



Housing and Affordability Committee

Council Member Tiffany D. Thomas, Chair

Council Member Willie Davis, Vice Chair

Tuesday, May 26, 2025, at 10:00 a.m.

City Hall Council Chambers

901 Bagby, 2nd Floor, Houston, Texas 77002

This meeting will also be broadcast on [HTV](#), the City of Houston's Municipal Channel.
To sign up for Public Comment, fill out the form at the link below by **5 p.m. on Monday, May 25, 2026**
<https://www.houstontx.gov/council/committees/speakers-housing.html>

Presentation handouts will also be available at
<https://www.houstontx.gov/council/committees/housing.html>

I. Call to Order/Welcome/Attendance

Council Member Tiffany D. Thomas, Chair

II. Single Family

- a. 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 to \$75,000; (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. (All Districts)
- b. HCD recommends Council approval of amendments to the homebuyer closing documents for the Homebuyer Assistance Program (HAP) to align with the Eighth Amendment to the Amended and Restated Homebuyer Assistance Program Guidelines. The homebuyer closing documents include the Second Lien Deed of Trust and Notice of Occupancy Restrictions, Deferred Payment Loan Note, and Terms and Conditions. (All Districts)
- c. HCD recommends Council approval of an Ordinance adopting the 2024 Derecho and Hurricane Beryl Single Family Home Repair Program (DR24 SF HRP) Guidelines. The DR24 SF HRP 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. (All Districts)
- d. 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 SF HRP) to align with the newly adopted program guidelines. The Legal Documents include but are not limited to the Tri-Party Agreement, Deed of Trust, and Promissory Note. (All Districts)

Michael Nichols, Director

Cedrick LaSane, Assistant Director

- III. Director's Comments**
Michael Nichols, Director
- IV. Finance**
Temika Jones, Deputy Director & CFO
- V. Public Comments**
Council Member Tiffany D. Thomas, Chair
- VI. Adjourn**
Council Member Willie Davis, Vice-Chair



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 6/24/2026

All Districts

Item Creation Date: 3/16/2026

HCD26-37

Eighth Amended and Restated

Homebuyer Assistance Program Guidelines

Agenda Item: III.a.

Background:

The Housing and Community Development Department (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.

The HAP provides a subsidy amount of up to \$75,000.00 (increased from the previous maximum of \$50,000.00) to assist income eligible first-time homebuyers with down payment assistance, reasonable closing costs, principal reduction of the first mortgage, to subsidize mortgage interest rates and eligible prepaid expenses such as homeowner's insurance and property taxes for the purchase of a newly constructed or pre-existing home. We have identified a need for additional assistance to close the gap of affordability for homebuyers to obtain homeownership.

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

Fiscal Note:

No significant Fiscal Operating impact is anticipated as a result of this project. No Fiscal Note required on grant items.

This item was reviewed by the Housing and Affordability Committee on May 26, 2026.

Michael Nichols, Director

Prior Council Action:

09/21/2005 (O) 2005-1095; 06/28/2006 (O) 2006-0739; 09/17/2014 (O) 2014-841;
11/26/2016 (O) 2016-911; 11/7/2018 (O) 2018-885; 04/05/2023 (O) 2023-214

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District: ALL

Item Creation Date: 4/28/2026

HCD26-39

Homebuyer Assistance Program

Contract Documents

Agenda Item: III.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of amendments to the homebuyer closing documents for the Homebuyer Assistance Program (HAP) to align with the Eighth Amendment to the Amended and Restated Homebuyer Assistance Program Guidelines. The homebuyer closing documents include the Second Lien Deed of Trust and Notice of Occupancy Restrictions, Deferred Payment Loan Note, and Terms and Conditions.

The HAP provides a subsidy amount of up to \$75,000.00 to assist income eligible first-time homebuyers with down payment assistance, reasonable closing costs, principal reduction of the first mortgage, to subsidize mortgage interest rates and eligible prepaid expenses such as homeowner's insurance and property taxes for the purchase of a newly constructed or pre-existing home.

The goal of the 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.

Fiscal Note:

No significant Fiscal Operating impact is anticipated as a result of this project. No Fiscal Note required on grant items.

This item will be reviewed by the Housing and Affordability Committee on May 26, 2026.

Michael Nichols, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

All Districts

Item Creation Date: 3/18/2026

HCD25-114

2024 Derecho and Hurricane Beryl
Single Family Home Repair Program Guidelines
Agenda Item: III.c.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance adopting the 2024 Derecho and Hurricane Beryl Single Family Home Repair Program (DR24 SF HRP) Guidelines. The DR24 SF HRP 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.

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. The Derecho was considered the most damaging wind event to affect Houston in nearly 25 years. 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.

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) to support long-term recovery efforts.

Program Activities:

- Rehabilitation: Maximum award up to \$100,000.00 per eligible household.
- Reconstruction: Maximum award up to \$300,000.00 per eligible household.

Homeowners who resided in the City of Houston jurisdiction on May 16-17, 2024, and/or July 7-9, 2024 must own and occupy the property as their principal residence at the time of the storms to be eligible for assistance. The City will administer its DR24 SF HRP per the Guidelines and HUD CDBG-DR regulations and guidance.

Fiscal Note:

No Fiscal Note required for grant items.

This item will be reviewed by the Housing and Affordability Committee on May 26, 2026.

Michael Nichols, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District: ALL

Item Creation Date: 4/28/2026

HCD26-29

2024 Derecho and Hurricane Beryl

Single Family Home Repair Program Legal Documents

Agenda Item: III.d.

Background:

The Housing and Community Development Department (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 SF HRP) to align with the newly adopted program guidelines. The legal documents include but are not limited to the Tri-Party Agreement, Deed of Trust, and Promissory Note.

The DR24 SF HRP 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.

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, funded through Community Development Block Grant - Disaster Recovery 2024 (CDBG-DR24) to support long-term recovery efforts.

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Fiscal Note:

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