



Housing and Affordability Committee Meeting

February 17, 2026
Michael Nichols, Director



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda

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

East End Maker Hub Updates



II. COMPLIANCE & GRANT ADMINISTRATION

Derek Sellers, Deputy Director

II. Substantial Amendments to the 2021, 2022 & 2023 AAP (All Districts)

An Ordinance authorizing Substantial Amendments to the Community Development Block Grant (CDBG) budgets in the 2021, 2022, and 2023 Annual Action Plans (AAP) to allow the following CDBG budget transfers:

- Transfer \$66,693.65 of unexpended funding from Lead-Based Paint to the Economic Development activity within the 2021 AAP.
- Transfer \$197,620.41 of unexpended funding from Code Enforcement and Public Facilities to the Economic Development activity within the 2022 AAP.

II. Substantial Amendments to the 2021, 2022 & 2023 AAP (All Districts)

- Transfer \$798,799.56 of unexpended funding from Public Facilities to the Economic Development activity within the 2023 AAP.

In accordance with the U.S. Department of Housing and Urban Development's (HUD) Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted in the Plan(s).

II. Substantial Amendments to the 2021, 2022 & 2023 AAP (All Districts)

Community Development Block Grant (CDBG)				
HUD YEAR	Increase or Decrease	Annual Action Plan Activity	Decrease Amount	Increase Amount
2021	Decrease	Lead-Based Paint	(\$66,693.65)	
2021	Increase	Economic Development		\$66,693.65
2022	Decrease	Code Enforcement	(\$97,620.41)	
2022	Decrease	Public Facilities and Improvements (Public/Private)	(\$100,000.00)	
2022	Increase	Economic Development		\$197,620.41
2023	Decrease	Public Facilities and Improvements (Public/Private)	(\$798,799.56)	
2023	Increase	Economic Development		\$798,799.56
Total CDBG Budget Changes:			(\$1,063,113.62)	\$1,063,113.62

III. PUBLIC FACILITIES

Ryan Bibbs, Deputy Assistant Director

III. East End Maker Hub Sponsor, LLC. (District H)

An Ordinance authorizing Second Amendment to Loan and Grant Agreement (Amendment) between the City of Houston and East End Maker Hub Sponsor LLC (EEMH),

To provide an increase of up to \$1,569,825.77 (based on City Council approval of the proposed HCDD CDBG Substantial Amendments) in funding,

To enable the EEMH to make quarterly interest payments to HUD as the City of Houston and EEMH.

III. East End Maker Hub Sponsor, LLC. (District H)

On May 22, 2024, the City of Houston approved a First Amendment to Loan and Grant Agreement (Amendment) between the City of Houston and EEMH to provide an increase of \$3,372,745.00 in funding.

On November 19, 2019, the City and HUD entered into a Contract for Loan Guarantee Assistance Under Section 108 of the Housing and Community Development Act of 1974, as Amended, 42 U.S.C. §5308 (Section 108 Agreement), by and between the City and HUD.

III. East End Maker Hub Sponsor, LLC. (District H)

HUD agreed to guarantee a \$22,700,000.00 loan for acquisition and rehabilitation under HUD's Section 108 Guarantee program (Section 108 Funds) to the City for the EEMH project, in exchange for the City's agreement to repay the loan pursuant to the terms of the Section 108 Agreement.

The City and EEMH previously entered into a Loan and Grant Agreement (Loan Agreement), approved pursuant to Ordinance No. 2019-0888 and executed November 13, 2019, in which the City approved a loan of the Section 108 Funds by the City to EEMH.

III. East End Maker Hub Sponsor, LLC. (District H)

An additional grant of \$1,390,000.00 in CDBG funds was awarded in exchange for EEMH's agreement to repay to the City a portion of the Section 108 Funds pursuant to the terms of the Loan Agreement.

A 307,000 square foot (SF) warehouse, located at 6501 Navigation Blvd, known as East End Innovation and Maker Hub (Maker Hub), will facilitate economic development by providing below market rental space for small and medium sized manufacturers and light industrial businesses in need of workspace for creative offices, studios and shops.

III. East End Maker Hub Sponsor, LLC. (District H)

The Maker Hub project is located in the Second Ward community, includes 200,000 SF of shared collaborative space for new start-up businesses and offers the use of equipment to all lessees. Training, education and apprenticeships are provided for the community through TXRX.

