



Housing and Affordability Committee Meeting

May 26, 2026
Michael Nichols, Director



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

- I. Welcome/Introductions
- II. Single Family
- III. Director's Comments
- IV. Finance
- V. Public Comments
- VI. Adjourn

II. SINGLE FAMILY

Cedrick LaSane, Assistant Director

II.a Amended Homebuyer Assistance Program Guidelines (All Districts)

HCD recommends Council approval of an Ordinance authorizing an Eighth Amendment to the Amended and Restated Homebuyer Assistance Program (HAP) Guidelines to:

- (1) Increase the maximum subsidy from \$50,000.00 to \$75,000.00;
- (2) Decrease the length of time for the Participant to find a home from 120 days to 90 days; and
- (3) Incorporate standardized eligibility criteria across all Single Family Programs.

*HCD has identified a need for additional assistance to close the affordability gap.



II.a Homebuyer Assistance Program (HAP) Guidelines (All Districts)

HAP provides a subsidy of up to \$75,000.00 (up from the previous \$50,000.00 maximum) to assist income-eligible first-time homebuyers with the following expenses towards the purchase of a newly constructed or pre-existing home.

- Down-payment assistance,
- Reasonable closing costs,
- Principal reduction of the first mortgage,
- Subsidized mortgage interest rates and,
- Eligible prepaid expenses (i.e; homeowner's insurance and property taxes)

II.a Amended Homebuyer Assistance Program Guidelines (All Districts)

The goal of the HAP is to increase homeownership opportunities for low and moderate-income residents whose income does not exceed 80% of the Area Median Income (AMI) within the incorporated areas of the City.

HAP is funded through HUD's Community Development Block Grants (CDBG) and TIRZ Affordable Housing Set-Aside Dollars.



II.b Homebuyer Assistance Program Contract Documents (All Districts)

HCD recommends Council approval of amendments to the homebuyer closing documents for the HAP to align with the Eighth Amendment to the Amended and Restated Homebuyer Assistance Program Guidelines.

The homebuyer closing documents include:

- Second Lien Deed of Trust
- Notice of Occupancy Restrictions,
- Deferred Payment Loan Note, and
- Terms and Conditions.

II.b Homebuyer Assistance Program Contract Documents (All Districts)

The goal of the HAP program is to increase homeownership opportunities for low-to moderate-income residents whose income does not exceed 80% of the Area Median Income (AMI) within the incorporated areas of the City.

Funding for the HAP is made available through HUD's Community Development Block Grants (CDBG) and TIRZ Affordable Housing Set-Aside Dollars.



II.c DR24 Derecho and Hurricane Beryl SFHRP Guidelines (All Districts)

HCD recommends Council approval of an Ordinance adopting the Disaster Recovery 2024 Derecho and Hurricane Beryl Single Family Home Repair Program (DR24 SFHRP) Guidelines.

The DR24 SFHRP will provide Rehabilitation or Reconstruction services to eligible low-to moderate-income (LMI) households at or below 80% of Area Median Income (AMI), and whose principal residence was directly or indirectly impacted by the 2024 Derecho and/or Hurricane Beryl.

II.c DR24 Derecho and Hurricane Beryl SFHRP Guidelines (All Districts)

The 2024 Derecho and Hurricane Beryl had significant impacts throughout much of Texas, particularly in the City of Houston.

The intense winds from the Derecho windstorm caused widespread destruction and left a significant portion of the city without electricity, resulting in substantial property damage.

Hurricane Beryl made landfall as a Category 1 hurricane, producing life-threatening floods.

Both catastrophic weather events resulted in extensive damage to homes, infrastructure, and businesses.

II.c DR24 Derecho and Hurricane Beryl SFHRP Guidelines (All Districts)

The President of the United States approved Major Disaster Declarations for the State of Texas following severe storm events on April 26, 2024, and July 9, 2024, respectively.

The DR24 SF HRP has a budget of approximately \$45,000,000.00, funded through Community Development Block Grant - Disaster Recovery 2024 (CDBG-DR24) funds to support long-term recovery efforts.

II.c DR24 Derecho and Hurricane Beryl SFHRP Guidelines (All Districts)

Homeowners who resided in the City of Houston jurisdiction on May 16-17, 2024, and/or July 7-9, 2024 must have owned and occupied the property as their principal residence at the time of the storms to be eligible for assistance.

