



Housing and Affordability Committee Meeting

October 20, 2026
Michael Nichols, Director



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

- I. Welcome/Introductions
- II. Compliance & Grant Administration
- III. Single Family
- IV. Multifamily
- V. Director's Comments & DR-17
- VI. Public Comments

II. COMPLIANCE & GRANT ADMINISTRATION

Kennisha London, Deputy Director

II. Substantial Amendment to DR 2024 Action Plan (All Districts)

An Ordinance authorizing a Substantial Amendment to the Community Development Block Grant - Disaster Recovery (CDBG-DR) Action Plan for the 2024 Derecho and Hurricane Beryl, resulting in the following changes:

- Add the Urgent Need national objective to the following disaster recovery programs:
 - Emergency Response / Public Safety Program
 - Debris Repository Acquisition / Development Program
 - Vegetation Management / Debris Removal Program
 - Power Generation Resilience Program

II. Substantial Amendment to DR 2024 Action Plan (All Districts)

- Revise the Eligible Activity for the Vegetation Management / Debris Removal Program from Interim Assistance to Public Services.

This will allow for the purchase of necessary equipment to carry out preventative and mitigation functions.

Adding the Urgent Need national objective will expand the City's ability to serve a greater population impacted by the disasters.

Per the U.S. Department of Housing and Urban Development's Universal Notice, HCD will ensure that no more than 30 percent of the funding will go to projects under the Urgent Need national objective.

II. Substantial Amendment to DR 2024 Action Plan (All Districts)

This Amendment will not result in any changes to the funding allocations for these programs.

In accordance with the Citizen Participation Plan, the City is required to amend components of its Action Plan for a variety of reasons, including changes to program benefits or eligibility criteria.

III. SINGLE FAMILY

Cedrick LaSane, Assistant Director

III.a. TIRZ (2430) Funds for Single Family Activities (All Districts)

HCD recommends Council approval of an Ordinance:

- (1) decreasing \$4,093,911.49 of Uptown TIRZ Series 2021 Affordable Homes Funds (2430) from various single-family programs that are closed and/or completed and;
- (2) allocating \$4,093,911.49 of Uptown TIRZ Series 2021 Affordable Homes Funds (2430) to existing single-family programs that have exhausted funds, as shown in the following table.

III.a. TIRZ (2430) Funds for Single Family Activities (All Districts)

Budget		
Activity	Decrease	Add
Affordable Home Development Program (AHDP), Large Tract Development	(\$3,733,136.76)	
Homebuyer's Choice	(\$360,774.73)	
Homebuyer Assistance Program		\$3,093,911.49
New Home Development Program		\$1,000,000.00
Total Budget Changes	(\$4,093,911.49)	\$4,093,911.49

III.a. TIRZ (2430) Funds for Single Family Activities (All Districts)

ACTION #1: Decrease funds totaling \$4,093,911.49 from the programs identified in the table. The total amount includes project delivery funds that will be made available to support current single-family program activities that advance the City's affordable housing goals;

ACTION #2: Allocate \$1,000,000 of the decreased funds to support the existing New Home Development Program; and;

ACTION #3: Allocate \$3,093,911.49 of the decreased funds to the existing Homebuyer Assistance Program to provide additional financial assistance to eligible homebuyers purchasing affordable homes.

III.b. Revisions to the SFHRP Guidelines, Version 2.0 (All Districts)

HCD recommends Council approval of an Ordinance authorizing revisions to the Single-Family Home Repair Program (HRP) Guidelines Version 2.0 to:

1. increase the maximum cap for Reconstruction from \$250,000 to \$300,000, inclusive of change orders for projects utilizing composite pricing;
2. increase the maximum amount of an approved payment plan for delinquent property taxes from \$1,000 to \$5,000 to align with all SFHR Programs;
3. incorporate prior assistance restrictions for reconstruction projects and standardize eligibility criteria across all Single-Family programs;

III.b. Revisions to the SFHRP Guidelines, Version 2.0 (All Districts)

(Continued)

4. update federal, state, and local provisions to comply with applicable laws.

The objective of the HRP is to ease life, health, and/or safety hazards resulting from substandard conditions in homes owned and occupied by low and moderate-income homeowners.

