

**THE CITY OF HOUSTON**

HOUSING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

# ANNUAL REPORT

# 2022







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# MESSAGE FROM THE **DIRECTOR AND CHIEF FINANCIAL OFFICER**

The City of Houston Housing and Community Development Department (HCD) is pleased to present our 2022 Annual Report. This Annual Report details work and accounting from fiscal year FY22. The COVID-19 epidemic has broadened Houston's most challenging housing issues, which have persisted for years. It also highlighted the significance of housing stability for the health and well-being of a household. Even with the difficulties that FY22 presented, the City of Houston Housing and Community Development Department remained focused on implementing equitable and scalable solutions to increase the supply of affordable, accessible housing that meets the needs of a diverse range of households.

Our department reshaped policies to promote equity in the in FY21-22. It strengthened connections with partners to build new mixed-income neighborhoods, making it easier for people of all income levels to buy homes in Houston. Through our Affordable Home Development and Harvey Single - Family Development Programs, we aim to build over 3,000 new, energy-efficient, disaster-resilient single-family homes outside of Houston's flood-prone areas for Houstonians.

The completion of eight (8) multifamily developments, along with expansion in the Small Rental Program, also contributes to our responsible building, resilience for communities, and opportunities for the long term.

“ ”

***We have a variety of programs that make it easier for people of all income levels to buy homes in Houston.***

**- Keith W. Bynam**

Our Homebuyer Assistance Program provided down payment assistance to 166 homebuyers, a nearly three percent (3%) increase from last year. In addition, HCD's Single - Family Home Repair Program continues to be a mainstay and popular option for Houstonians needing assistance. In FY21-22, the program completed 45 home repairs through this program.

The Public Services division executed one of the country's most successful distributions of emergency rental assistance. In collaboration with Harris County, nonprofit organizations, and private sector companies, the Emergency Rental Assistance Program (ERAP) disbursed over \$21 Million to 7,074 renters in Houston. The Buyout and Public Facilities Programs continued to invest in infrastructure projects capable of mitigating future disasters and creating employment and growth prospects in the community.



***We've implemented parameters to increase the financial integrity of HCD operations with an unwavering commitment to make investments that serve Houstonians' housing needs.***

**- Temika Jones**

This year's annual report illustrates the impact of these programs by highlighting some of the success stories, groundbreaking, grand openings, and other events. Last year's report won the American Inhouse Graphic Design award and was a finalist for Design Thinking for Good at the 2022 Design & Innovation Awards.

Our department is a connection point between the immediate needs of Houstonians and long-term issues such as climate change and housing affordability. We are proud of what we've achieved in the past year, but much remains to be done. Regardless of the challenges ahead, HCD will continue to develop communities where our residents can work, play, learn, and prosper.

**Keith W. Bynam**

Director

**Temika Jones**

Assistant Director  
Chief Financial Officer

# WHAT WE DO



## **VISION**

We envision a Houston where everyone has a home they can afford in a community where they can thrive.

## **MISSION**

The mission of the Housing and Community Development Department is to make investments that serve Houstonians' housing needs and to build a more equitable city by creating safe, resilient homes and vibrant, healthy communities.

## **EQUAL OPPORTUNITY**

HCD works to ensure that housing remains fair for all residents, regardless of their race, color, national origin, religion, sex (including gender identity and sexual orientation), disability, or family status.





## INVESTING

in partnerships to shape a more equitable Houston.

## CREATING

homeownership opportunities for all stages of life.

## SERVING

Houstonians who don't have stable homes or who are experiencing homelessness.

## BUILDING

neighborhood amenities & services for communities.

## LEVERAGING

recovery resources to transform the city and make our recovery last beyond the next storm or crisis.

## PRESERVING

affordability for homes and communities for the long term.

## LEADING

in a national conversation about the affordable housing crisis.

# investing

**IN PARTNERSHIPS TO SHAPE A MORE EQUITABLE HOUSTON.**

At HCD, we purposely invest in partnerships with nonprofit organizations and developers to build home opportunities, public amenities, connect local businesses to new ventures, and ensure our services reach Houston's most vulnerable residents.



The City of Houston is proud to welcome additional homes to Northwest Houston. The Hartwood at W. Little York celebrated its grand opening with Mayor Sylvester Turner. 4.14.2022 | Hartwood at W Little York | Harvey Multifamily



# NEW HOMES FOR HOUSTON

## THE ROAD TO 2023 AND BEYOND

The COVID-19 pandemic has increased the significance of housing stability for a family's health and well-being. While a pandemic-related housing safety net, including eviction moratoriums and emergency rental assistance kept millions of tenants safely housed, these initiatives were only temporary. Prior to Hurricane Harvey, Houston was short on assistance and affordable single-family homes.

Under Mayor Turner's leadership, HCD aims to construct 3,000 new single-family homes by the end of 2023. Through the Affordable Home Development Program, for- and non-profit developers receive funding from the City of Houston to make homes attainable for Houstonians at various income levels.

"Increasing the supply of affordable and sustainable housing in Houston is a top priority for my administration," said Mayor Sylvester Turner. "We are building new, affordable homes at a faster pace, both ensuring that people in under-invested communities can become owners of single-family homes and creating rental homes in high-opportunity areas where affordability is hard to come by."

# STAYING COMMITTED TO EQUITY



## ROBINS LANDING

Robins Landing, located near Tidwell Road and Mesa Drive, will provide homeownership opportunities and help create financial stability for families. Almost one-quarter of the new single-family homes will be accessible to Houstonian homebuyers earning 80 percent or below the Area Median Income, about \$63,000 yearly for a family of four. The master-planned community will include essential services and amenities such as a healthcare clinic and library. Developed by Houston Habitat for Humanity, the 127-acre Robins Landing will consist of 468 single-family homes, including 400 affordable homes.

The City of Houston is proud to partner with Robins Landing- a vibrant, new mixed-income, master-planned community with highly coveted amenities on a sprawling 127-acre tract in northeast Houston. 2.28.22 | Robins Landing | Groundbreaking | District

## COMMUNITY COVID HOUSING PROGRAM

As an extension of our efforts that began in October 2020, HCD continued providing support and resources to service providers to connect unhoused residents to much-needed services. For example, in January 2022, officials from the City of Houston, Harris County, and the Coalition for the Homeless announced a \$100 million initiative to house 7,000 more people experiencing homelessness and make critical enhancements to bring the region closer to ending homelessness. As of February 7, 2023, approximately 12,193 people were housed - or received homelessness diversion services through the Community Covid Housing Program.