TXRX has partnered with Urban Partnerships Community Development Corporation (UPCDC) to provide apprenticeship programs for East End residents for the purpose of equipping low-income individuals with the skills to access higher paid employment.

III. East End Maker Hub Sponsor, LLC. (District H)

East End is a wholly owned subsidiary of UPCDC, a nonprofit organization established in 2017 as a joint collaborative effort by TXRX and the Greater East End Management District to catalyze commerce and stimulate economic development in Houston’s East End.



IV. FINANCE

Temika Jones, Deputy Director & CFO

IV. Appropriation of Uptown TIRZ Bond Series 2021 Funds (All Districts)

HCD recommends Council appropriation of \$1,454,981.91 of Uptown TIRZ Bond Series 2021 Funds for Single-Family activities.

These funds were generated from the sale of single-family homes through the City's New Home Development Program ("NHDP"). This appropriation allocates those funds to be used for single-family activities.

For direct program activities, specific contracts will be brought to the Council for allocation in accordance with local procurement rules.

IV. Appropriation of Uptown TIRZ Bond Series 2021 Funds (All Districts)

Category	Total Amount	Description
Single-Family Activities	\$1,454,981.91	Single-family activities for, but not limited to, home repair, new construction, down payment assistance, and activity delivery costs
Total	\$1,454,981.91	

V. DR17 UPDATE

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 February 12, 2026

	Amendment 4 Contract End Date	Proposed Amendment 5 Contract End Date	Budget	Approved	Under GLO Review	Submitted	Refunded*
Admin	Feb-27		\$ 15,000,000	\$ 7,335,915	\$ -	\$ 7,335,915	\$ -
Buyout	Dec-25	Jun-26	\$ 48,732,898	\$ 38,595,208	\$ -	\$ 38,595,208	\$ -
Economic Development	May-25	Oct-25	\$ 20,509,343	\$ 20,729,639	\$ -	\$ 20,729,639	\$ (1,921,619)
HoAP	Aug-24		\$ 68,060,675.08	\$ 67,816,560.82	\$ -	\$ 67,816,561	\$ -
Homebuyers	Aug-24		\$ 16,246,499	\$ 16,294,499	\$ -	\$ 16,294,499	\$ -
Homebuyers 2.0	Feb-27		\$ 19,800,000	\$ 4,049,199	\$ -	\$ 4,673,800	\$ -
Multifamily	Aug-25	Feb-26	\$ 370,855,752	\$ 364,885,661	\$ -	\$ 366,037,564	\$ -
Planning	Aug-24		\$ 21,780,921	\$ 21,781,147	\$ -	\$ 21,781,147	\$ -
Public Services	Aug-24		\$ 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	Aug-25		\$ 11,355,269	\$ 11,171,494	\$ -	\$ 11,171,494	\$ -
Grand Total			\$ 613,106,279	\$ 613,928,907	\$ -	\$ 615,705,412	\$ (47,646,879)



V. PROJECT HIGHLIGHTS & DIRECTOR'S COMMENTS

Michael Nichols, Director

W. Leo Daniels Tower 8826 Harrell St. Houston, TX 77093 (District B)

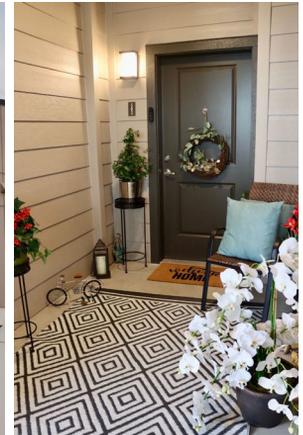


SEARCH Homeless Services 1712 Pease, Houston, TX 77003 (District I)



Richmond Senior Village

5615 Richmond Avenue Houston, TX 77057
(District J)



New \$35 million affordable community for seniors.
City of Houston invested \$15.5 million (CDBG-DR17)

Brentwood Community Foundation

13033 Landmark, Houston TX 77045
(District K)



2025 Fall Community Meeting

Hiram Clark MSC - 3810 W. Fuqua, 77045

(District D)



In the Community

2026 Spring Community Meeting



SPRING 2026
COMMUNITY MEETING

SAVE
the
DATE

3.31.26 | 6PM
Alief Multiservice Center (District F)



In the Community

2026 Community Needs Survey



Link to Survey:
<https://bit.ly/2026-aaps>

QR Code



In the Community

Lunch and Learn Recaps



Lunch & Learn Partnering for Recovery

The City of Houston HCD hosted representatives of nonprofit organizations for lunch and an informative session on how the Single-Family Home Repair Program has options to assist residents in the communities they serve.