Program Activities

Rehabilitation: Maximum award up to \$100,000.00 per eligible household.

Reconstruction: Maximum award up to \$300,000.00 per eligible household.



II.d DR24 Derecho and Hurricane Beryl Legal Documents (All Districts)

HCD recommends Council approval to authorize the use of the Legal Documents associated with the 2024 Derecho and Hurricane Beryl Single Family Home Repair Program (DR24 SFHRP) to align with the newly adopted program guidelines.

The Legal Documents include but are not limited to the following:

- Tri-Party Agreement,
- Deed of Trust, and
- Promissory Note

II.d DR24 Derecho and Hurricane Beryl Legal Documents (All Districts)

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The City will administer its DR24 SF HRP per the Guidelines and HUD CDBG-DR regulations and guidance.



III. DIRECTOR'S COMMENTS

Michael Nichols, Director

NOTIFICATION OF FUNDING AVAILABILITY

NOFA

CDBG-DR24 MULTIFAMILY HOUSING

CDBG-DR24 Multifamily Housing NOFA Now Open



Up to \$52M Available

HCD released the 2026 DR24 Multifamily Housing NOFA on **May 8, 2026**, to support affordable rental housing development and preservation.



Eligible Activities Include:

New construction • Rehabilitation • Reconstruction
Acquisition • Adaptive reuse



Key Dates:

Questions Due: **May 29, 2026**
Submit to: HCD_NOFA@houstontx.gov



Applications Due: **June 8, 2026**



Engagement Update:

The May 13 Pre-Application Conference drew **100+ attendees**, reflecting strong interest from Houston's affordable housing development community.

2026 Housing Navigation Center NOFA Update



Solicitation Status

The solicitation and submission period has closed.
Application deadline: May 8, 2026



Purpose of the NOFA

The NOFA sought a qualified partner to help operate the Housing Navigation Center.



Facility Focus

The Housing Navigation Center is an important facility designed to support individuals experiencing homelessness as they move from crisis toward stability.



Engagement & Promotion

The solicitation was supported by robust community engagement and promotion, helping drive awareness and participation.



Status: Closed

Application deadline was May 8, 2026



Housing & Community Development

HOMEBUYER ASSISTANCE PROGRAM (HAP)

REALTOR & LENDER TRAINING

HOMEBUYER ASSISTANCE PROGRAM



HCD continues to educate, expand homeownership opportunities and provide support through our traditional Homebuyer Assistance Program.

To learn more about available trainings and program resources visit:

www.houstontx.gov/housing



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Program Progress Dashboard

As of May 21, 2026



HbAP 2.0

APPLICANT WORKSHOP
AND TRAINING

HbAP 2.0

Homebuyer Assistance Program 2.0



Interested

10



Active Pipeline

169



Closed

138



Inactive

391



Total Intake

708



TOTAL AWARDED IN CLOSINGS

\$12,683,573.95



TOTAL APPROVED BY GLO

216



WE'VE SIMPLIFIED THE PROCESS

EASIER PATH. REAL HELP.

The City of Houston 2021 Winter Storm Single-Family Home Repair Program

DR21 Home Repair

2021 Winter Storm Single-Family Home Repair Program



Applications

449



Approvals

66



Inactive

249



419 Emancipation

Triage, Treatment & Transition



Facility Overview

A 24/7 easy-entry facility designed to provide triage, transition and treatment support for individuals experiencing homelessness.



Facility Specs

City-owned facility with capacity to serve up to 222 individuals daily, designed to support stabilization, care coordination and connection to next-step housing solutions.



Timeline

On track for phased opening late May to early June 2026.



Recent Community Engagement

- Harris County Tours
- Non-profit partners
- Law enforcement
- Constituent Tour & Q&A with Districts I & H



Media Kit

Downloadable media kit will be shared with all council offices and interested stakeholders in the coming week.



HCD in the Community: Westside Mobile Care Day



WESTSIDE MOBILE CARE DAY: SHOWERS, SERVICES & SUPPORT

RESTORING DIGNITY. DELIVERING CARE.
CONNECTING PEOPLE TO OPPORTUNITY.

