, 77036 (District J)



# Update: NHH Savoy 6315 Savoy, Houston, 77036 (District J)



Grand Opening: October 12, 2023.



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



**Update: Caroline Lofts  
2403 Caroline, Houston, 77004 (District D)**

**Completion Percentage: 99%**

**Total Number of Units: 119**

**Total Restricted Units: 80 (30% - 80% AMI)**

**Total Project Cost: \$39,864,269.00**

**HCD Funding: \$19,619,640.00 (CDBG - DR17)**

**Developer: Mark-Dana Corporation**

**Architect: Mucasey & Associates**

**Estimated Completion: November 2023**

# Update: Caroline Lofts 2403 Caroline, Houston, 77004 (District D)



Progress as of July, 2023.



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HOUSING AND  
COMMUNITY  
DEVELOPMENT

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**Update: Temenos Place  
1703 Gray Houston, 77003 (District D)**

**Completion Percentage: 89%**

**Total Number of Units: 94**

**Total Restricted Units: 94 (30% - 80% AMI)**

**Total Project Cost: \$32,596,735.00**

**Funding: \$12,500,000.00 (HOME, Bond, DR-17, HTC)**

**Developer: Temenos CDC**

**Architect: Forge Craft Architect + Design**

**Estimated Completion: November 2023**



# Update: Temenos Place 1703 Gray Houston, 77003 (District D)



Progress as of October of 2023.



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Update: Temenos Place 1703 Gray Houston, 77003 (District D)



# **Update: 2100 Memorial 2100 Memorial, Houston, 77007 (District H)**

**Completion Percentage: 71%**

**Total Number of Units: 196**

**Total Restricted Units: 100 (30% - 80% AMI)**

**Total Project Cost: \$61,799,200.00**

**HCD Funding: \$25,000,000.00 (CDBG-DR17, HTC)**

**Developer: HHA/Columbia Residential**

**Architect: JHP Architecture/Urban Design**

**Estimated Completion: March 2024**

# Update: 2100 Memorial

## 2100 Memorial, Houston, 77007 (District H)



Progress as of August of 2023.

**Update: Summit at Renaissance Park  
12121 Greenspoint, Houston, 77060 (District B)**

**Completion Percentage: 72%**

**Total Number of Units: 325**

**Total Restricted Units: 166 (30% - 60% AMI)**

**Total Project Cost: \$88,570,081**

**HCD Funding: \$48,594,968 (CDBG-DR17, HTC)**

**Developer: TXZNH, LLC**

**Architect: Forge Craft**

**Estimated Completion Date: January, 2024**



# Update: Summit at Renaissance Park 12121 Greenspoint, Houston, 77060 (District B)



Progress as of October 9, 2023.

# Update: Summit at Renaissance Park 12121 Greenspoint, Houston, 77060 (District B)



# Update: Summit at Renaissance Park 12121 Greenspoint, Houston, 77060 (District B)



Progress as of October 9, 2023.



**Update: Houston Area Women's Center  
3077 El Camino, Houston, TX 77054 (District D)**

**Completion Percentage: 19%**

**Total Number of Units: 135**

**Total Restricted Units: 135 (30% - 80% AMI)**

**Total Project Cost: \$33,315,616.00**

**HCD Funding: \$15,850,000 (HOME-ARP)**

**Developer: New Hope Housing & HAWC**

**Architect: GSMA**

**Estimated Completion Date: November, 2024**



# Update: Houston Area Women's Center 3077 El Camino, Houston, TX 77054 (District D)



Progress as of October 2023.



# **PUBLIC COMMENTS**