Mayor Turner and Harris County leaders unveiled a \$100 million plan that would use federal, state, county, and city funds to cut the number of homeless people in the area in half by Press Conference date: 01.26.22.

# creating

**HOMEOWNERSHIP OPPORTUNITIES FOR ALL STAGES OF LIFE**



The Gutierrez family's newly reconstructed home - northside - District H | 3.3.2022 | Home Repair Program

HCD helps homeowners and homebuyers through home repair, homebuyer assistance, and the construction of new homes. The Home Repair Program aims to build and maintain homes in our community for those who belong to vulnerable groups or whose houses are immediately harmful to their health and safety. Meanwhile, our Homebuyer Assistance Programs are helping to make the dream of homeownership a reality for many Houstonians. Additionally, we work with for-profit and nonprofit developers to build various types of homes in communities across the city, providing additional options for Houstonians to choose where they live.



# SINGLE-FAMILY HOME REPAIR PROGRAM

One of the City's longest-running programs, the Single-Family Home Repair Program, helps repair or rebuild homes worn by weather and age. Our program serves the most vulnerable by prioritizing homes owned by low-income families with elderly or disabled residents or children.

HCD's critical Single-Family Home Repair Program helps make repairs needed to protect a homeowner's life, health, and safety. In FY22, the program repaired or reconstructed 252 homes and disbursed 235 reimbursement checks.

## key facts

**5**

**HOMES REPAIRED**

**40**

**HOMES RECONSTRUCTED**

**20**

**HOMES UNDER CONSTRUCTION**

**FUNDING SOURCES: CDBG, TIRZ, DR15**

**207**

**HOMES RECONSTRUCTED**

**235**

**REIMBURSEMENTS ISSUED**

**FUNDING SOURCES: DR17**



“ ”

*Thank you so much  
for giving us such a  
beautiful home.*

- Sally Williams



HCD Disaster Recovery Team and Burghil Homes with homeowners Willis and Sally Williams.



# WILLIS AND SALLY WILLIAMS

# VALENTIN AND DORA RAMOS

Disaster Recovery Team and Burghli Homes with homeowners Valentin and Dora Ramos.



The Ramos family's newly reconstructed home - northside - District H | 8.20.2021 | Homeowner Assistance Program (HoAP) Disaster Recovery.

“ ”

*I am so glad you all built us a new home. The previous home was so bad, that I ended up in the hospital. I just love the floors.*

**- Dora Ramos**

“ ”

*How did I get so lucky to get a beautiful home like this, I just love everything.*

- Sarah Glenn



Sarah Glenn's newly-reconstructed home - Settegast - District B | 9/17/2021 | Homeowner Assistance Program (HoAP) Disaster Recovery

Disaster Recovery Team and SLECC with homeowner Sarah Glenn



# SARAH GLENN

# NEW HOME DEVELOPMENT PROGRAM

The New Home Development Program builds new single-family homes that will be affordable to several generations of Houstonians.

Moreover, partnering with the Houston Land Bank (HLB) allows us to utilize the vacant land in HLB's inventory to construct new affordable homes for purchase by low- and moderate-income residents.

By building homes through the New Home Development Program, we transform previously dilapidated neighborhoods into vibrant communities with two- and three-bedroom residences.

## key facts

**18**  
HOMES BUILT

**15**  
HOMES SOLD (TRADITIONAL MODEL)

**1**  
HOMES SOLD (HCLT)

**1**  
HOMES UNDER CONSTRUCTION

**FUNDING SOURCES: TIRZ**

# HOMEBUYER ASSISTANCE PROGRAM

## key facts

**166**

**HOMEBUYERS ASSISTED**

**11**

**EVENTS HELD**

**FUNDING SOURCES: TIRZ, DR17**

One of our most popular programs, the Homebuyer Assistance Program, provides up to \$30,000 in down-payment and other closing costs to homebuyers purchasing their first home. With the addition of the Harvey Homebuyer Assistance Program, we also provide funds to homebuyers to replace a home lost due to Hurricane Harvey.

*HCD's homebuyer assistance programs offer down payment assistance to help buyers with the upfront costs of purchasing a home. Eligibility requirements and the amount of assistance available varies by program.*

# HOMEBUYER CHOICE PROGRAM

Where you live matters. For many low- and moderate-income Houstonians, buying a home at an affordable price limits neighborhood choice. The City of Houston's Homebuyer Choice Program, in collaboration with the Houston Community Land Trust (HCLT), seeks to make quality homes in any neighborhood affordable.

The Homebuyer Choice Program can decrease a home purchase price by up to \$150,000. Buyers pick the home of their choice and agree to a land trust agreement with the Houston Community Land Trust, ensuring that the home will always be affordable to future buyers. With a home zoned to an A- or B-ranked school, the maximum subsidy is \$150,000; in all other locations, homebuyers can receive aid up to \$100,000.

## key facts

**44**

**HOMEBUYERS SERVED**

**FUNDING SOURCES: TIRZ**



Ms. Leticia Cortez enters her new home, purchased through our Homebuyer Choice Program. This new partnership with the Houston Community Land Trust allows residents to move into a home of their choosing at a reasonable price. Homebuyer Choice Program | TIRZ | Acres Homes - District B | 4.13.22



LETICIA

**CORTEZ**



# NEW HOMES FOR HOUSTON

The New Homes for Houston initiative is the umbrella for the Affordable Home Development Program (AHDP) and the Harvey Single-Family Development Program (HSFDP). Through the initiative, HCD invests in our neighborhoods by providing gap financing to partnering developers to build over 3,000 disaster-resilient, energy-efficient homes reserved for program-qualified Houstonians. In addition, the New Homes for Houston initiative creates homeownership opportunities in walkable neighborhoods with access to quality schools, mass transit, and other desirable neighborhood amenities.

By investing in constructing new homes in areas safe from future flooding, utilizing sustainable, resilient designs, and enhancing the delivery process, we help Houstonians thrive.



# SEVEN

# AFFORDABLE HOME DEVELOPMENT PROGRAM

Through the Affordable Home Development Program (AHDP), both for and non-profit developers receive funding from the City of Houston to make homes attainable to Houstonians earning up to 120% of the Area Median Income. This model of large-scale development will result in the construction of new communities and increase the supply of quality affordable homes that meet the needs of low-to-moderate-income Houstonians.

AHDP launched in FY22 and received several proposals from the developer community. As a result, seven proposals were selected, and the first round of homes will hit the market in early 2023.

Rendering of the Southern Palm development in the Old Spanish Trail (OST) community. Mayberry Homes will build 40 new affordable three-bedroom single-family homes on land purchased from the Midtown Redevelopment Authority. The homes will be sold to homebuyers earning up to 120% of the Area Median Income.