CHURCH WITHOUT WALLS-ELDRIDGE
7500 ELDRIDGE PKWY

SATURDAY | APRIL 4, 2026 | 9:00 AM - 1:00 PM

- Food • Haircuts • Mobile Showers • Veteran Support • Case Management • IDs • Immunizations • Other Resources
- Free Transportation Provided by District F HOT Team From Agape Christian Fellowship Church



832-393-3002 | DISTRICTF@HOUSTONTX.GOV



Project Progress: New Hope Housing Avenue C 7520 Avenue C, 77012 (District I)

Completion Percentage: 95%

Total Number of Units: 120

Restricted Units: 120

Total Project Cost: \$41,025,424.00

HCD Funding: \$3,000,000.00 (HHB)

Developer: New Hope Housing

Architect: GSMA Architects

Ribbon Cutting | Grand Opening

May 28th



New Hope Housing Wheatley

1117 Bland Street, 77091 (District D)

Completion Percentage: 0%

Total Number of Units: 103

Restricted Units: 103

Total Project Cost: \$31,157,300.00

HCD Funding: \$4,000,000.00 (HOME)

Developer: New Hope Housing

Architect: GSMA Architects

Groundbreaking: April 2026



Project Progress: The Rushmore Apartments 800 Highway 6 South, 77079 (District G)

Completion Percentage: 68%

Total Number of Units: 101 Total

Restricted Units: 85 at 30% - 60% AMI

Total Project Cost: \$32,919,648.00

HCD Funding: \$3,000,000.00 (HOME)

Developer: Housing Trust Group (HTG)

Architect: HEDK Architects

Estimated Completion: November 2026



Project Progress: Boulevard 61 6101 Richmond Ave., 77057 (District J)

Completion Percentage: 84%

Total Number of Units: 100

Restricted Units: 90 units

Total Project Cost: \$34,801,185.00

HCD Funding: \$4,000,000.00 (HOME)

Developer: DMA Development Co.

Architect: HEDK Architects

Estimated Completion: October 2026



STAY IN THE LOOP

FOR NEWS AND UPDATES,
SUBSCRIBE TO OUR EMAIL LIST!



IV. FINANCE

CDBG DR-17 Report

Temika Jones, Deputy Director & CFO

DR17 Contract Update

	Amendment 5 Contract End Date	Revised Budget
Closeout Completed		
Public Services	Aug-24	\$ 17,175,483
Planning	Aug-24	\$ 21,780,921
Homebuyers	Aug-24	\$ 16,246,499
Closeout In Progress		
HoAP	Dec-25	\$ 68,060,675
Small Rental	Aug-25	\$ 11,355,269
Economic Development	Feb-26	\$ 20,509,343
Single Family	-	\$ 3,589,439
Programs Operating		
Multifamily	Feb-26	\$ 370,855,752
Buyout	Jun-26	\$ 48,732,898
Admin	Feb-27	\$ 15,000,000
Homebuyers 2.0	Feb-27	\$ 19,800,000
Grand Total		\$ 613,106,279



DR17 Reimbursements Update

as of May 20, 2026

	Budget	Approved	Under GLO Review	Submitted	Refunded*
Admin	\$ 15,000,000	\$ 7,660,708	\$ 4,491	\$ 7,665,199	\$ -
Buyout	\$ 48,732,898	\$ 38,595,208	\$ -	\$ 38,595,208	\$ -
Economic Development	\$ 20,509,343	\$ 20,729,639	\$ -	\$ 20,729,639	\$ (1,921,619)
HoAP	\$ 68,060,675.08	\$ 67,816,560.82	\$ -	\$ 67,816,561	\$ -
Homebuyers	\$ 16,246,499	\$ 16,294,499	\$ -	\$ 16,294,499	\$ -
Homebuyers 2.0	\$ 19,800,000	\$ 7,925,003	\$ 371,663	\$ 9,226,067	\$ -
Multifamily	\$ 370,855,752	\$ 367,527,564	\$ 903,380	\$ 368,430,944	\$ -
Planning	\$ 21,780,921	\$ 21,781,147	\$ -	\$ 21,781,147	\$ -
Public Services	\$ 17,175,483	\$ 17,188,677	\$ -	\$ 17,188,677	\$ (12,742)
Single Family	\$ 3,589,439	\$ 44,080,908	\$ -	\$ 44,080,908	\$ (45,712,518)
Small Rental	\$ 11,355,269	\$ 11,171,494	\$ -	\$ 11,308,176	\$ -
Grand Total	\$ 613,106,279	\$ 620,771,408	\$ 1,279,534	\$ 623,117,025	\$ (47,646,879)



V. PUBLIC COMMENTS

Council Member Tiffany Thomas, Chair