The City will use Community Development Block Grant (CDBG) and TIRZ Affordable Housing Funds to provide HRP assistance to qualified homeowners.

III.c. Additional funds for HRP Master Contract Agreements (All Districts)

HCD recommends Council approval of an Amendment to Ordinance No. 2026-0459 to:

- (1) allocate an additional \$2,792,023.26 in Community Development Block Grant (CDBG) funds to the Home Repair Program Master Contractor Agreements; and
- (2) increase the aggregate maximum contract amount from \$3,000,000 to \$5,792,023.26.

The total allocation includes \$884,777.98 from CDBG PY25 and \$1,907,245.28 from CDBG PY26.

Single Family Activities	Funding Amount
Community Development Block Grant Funds	\$2,792,023.26

III.c. Additional funds for HRP Master Contract Agreements (All Districts)

Funding under the Master Contractor Agreements will be expended through Tri-Party Agreements between the City, Homeowner, and the Contractor for each project. The total of all Tri-Party Agreement amounts will not exceed the allocated funding available.

The Home Repair Program provides home repair and reconstruction services for eligible low-and moderate-income (LMI) homeowners to alleviate immediate threats to their health, life, and safety. The funds will serve approximately 34 homeowners.

III.c. Additional funds for HRP Master Contract Agreements (All Districts)

On May 27, 2026, by Ordinance No. 2026-459, City Council approved the Master Contractor Agreements for the City of Houston Home Repair Program and authorized the Mayor to enter into and execute a Master Contractor Agreement with each of the following contractors:

Arkitektura Development, Inc.; Brizo Construction, LLC; DRC Construction, LLC; DSW Homes, LLC; Ducky Recovery, LLC; Galveston Piling, LLC; James W. Turner Construction, Ltd.; PMG Construction, Inc.; RM Quality Construction, LLC; SLSCO, Ltd.; and Stonewater, Inc. in the maximum contract amount of \$3,000,000.

III.d. Amended HRP Master Contractor Agreements (All Districts)

An Ordinance authorizing an Amendment to the Master Contractor Agreements (Agreements), including Tri-Party Agreements (TPA), and related legal documents associated with the City of Houston's Home Repair Program to align with the amended Home Repair Program Guidelines (Version 2.0).

III.d. Amended HRP Master Contractor Agreements (All Districts)

The amended Agreements will:

- (i) increase the maximum cost for Reconstruction from \$250,000 to \$300,000, inclusive of change orders, for projects utilizing composite pricing;
- (ii) update the composite pricing exhibit;
- (iii) increase the maximum amount for property taxes related to homeowners on an approved payment plan in the TPA to align with all Single-Family Home Repair Programs; and
- (iv) update federal, state, and local provisions to maintain compliance with applicable law. No funding is attached to this item.

III.d. Amended HRP Master Contractor Agreements (All Districts)

Funding under the Master Contractor Agreements will continue to be expended through Tri-Party Agreements between the City, Homeowner, and the Contractor for each Rehabilitation or Reconstruction Project.

The total of all Tri-Party Agreement amounts will not exceed the allocated funding available.

IV. MULTIFAMILY

Ryan Bibbs, Deputy Assistant Director

IV.a. Resolution of Support for Andover Village (District I)

HCD recommends Council approve a Resolution of Support for Andover Village, an affordable rental housing development, for the Applicant's amended 2024 Competitive 9% Housing Tax Credit application.

This change is due to a foundational change in ownership structure involving the Harris County Housing Finance Corporation (HCHFC), and a reduction in the number of units within the development.

IV.a. Resolution of Support for Andover Village (District I)

Andover Village Apartments, LP received 9% Housing Tax Credits in 2024 from the Texas Department of Housing and Community Affairs (TDHCA) Application #24084 for the development of Andover Village, an affordable rental housing complex for families at 6901 Bellfort Street.

HCD awarded Andover Village \$4 million through its 2024 HOME NOFA, which was approved by City Council on June 17, 2025.

IV.a. Resolution of Support for Andover Village (District I)

To address a financing gap, the Applicant plans to partner with HCHFC, which will provide capital funding resulting in an anticipated 100% property tax exemption.

This partnership requires admitting a member solely owned by HCHFC into the ownership structure, creating a foundational change under the TDHCA rules.