# HARVEY SINGLE-FAMILY DEVELOPMENT PROGRAM



New Homes for Stella Link at Harmony House 10555 Stella Link  
77025 | 5.5.2022 | Public Meeting

Hurricane Harvey impacted 27% of all Houston households. Of the homes affected by Hurricane Harvey, 54% were owner-occupied. Sadly, nearly 32% of those owner-occupied households were affected by floodwaters.

The Harvey Single-Family Development Program (HSFDP) provides affordable, newly constructed, energy-efficient, single-family homes outside of the flood-prone areas of Houston for Houstonians impacted by Hurricane Harvey. At least 51% of these homes are reserved for purchase by low-to-moderate-income households whose annual income is less than 80% of the Area Median Income (approximately \$63,000 for a family of four).

In FY22, HCD purchased three large land tracts for single-family home development under the HSFDP. The Near Northside tract is located near 850 Burnett Street and is approximately 10.7 acres. The Cityscape tract is located at 12606 Cityscape Avenue near Highway 288 and East Orem and is approximately 14.9 acres. Finally, the Stella Link tract is located at 10301 Stella Link, south of Main Street and east of Willowbend Avenue.

Developers selected through a Notice of Funding Availability (NOFA) will receive a land grant and a forgivable loan to build infrastructure and homes at each location. In addition, program-qualified homebuyers will be able to receive up to \$135,000 in assistance to make the sale price more attainable.

# HARVEY RECOVERY SMALL RENTAL PROGRAM

By funding new construction and reconstruction of small rental properties, the Harvey Recovery Small Rental Program rebuilds Houston's supply of affordable rental homes (2-7 units), meeting the rising demand for this type of housing and replacing some of the affordable homes destroyed by Hurricane Harvey. This program primarily collaborates with non-profit developers who serve low-to moderate-income families. Due to the storm's aftermath, many small and medium-sized organizations were stretched for resources. The Harvey Small Rental Program directly addresses this resource strain, allowing developers to concentrate on building homes and gaining the experience required to meet the demands of future disasters. The City makes funding available through a Notice of Funding Availability (NOFA) and application process; to qualify for funding, a developer has to agree to reserve at least half of the units for low-and moderate-income households for at least 20 years.

## key facts

4

**DEVELOPMENTS FUNDED**

**FUNDING SOURCES: DR17**



# MULTIFAMILY DEVELOPMENT PROGRAM

Affordability is a national crisis, and Houston is no exception. Before Harvey, there was a shortage of multifamily housing, and the need has only grown since then. Nearly 46% of renters continue to be burdened by housing costs following the storm.

The Harvey Multifamily Program is the primary program for rapidly developing multifamily apartment homes. In FY22, the program completed the construction of eight (8) communities that included 768 units reserved for low-to-moderate-income households.

Building more affordable apartment communities gives Houstonians more options for where they live, work, and where their children attend school.

## key facts

8

**DEVELOPMENTS COMPLETED**

23

**UNDER CONSTRUCTION**

889

**UNITS CREATED**

**FUNDING SOURCES: CDBG-DR2,  
BONDS, HOME, TIRZ**



# EDISON LOFTS

The Edison Lofts community of 126 mixed-income apartment homes in Houston Fort Bend County celebrated its grand opening on August 12, 2021. The second development completed through the City of Houston's Harvey Multifamily Program, provides affordable homes complete with an on-site Pre -K Early Learning Center, a clubhouse, and community gathering spaces. Resiliency features for the development include solar panels that offset 100% of the electrical cost for the community center and leasing office.



# HARTWOOD AT W. LITTLE YORK

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Hartwood at W. Little York is a gated three-story garden-style community with 150 units. The property features several amenities, including a spacious clubroom for community gatherings, a swimming pool, fitness facility, media/game room, on-site storage units, barbeque grills, picnic area, craft room, and a business and learning center with a library.







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# HARTWOOD AT BRIARWEST

Located in West Houston, Hartwood at Briarwest Apartments, 12976 Westheimer, Houston 77077, is a mixed-income community of 120 units with strong amenities, including a library, fitness center, craft room, and more. Residents can choose from one, two, or three-bedroom units fully equipped with granite countertops, a dishwasher, and a washer and dryer. Residents with children have access to highly-ranked school districts and nearby parks.





# CAMPANILE AT COMMERCE

Located at 2929 Commerce Street, Houston, Texas 77002, Campanile on Commerce is an apartment-home community offering one- and two-bedroom homes for seniors 55 and older. This three-story development features 120 units with accessible rent for residents with varying income levels. Campanile on Commerce also offers diverse community amenities, including a fitness center, business center, activity room, and clubhouse center. In addition, residents can take supportive classes on nutrition, adult education, credit counseling, and more. An onsite shuttle service is also available to transport residents to medical appointments.