Attendees learned:

- How their organizations can help give residents access to resources
- How to assist through the application process
- Understand eligibility requirements for the program

THE CITY OF HOUSTON | HOUSING & COMMUNITY DEVELOPMENT



LUNCH LEARN

PARTNERING FOR RECOVERY

BUILDING RESILIENCE TOGETHER

January 14, 2026 • 1:00PM

2100 Travis St, Houston, TX 77002
9th floor, Conference Room 926

In the Community

Lunch and Learn Partnering for Recovery



Registration Link:
<https://bit.ly/2026-aaps>

QR Code:



HCD Spotlight | Program Progress

Homebuyer Assistance Program (HbAP 2.0)

(District B)



HCD Proud | Program Progress

Homebuyer Assistance Program (HbAP.20) Program Stats

HbAP 2.0	
Interested	17
Active Pipeline	266
Closed	54
Inactive	268
Total Intake	605

Total Awarded in Closings	\$ 4,809,946.89
Total Approved by GLO	166

DR21 (Rehab/Recon & Reimbursements)	
Applications	307
Approvals	17
Ineligible/Withdrawn	137

HCD Proud | Program Progress

Homebuyer Assistance Program (HbAP 2.0)

(Status Update)



THE CITY OF HOUSTON | HOUSING AND COMMUNITY DEVELOPMENT

APPLICANT WORKSHOP

(HBAP 2.0)

FEBRUARY 11, 2026
1:00PM

The City of Houston Housing and Community Development Department invites you to a **FREE** Applicant Workshop for the Harvey Homebuyer Assistance Program (HBAP 2.0). Learn key information to help you navigate the application process and understand program benefits.



Training To Be Held Virtually
You will receive a confirmation email with a URL upon registration.



THE CITY OF HOUSTON | HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

REALTOR & LENDER

WORKSHOP (HbAP 2.0)

- February 18, 2026
- 1:00PM
- **Virtual Workshop**
bit.ly/hbap2-rlt

HCD Proud | Program Progress

Road to Homeownership 360

Session 1: Credit 101



HCD Proud | Program Progress

Key Exchange Home Repair Program



HCD Proud | Program Progress

2021 Winter Storm Uri Available



  CITY OF HOUSTON
HOUSING AND
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DEVELOPMENT

WE'VE SIMPLIFIED THE PROCESS
**EASIER PATH.
REAL HELP.**

HELP IS HERE.
The City of Houston 2021 Winter Storm Single-Family Home Repair Program provides assistance to homeowners whose homes were damaged by Winter Storm Uri.

Visit houstontx.gov/hcdrecovery/dr21 to learn more about program pathways, check eligibility, and get started.

Have questions?
Call: 832-394-6200
Email: singlefamilyeligibility@houstontx.gov



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



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

Completion Percentage: 93%

Total Number of Units: 120

Restricted Units: 120

Total Project Cost: \$41,025,424.00

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

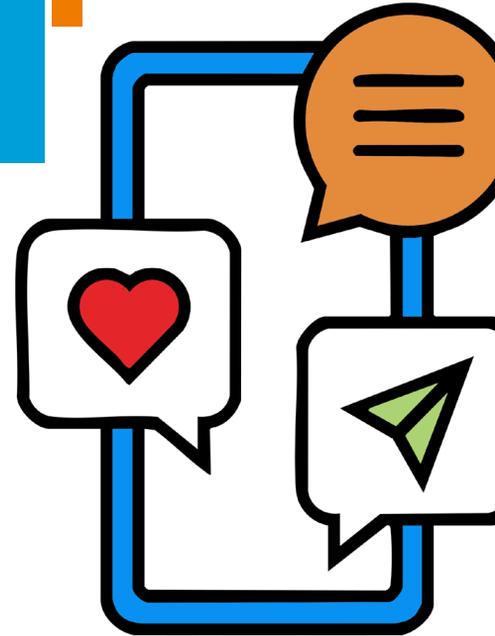
Developer: New Hope Housing

Architect: GSMA Architects

Estimated Completion: April 2026



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VII. PUBLIC COMMENTS