In addition, the amended application reduces the number of units in the development from 120 to 105.

IV.a. Resolution of Support for Andover Village (District I)

The City of Houston previously supported Andover Village (fka Nunn Village) as part of its original 9% Housing Tax Credit application.

Because the Applicant is amending its ownership structure prior to issuance of IRS Form 8609s, TDHCA requires a Resolution of Support confirming continued local government support.

Based on the development's location within the TIRZ 8 - Gulfgate and its alignment with the City's affordable housing goals for the area, HCD recommends that Council approve the Resolution allowing construction of Andover Village.

IV.b. Resolution - Houston Housing Finance Corporation (District C)

HCD recommends HCD recommends Council approve a Resolution of Support approving the assignment of private activity bond issuance authority by Houston Housing Finance Corporation (Corporation) to the Texas Department of Housing and Community Affairs (TDHCA).

On July 29, 2026, the Corporation's Board of Directors adopted a Resolution delegating private activity bond issuance authority and approving an assignment of the Corporation's private activity bond volume cap (Volume Cap) to TDHCA.

IV.b. Resolution for Houston Housing Finance Corporation (District C)

To complete the Corporation's assignment of its Volume Cap, the Texas Bond Review Board, the state agency that administers Volume Cap statewide, additionally requires evidence of approval by the Corporation's sponsoring entity, which is the City of Houston (City).

Beginning in 2020, TDHCA partnered with local housing finance corporations (HFC's) throughout the State to issue Single Family Mortgage Revenue Bond (SFMRB) on behalf of the HFC's.

As part of the partnership, TDHCA issues the bonds and works side by side with the local HFC to provide marketing support and detailed loan-level reporting.

IV.b. Resolution for Houston Housing Finance Corporation (District C)

Moreover, this action ensures that the Volume Cap is statutorily set aside to make SFMRB loans within local jurisdictions.

Any SFMRB's issued using the Volume Cap will be through TDHCA and would be obligations and indebtedness only of TDHCA.

The Corporation and the City would not have any ongoing obligations or duties with respect to such bonds, and neither the faith, the credit nor the taxing power of the City would be pledged to their repayment.

V. DIRECTOR'S COMMENTS

Michael Nichols, Director

DIRECTOR'S COMMENTS

- CDBG DR-17 Reimbursements Update
Temika Jones, Deputy Director & CFO
- Review of Items Presented at 10/12/2026 QOL
Melody Barr, Assistant Director – Public Services
- DR24 Dashboard, Fall Community Meeting Recap,
Ribbon Cuttings - Michael Nichols, Director

Public Services Items Reviewed at 10/12/2026 QOL

- a. An Ordinance authorizing a First Amendment to the Agreement between the City of Houston (City) and **Catholic Charities of the Archdiocese of Galveston-Houston** (Catholic Charities), to provide up to and additional \$1,537,404.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the continued provision of (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utility (STRMU) assistance ; (3) Permanent Housing Placement (PHP) services; and (4) Supportive Services, to an additional 108 HOPWA eligible households living with HIV/AIDS. (All Districts)
- b. An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and **SEARCH Homeless Services** (SEARCH), providing an additional \$143,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for an early childhood development program through SEARCH's Foshee Family House of Tiny Treasures. (All Districts)
- c. An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and **Houston HELP, Inc.** (Houston HELP), providing up to an additional \$413,091.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the continued operation of a permanent housing community residence with supportive services to a minimum of 50 very-low income households living with HIV/AIDS. (District D)

Public Services Items Reviewed at 10/12/2026 QOL

- d. An Ordinance authorizing a First Amendment to the Subrecipient Agreement (Agreement) between the City of Houston (City) and **Houston SRO Housing Corporation** (Houston SRO), providing up to an additional \$307,977.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the continued operation of a permanent housing community residence with supportive services to a minimum of 33 very-low income single-person households living with HIV/AIDS. (District D)
- e. An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and **Brentwood Community Foundation** (BCF), providing up to an additional \$875,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the administration and operation of a community residence and program that provides transitional housing, Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement, and Supportive Services to a minimum of 145 unduplicated HOPWA eligible households living with HIV/AIDS. (All Districts)
- f. An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and **A Caring Safe Place, Inc.** (ACSP), providing up to an additional \$780,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to administer and operate a transitional housing facility and a permanent supportive housing facility along with case management and other supportive services to serve a minimum of 35 eligible households living with HIV/AIDS. (All Districts)