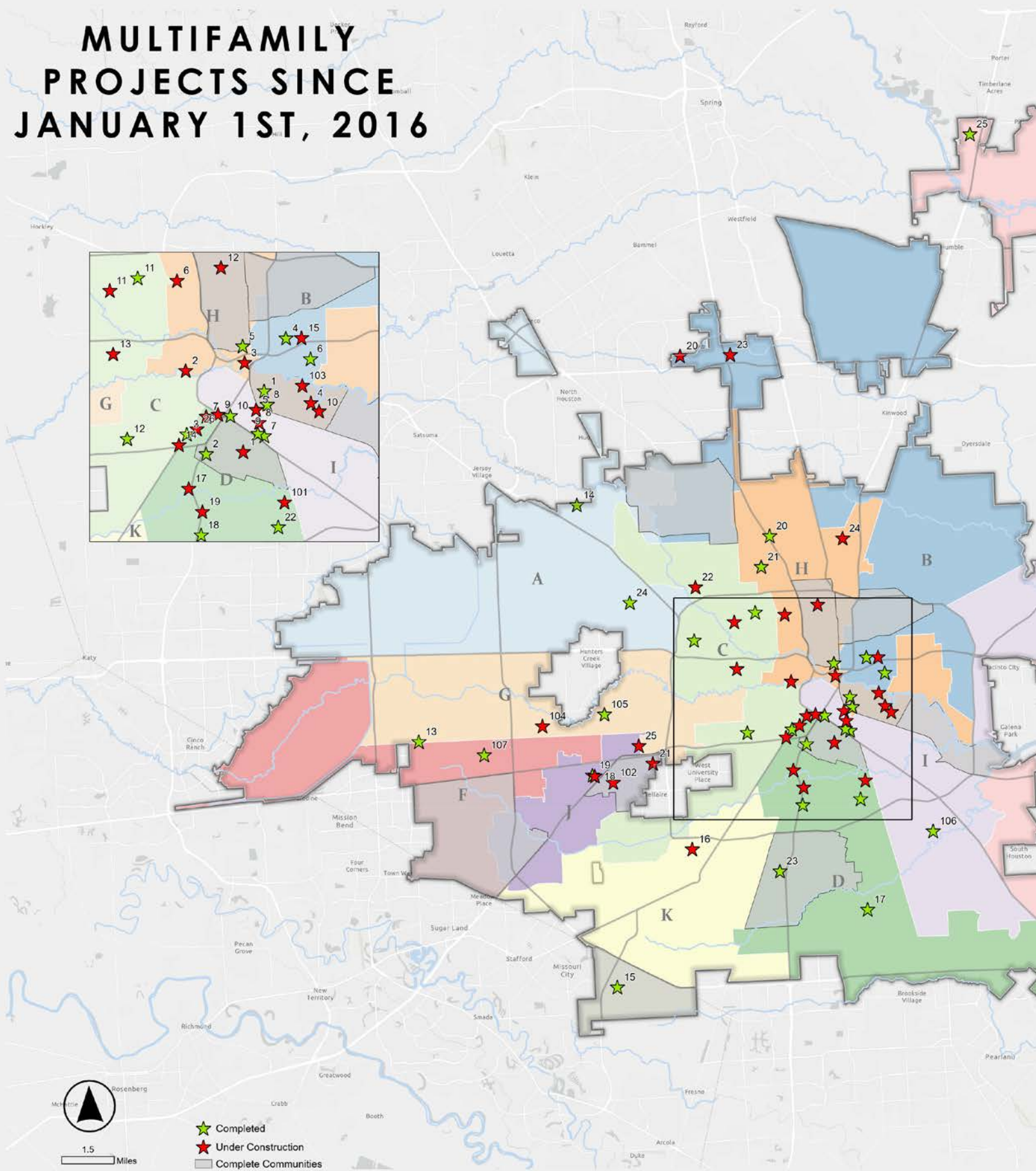
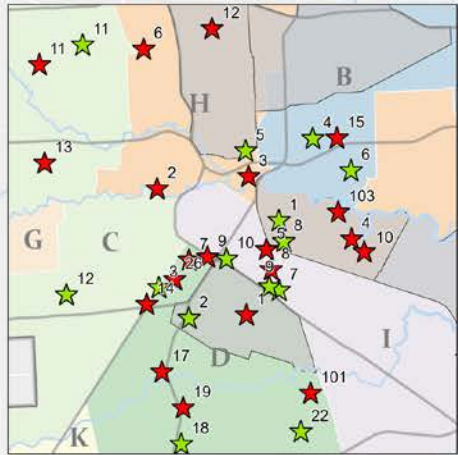


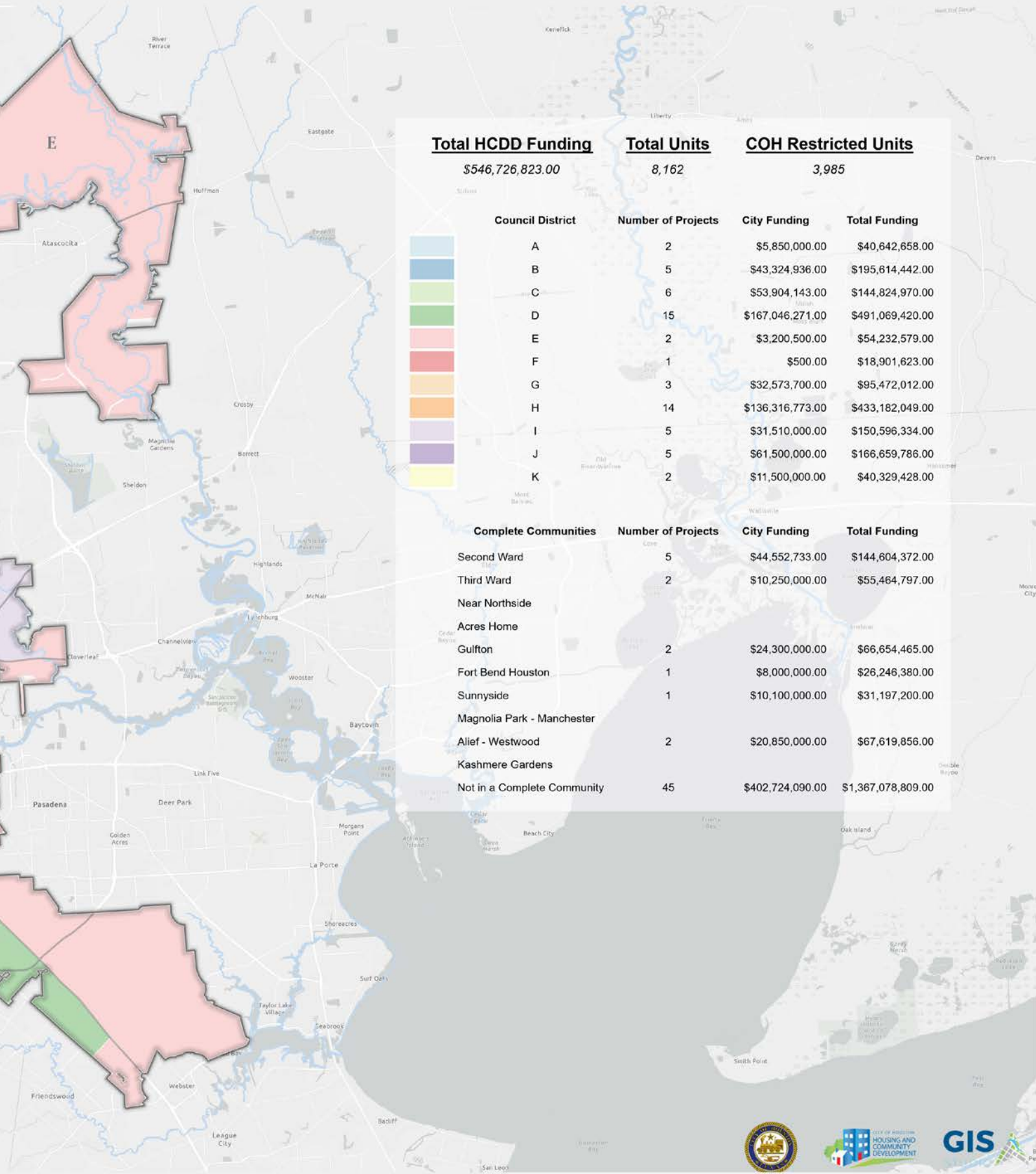
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# MULTIFAMILY PROJECTS SINCE JANUARY 1ST, 2016





**Total HCDD Funding**

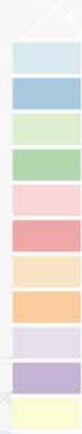
\$546,726,823.00

**Total Units**

8,162

**COH Restricted Units**

3,985



Council District	Number of Projects	City Funding	Total Funding
A	2	\$5,850,000.00	\$40,642,658.00
B	5	\$43,324,936.00	\$195,614,442.00
C	6	\$53,904,143.00	\$144,824,970.00
D	15	\$167,046,271.00	\$491,069,420.00
E	2	\$3,200,500.00	\$54,232,579.00
F	1	\$500.00	\$18,901,623.00
G	3	\$32,573,700.00	\$95,472,012.00
H	14	\$136,316,773.00	\$433,182,049.00
I	5	\$31,510,000.00	\$150,596,334.00
J	5	\$61,500,000.00	\$166,659,786.00
K	2	\$11,500,000.00	\$40,329,428.00

**Complete Communities**

Complete Communities	Number of Projects	City Funding	Total Funding
Second Ward	5	\$44,552,733.00	\$144,604,372.00
Third Ward	2	\$10,250,000.00	\$55,464,797.00
Near Northside			
Acres Home			
Gulfton	2	\$24,300,000.00	\$66,654,465.00
Fort Bend Houston	1	\$8,000,000.00	\$26,246,380.00
Sunnyside	1	\$10,100,000.00	\$31,197,200.00
Magnolia Park - Manchester			
Alief - Westwood	2	\$20,850,000.00	\$67,619,856.00
Kashmere Gardens			
Not in a Complete Community	45	\$402,724,090.00	\$1,367,078,809.00



# building

**NEIGHBORHOOD AMENITIES & SERVICES FOR COMMUNITIES**





HCD works on large-scale community improvement projects. We create public spaces, connect local businesses to new ventures, and ensure services are available to Houston's most vulnerable residents. By investing in locations throughout the city, we provide tools for families and individuals to build bright, healthy lives.



Project Progress Navigation Center | Public Facilities | ESG-CV | Fifth Ward | 8.10.2022

# PUBLIC SERVICES

HCD recognizes the vital work of non-profit service providers. Our Public Services division oversees grants to non-profits working in critical areas such as job training, childcare, legal aid, transportation, emergency housing support, and mental health services to help them achieve their mission. In addition, the division provides specialized services to people living with HIV/AIDS and those who are homeless or transitioning out of it.

Last year, Houston and Harris County continued collaborating on the Emergency Rental Assistance Program (ERAP), focusing on using funds for households facing eviction. This program started in 2021, and though funded with temporary funds, the program assisted more than 77,500 families with over \$322.3 million, of which \$39.5 million and 6,000 households were in the eviction process. Moreover, the department continues to address homelessness in all areas by providing financial assistance to more than 50 projects operating services to make homelessness rare, brief, and non-recurring.

## key facts

### **PUBLIC SERVICES (ENTITLEMENT) FY22**

**38**

**FISCAL YEAR ENTITLEMENT PARTNERS**

**32,188**

**RESIDENTS SERVED**

**FUNDING SOURCES: CDBG, HOPWA, ESG**

### **HARVEY PUBLIC SERVICES FY22**

**18**

**ORGS SUPPORTED**

**2,583**

**RESIDENTS SERVED**

**FUNDING SOURCES: CDBG, DR-17**

**AGENCY SPOTLIGHT:**

# **THE VILLAGE**

The Village Learning Center, founded in 2000, provides quality programs and services to individuals with disabilities. These programs include a Day, Vocational Training, and Afterschool programs. The Day and Afterschool programs provide classroom accommodations to adults based on their level of need and help students develop and maintain various technical and social skills. HCD provides funding for its Vocational Training Program, which teaches technical and social skills necessary for individuals with intellectual or developmental disabilities to obtain and maintain long-term employment, helping them become self-sufficient. The Village Learning Center partners with various employers in the community to provide on-the-job training opportunities, which often lead to employment offers. In FY22, through HCD funding, close to 45 individuals with intellectual or developmental disabilities gained employment.

**AGENCY SPOTLIGHT:**

# **BRENTWOOD COMMUNITY FOUNDATION**

Since its establishment in 1993, Brentwood Community Foundation has strived to improve the quality of life in the greater Houston community through education, economic development, the arts, health, and social service programs. During FY22, Brentwood administered a program that operated an 18-unit transitional housing facility and provided rental assistance to HOPWA-eligible households living with HIV/AIDS using HOPWA and HOPWA-CV funds from the City. The rental assistance program offered short-term financial assistance for rent, mortgage, and utilities.

## AGENCY SPOTLIGHT:

# CATHOLIC CHARITIES

Catholic Charities Housing Program offers services to help families on the verge of becoming homeless or who have already experienced homelessness. The program provides rental assistance and connections to services that contribute to housing stability, such as employment readiness, financial literacy, counseling, and childcare. During FY22, Catholic Charities administered the Emergency Rental Assistance Program (ERAP) using Community Development Block Grant-Covid Virus (CDBG-CV) funds to prevent, reduce, and control the spread of COVID-19 by preventing widespread evictions and preventing the sharing of utilities or inability to pay for utilities by providing rental assistance and related financial services to eligible households impacted by the pandemic. The program administered a Rapid Rehousing Program using HOPWA-CV, CDBG-CV, and ESG-CV funds to provide rapid rehousing case management services to families affected by the pandemic.

## key facts

### CV EMERGENCY ASSISTANCE FY22

**77,074**

RENTERS ASSISTED

**\$21,338,062**

PUBLIC SERVICES SPENDING

**9,999**

RESIDENTS SERVED

**FUNDING SOURCES: CDBG-CV, HOPWA-CV, ESG-CV**



# PUBLIC FACILITIES

HCD promotes strong communities by funding public amenities in low- and moderate-income areas. These projects include libraries, community centers, parks, and health clinics.

In addition, the department is collaborating with Houston Public Works in our Harvey Buyout Program to manage purchased residential buildings in high-risk flood zones. The properties purchased will become wetlands, detention ponds, and other infrastructure projects to help mitigate the risk of flooding in vulnerable communities.

In FY22, we focused on key projects integral to the community that benefited the residents economically, socially, and physically. Projects included a new Harmony House facility that will serve the community by providing a safe space to sleep and wrap-around services for its residents and the Bethune Empowerment Center, which will act as a business incubator and institution for vocational training in the Acres Homes neighborhood.