FINANCE

CDBG DR Reports

Temika Jones, Deputy Director & CFO

DR17 Reimbursements Update as of October 19, 2026

	Amendment 6 Budget	Approved	Under GLO Review	Submitted	Refunded*	Contract Value to Add Back
Admin	\$ 15,000,000.00	\$ 7,749,254	\$ -	\$ 7,749,254	\$ -	
Buyout	\$ 48,732,897.59	\$ 42,248,464	\$ -	\$ 42,248,464	\$ -	
Economic Development	\$ 18,808,020.47	\$ 20,729,639	\$ -	\$ 20,729,639	\$ (1,921,619)	\$ 1,921,619
HoAP	\$ 68,060,675.08	\$ 67,816,560.82	\$ -	\$ 67,816,561	\$ -	\$ 250,455
Homebuyers	\$ 16,246,498.95	\$ 16,294,499	\$ -	\$ 16,294,499	\$ -	
Homebuyers 2.0	\$ 19,800,000.00	\$ 17,606,936	\$ 228,103	\$ 17,963,389	\$ -	
Multifamily	\$ 370,868,494.30	\$ 368,680,458	\$ -	\$ 368,735,040	\$ -	
Planning	\$ 21,780,921.41	\$ 21,781,147	\$ -	\$ 21,781,147	\$ -	
Public Services	\$ 17,162,740.89	\$ 17,188,677	\$ -	\$ 17,188,677	\$ (12,742)	\$ 12,742
Single Family	\$ 2,184,195.24	\$ 44,080,908	\$ -	\$ 44,080,908	\$ (45,712,518)	
Small Rental	\$ 11,355,268.88	\$ 11,192,677	\$ -	\$ 11,308,176	\$ -	
Grand Total	\$ 609,999,712.81	\$ 635,369,220	\$ 228,103	\$ 635,895,754	\$ (47,646,879)	\$ 2,184,816

Disaster Recovery 2021 (Rehab/Recon)

- Total number of applications = 1223
- Number of Projects in pipeline = 125
- @ \$277k = \$34,625,000
- Total spending goal = \$34,604,345
- Estimated funds per project = \$277,000
- Penetration = $125 / (\$34,604,345 / \$277k) = 100\%$
- 27 excess projects under eligibility review
 - 20 – the files that remain active will be transferred to DR24
 - 5 - \$1.5M transfer from Reimbursements will cover these
 - 2 - will be transferred to HRP

Disaster Recovery 2024 (Rehab/Recon)

- Program opened August 24, 2026
- Total number of applications = 754
- Number of Projects in pipeline = 109
@ \$255k = \$27,795,000
- Total spending goal = \$42,499,630.80
- Estimated funds per project = \$255,000
- % of total goal = $109 / (\$42,499,630.80 / \$255k) =$
65%