Public Facilities also purchased the Fondren Boardwalk Apartments, approximately 7.73 acres, to improve drainage and reduce future flood impacts.

## key facts

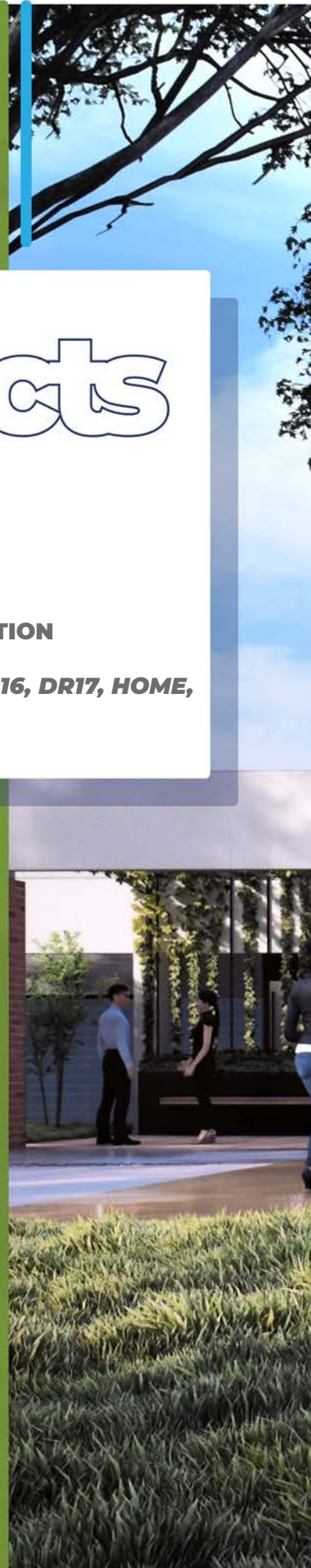
1

**PROJECT COMPLETED**

14

**PROJECTS UNDER CONSTRUCTION**

**FUNDING SOURCES: CDBG, DR16, DR17, HOME, CDBG-CV, TIRZ/HHB**



The Bethune Empowerment Center will provide Houstonians with access to quality services and amenities, including job training, apprenticeships, skill-building services, small business resources, co-working spaces, and business incubators. Bethune Empowerment Center | Wesley Community Center | 8.7.21

# BETHUNE EMPOWERMENT CENTER







# HARMONY HOUSE

# HARMONY HOUSE

Equipped with 128 beds and wrap-around services, the new facility will provide ultra-affordable units for working poor men and increase the diversity of affordable housing options in Houston. The 14,000 square foot three-story facility includes dormitory space and access to on-site amenities, including a shared kitchen, dining and laundry facilities, computer lab, 24-hour Open Access clinic resourced by Harris Health, dental care, and case management services.

Harmony House, Inc. has provided services for Houston's low-income and homeless population since 1992. Currently, the nonprofit operates three permanent supportive housing programs, two transitional, and a dormitory-style facility.



# COVENANT HOUSE TEXAS

Covenant House Texas (CHT) | A rendering shows an aerial perspective of the new Covenant House Texas campus in Montrose as seen from the south. The proposed project will provide an updated shelter, medical and mental health clinic, and safer housing to accommodate youth.

The new four-story, 104,000 square foot building will occupy more youth, a chapel, large commercial kitchen and cafeteria, career center with computers and internet, outdoor courtyard and recreational facilities, age-appropriate areas for infants and toddlers, rooms dedicated to art and music, meeting/library, digital library, two office spaces, and larger multipurpose rooms for youth activities.

CHT was founded as an affiliated site of Covenant House International in 1983 to meet the needs of homeless youth in Houston and provides emergency shelter and support services to the greater Houston area 24-hours/365-days a year.



Covenant House Texas (CHT) | A rendering shows exterior views of the facility.

# BUYOUT & INFRASTRUCTURE

HCD collaborates with Houston Public Works, Harris County Flood Control District, and data experts to identify infrastructure drainage and improvement projects and voluntary buyout properties that are at high risk of repeated flooding to build a more resilient city and protect Houstonians from future disasters. With these changes, we are strengthening Houston's flood infrastructure and assisting vulnerable Houstonians in avoiding living in unsafe areas.

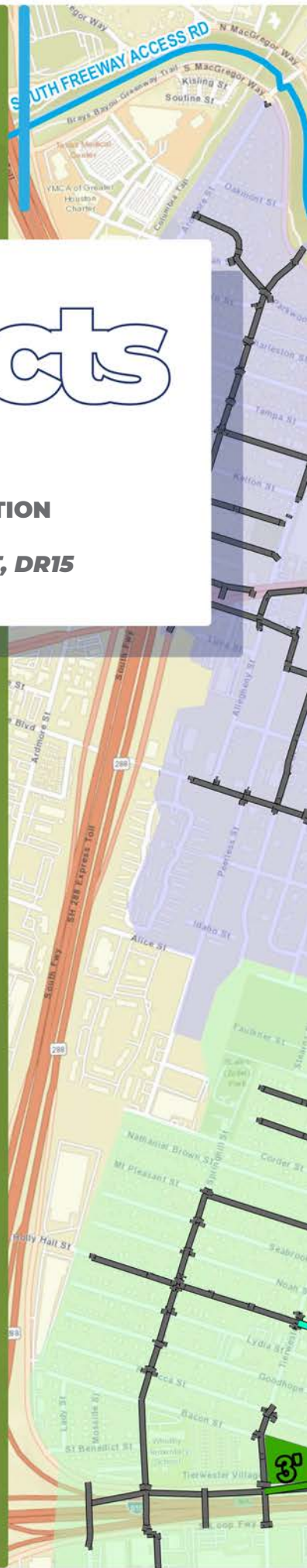
During FY22, the division focused on critical infrastructure projects such as the Neuens Road development, which would decrease flooding and reduce drainage along Neuens Road between Gessner and Blalock roads. The Voluntary Buyout Program also purchased and demolished four (4) homes. The properties were purchased with federal funds and converted into green spaces and detention basins.

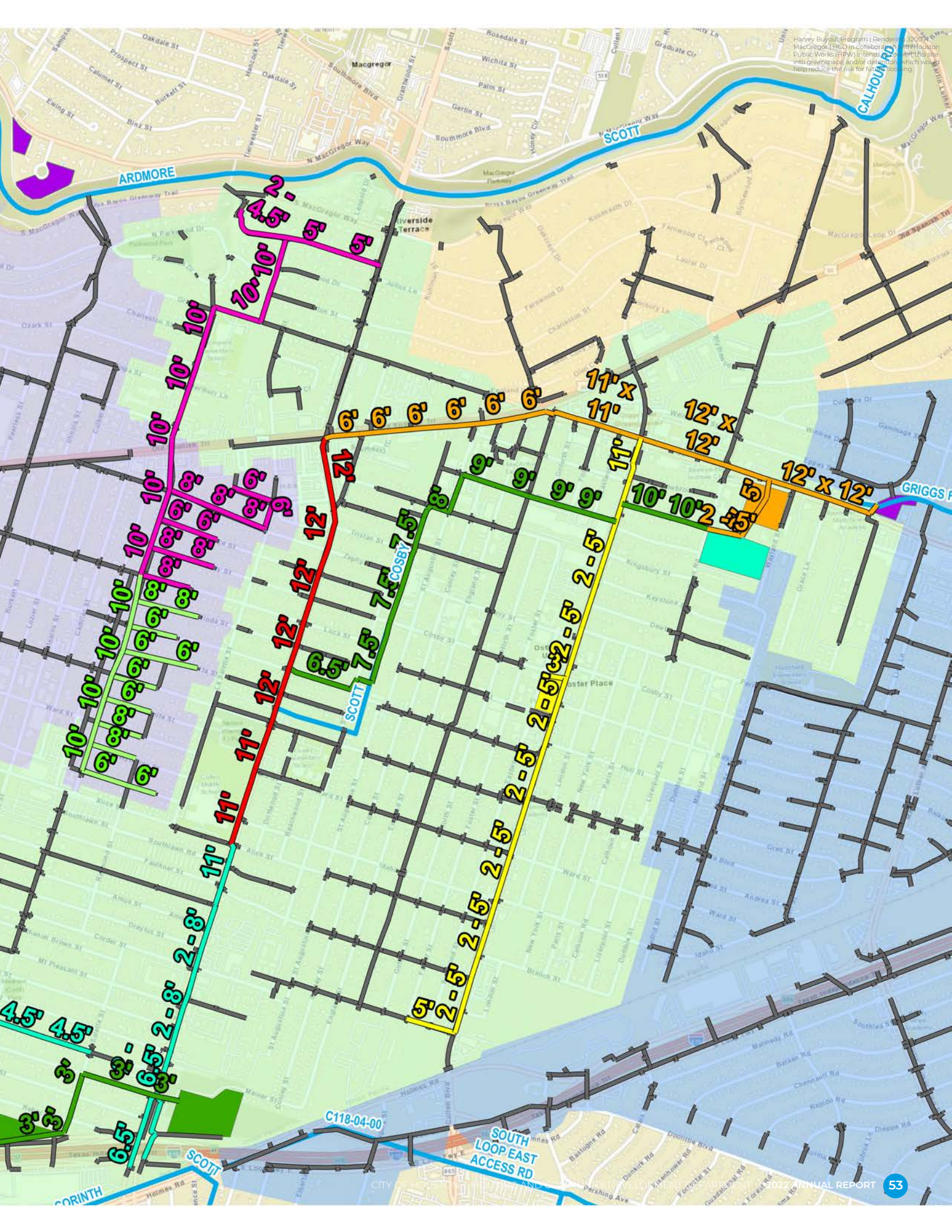
## key facts

### 2

**PROJECTS UNDER CONSTRUCTION**

**FUNDING SOURCES: CDBG-MIT, DR15**





# ECONOMIC DEVELOPMENT

The Economic Development team is responsible for developing our Harvey Economic Development Program (HEDP). Launched in spring 2021, the program offers grants for Houston's small businesses impacted by Hurricane Harvey. The HEDP application prioritizes micro-enterprises, defined as small businesses with five (5) or fewer employees. HEDP grants can be up to \$150,000 and average about \$112,000.

The City of Houston has awarded over 100 small business grants through the HEDP, part of the City's long-term recovery plan. Sixty percent of the HEDP grants have been provided to women-owned businesses; eighty-five percent of the grants have been provided to minority-owned businesses; and ninety-five percent of the grants have been provided to microenterprises, which are the "mom and pop" businesses of five (5) employees or fewer.

## key facts

**176**

**JOBS CREATED**

**\$30.2M**

**INVESTED**

**\$9.4M**

**EXPENDED TO DATE**

**FUNDING SOURCES: DR17**



OPEN

# connect

## HOUSTONIANS WITH RESOURCES TO BUILD BETTER LIVES

Our programs serve individuals and families from diverse economic, social, and cultural backgrounds. Increasing trust and transparency with the communities we serve is always a priority. We also have several teams who work to ensure that our programs comply with HUD requirements, help those who need affordable housing intelligently, and that people know about our work.



HCD's Section 3 host 5th Annual Career Opportunity Fair - Houston Community College | Compliance and Operations | 7/13/2022 | Bellaire





# COMPLIANCE & GRANTS ADMINISTRATION DIVISION

The Compliance and Monitoring Division conducts training for local builders to ensure they know and understand HUD Section 3 requirements to hire and train local workers for federally funded projects. This division also monitors developers who have previously received HCD funding to ensure they continue offering affordable apartments to renters during the compliance period.

In FY22, HCD collaborated with Houston Community College System (HCCS) to host the 5th Annual Job Opportunities Fair. Around 80 companies, vendors, community resources, and City departments attended the events, offering hundreds of available jobs, second-chance possibilities, and free non-employment-related services to over 1,200 registered attendees.

## key facts

**203**

**SECTION 3 WORKERS CERTIFIED**

**44**

**SECTION 3 BUSINESS CONCERNS CERTIFIED**

**166**

**COMMUNITY EVENTS**

**6,302**

**PEOPLE REACHED THROUGH THE EVENTS**





# COMMUNICATIONS & OUTREACH

The Communication and Outreach Division of HCD informs the public about HCD's activities.

With an integrated call center, outreach staff, and specialists in communication strategies, the division disseminates information about our services, organizes events that engage with people, and provides in-person, online, and telephone responses to queries.

In the 2022 fiscal year, our constituent services outreach team focused on the homeownership workshops piloted in 2021. This workshop series reviews the homeownership process through four virtual sessions, explaining the complex parts of homeownership, like credit scores and home maintenance costs. These workshops have proven to be some of our most popular, resulting in high demand for future sessions and special requests to conduct workshops at local universities.