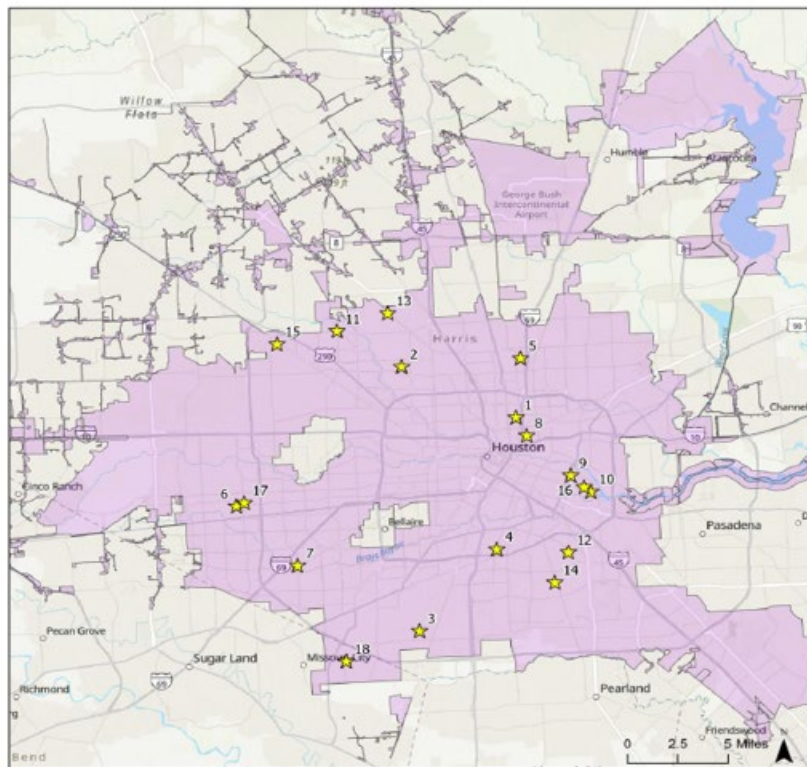
DR24 POWER GENERATOR PROGRAM UPDATE

Ryan Bibbs, Deputy Assistant Director

DR24 Power Generator Program Initial 18 Sites

Facility #	Property Description	Address
1	BARC Adoption Center	3300 Carr Street
2	Candlelight Park and Community Center	1520 Candlelight Lane
3	Townwood Community Center	3403 Simsbrook Drive
4	Fire Station #46	3902 Corder Street
5	Fire Station #34	3100 Laura Koppe Road
6	Fire Station #83	3350 Breezewood
7	Fire Station #68	8602 Bissonnet Street
8	Fire Station #19	1811 Gregg Street
9	Fire Station #20	6902 Navigation Boulevard
10	Fire Station #22	7825 Harrisburg Boulevard
11	Fire Station #4	6530 W Little York
12	Fire Station #26	7111 Dixie Drive
13	HPD North Command Station	9455 W Montgomery Road
14	HPD Southeast Command Station	8300 Mykawa
15	HPD Northwest Police station	6000 Teague
16	HPD Eastside Patrol Station	7525 Sherman Street
17	Robinson-Westchase Library	3223 Wilcrest Drive
18	Stimley Blue Ridge Library	7007 W Fuqua Street

DR24 Power Generator Program Initial 18 Sites - Mapping



Initial 18 DR24 Generator Sites City of Houston

★ DR24 Generator Sites

City Limits

Data Sources: U.S. Department of Housing and Urban Development (HUD), City of Houston GIS, U.S. Census

Disclaimer:
All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

Produce: 10/19/2026





Housing &
Community
Development

PROGRAM UPDATE **NEW APPLICATION STATUS DASHBOARD**

A new dashboard is now available for DR24 Single-Family Home Repair Program applicants.

Applicants are encouraged to visit our website to better understand where they are in the application review process.

bit.ly/hcd-dr24-hrp



DR-24 HOME REPAIR PROGRAM UPDATE

600 APPLICATIONS RECEIVED

125 APPLICATIONS IN PROGRESS

DR-24 OUTREACH AT GLANCE

7 COMMUNITY EVENTS FROM AUGUST - SEPTEMBER 2026

1200+ RESIDENTS REACHED
800+ During Program Launch | 400+ September Events





Housing &
Community
Development



FALL 2026 COMMUNITY MEETING IN PERSON SPOTLIGHT

100+ ATTENDEES
15+ RESOURCE PARTNERS

**CONNECTED BY COMMUNITY.
UNITED IN PURPOSE.**

A special Thank You to Mayor Pro Tem Martha Castex Tatum
and At Large 2 Council Member Willie Davis



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



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

Completion Percentage: 100%

Total Number of Units: 100

Restricted Units: 90 units

Total Project Cost: \$34,801,185.00

HCD Funding: \$2,500,000.00 (HOME)

Developer: DMA Development Co.

Architect: HEDK Architects

**Scheduled Ribbon Cutting:
October 26th, 2026**



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



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

Completion Percentage: 100%

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

**Scheduled Ribbon Cutting:
November 19, 2026**



STAY IN THE LOOP

FOR NEWS AND UPDATES,
SUBSCRIBE TO OUR EMAIL LIST!



VII. PUBLIC COMMENTS

Council Member Tiffany D. Thomas, Chair