## key facts

**93**

**OUTREACH EVENTS HELD**

**956**

**FAIR HOUSING HOTLINE CALLS ANSWERED/RECEIVED**

**8,351**

**PEOPLE REACHED FROM OUTREACH EVENTS**

**211,811**

**CALLS TAKEN BY THE CALL CENTER**

**4,695**

**NEWSLETTER SUBSCRIBERS**

**470,943**

**WEBSITE PAGE VIEWS**

**301,138**

**SOCIAL MEDIA IMPRESSIONS**

EP! BEEP!



**HOUSTON COMMUNITY LAND TRUST**

*Quick Guide to the Homebuyer Choice*

**How do I qualify?**

- ✓ Have a gross household income at or below **80% AMI** (see the chart).
- ✓ Be a U.S. citizen or permanent resident.
- ✓ Be able to put down at least 3000 out-of-pocket.
- ✓ Maintain at least \$1,000 in personal savings.

Family Size	Max Household Income
1	\$44,100
2	\$55,400
3	\$66,700
4	\$78,000

# GIS PLANNING & DEVELOPMENT

The Geographic Information Systems (GIS) section of the Communications and Outreach division provides programmatic and planning deliverables consisting of maps, analytics, and data. This section also develops GIS applications that assist with digital organizational and task-planning tools. The development of GIS applications has included capturing drone imagery and 3D visualization for the department. The Housing Resource & Data Center (HRDC) allows sharing of data, maps, and analytics with the public and HCD staff.

## key facts

**2,016**

**EXTERNAL APPLICATION VIEWS**

**5,410**

**INTERNAL WEB APPLICATION VIEWS**

**1,255**

**HRDC REQUESTS**



# FAIR HOUSING OUTREACH



Serving as a 2021-2022 Fair Housing Ambassador, staff from the Korean Business Journal gives a fair housing presentation to Korean-speaking residents.



The Fair Housing team promotes and educates Houstonians on fair housing. This year the team offered training, funding to organizations and community advocates, and public workshops to improve fair housing awareness among residents and key stakeholders.

## **FAIR HOUSING WORKSHOPS FOR LANDLORDS AND PROPERTY MANAGERS**

Our Fair Housing team offered four (4) free fair housing workshops for landlords and property managers to address fair housing laws and best practices. Two (2) attorneys were available to answer questions at each workshop. There were 477 housing professionals that attended these workshops.

## **2021 FAIR HOUSING AND HURRICANE PREPAREDNESS PROGRAM**

As residents receive information best from trusted sources, the Fair Housing team provided grants to five (5) community-based organizations to design and use outreach resources providing vulnerable communities with information that will assist them when and after a disaster happens. These organizations reached over a half million vulnerable residents with fair housing and hurricane preparedness information.

## **2021-2022 FAIR HOUSING AMBASSADOR PROGRAM**

To assist and encourage community and advocacy group participation, the Fair Housing team provided three technical assistance training sessions to help build organizational skills and capacity for groups wanting to conduct fair housing outreach in their community. Eighty representatives from local nonprofits and community groups attended each training. The Fair Housing team also created a series of scripted presentations around fair housing and renters' rights. These are available as a resource on HCD's website, free of charge for organizations or advocates. The Fair Housing team selected 11 groups to serve as Fair Housing Ambassadors during the year. Each Ambassador designed and implemented their outreach campaigns. Altogether, Ambassadors provided 91,650 individuals from vulnerable populations with fair housing information.

# PLANNING

## **BUILDING SUPPORT FOR AFFORDABLE HOMES**

The Planning team created and published Engaging Neighborhoods for a More Affordable Houston, a study aimed at learning how Houstonians talk about affordable homes, how to best communicate the importance of affordable homes, specifically in Houston, and how to raise neighborhood awareness and acceptance of affordable homes. The study has a ready-to-use toolkit for anyone looking to promote affordable home development in their community.

## **PROMOTING RESILIENCE**

The Planning team continued driving citywide resilience planning efforts by partnering with Houston Public Works, the Planning and Development Department, the Office of Emergency Management, the Mayor's Office of Resilience and Sustainability, the Mayor's Office of Recovery, and the Mayor's Office of Complete Communities on the following planning initiatives:

- Houston Resilient Sidewalks Plan
- Hazard Mitigation Plan & Emergency Planning
- Neighborhood Resilience Plans
- Buy-in/Buyout Plan
- Building Code Modernization
- Resilience Hub Master Plan
- Stormwater Master Plan
- Market Value Analysis

## **COMMUNITY MEETINGS**

As a part of our annual planning process, HCD held four (4) virtual community meetings / public hearings and reached 280 residents, including low-income residents and agency staff members that serve special needs populations. Keeping COVID-19 social distancing guidelines in mind, the hearings were conducted virtually through Microsoft Teams and Facebook Live. HCD utilized live open captioning and a Spanish interpreter for each meeting and posted a video of the hearings and the presentation slides on HCD's website for viewing and commenting. In addition to the public hearings, residents could comment online, by phone, email, and postal mail.





# ensuring

**RESPONSIBLE SPENDING FOR THE LONG-TERM BENEFIT**



Harmony House | Multifamily | Groundbreaking | TIRZ, BONDS | Downtown Houston | 11.16.21

Generating new and revitalized affordable homes in a city as big as Houston is a challenge that requires collaboration between the public and private sectors. HCD's work is primarily funded by federal grants, with some support from state and local sources.



# FUNDING & FINANCIALS

Under the Housing and Community Development Act of 1974, Houston is designated as an “entitlement city.” It receives an annual grant to develop viable urban communities through housing and economic activity that benefits low- and moderate-income Houstonians. To accomplish our goals, we combine funds from state and local sources and across the public and private sectors with our most significant funding source: federal grants.

The following pages detail our awards and spending during the 2022 fiscal year. HCD received over \$90 million in federal government funding, almost \$1.7 million from state grants, and slightly over \$21 million in local funding. In total, our department received \$112.7 million in resources. This report provides an overview of funding sources and a summary of the progress of HCD’s multi-year developments, to highlight expenditures and how award funds are distributed during the 2022 fiscal year.





# GLOSSARY: FUNDING SOURCES AND ACRONYMS

**CDBG:** The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to cities and counties. Funds are directed to developing viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title I of the Housing and Community Development Act of 1974.

**CDBG-COVID:** An extension of Community Development Block Grant funding to respond to the increased need for affordable housing and supportive services during the pandemic. The Texas Department of Housing and Community Affairs oversees this funding.

**CDBG-DR:** Funds necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas resulting from federally declared disasters. HCD currently uses funds from four different allocations related to disaster recovery, which are abbreviated as follows:

**CDBG-DR2:** The final allocation for long-term recovery provided after Hurricane Ike.

**DR15:** To fund home repair, housing buyout, and infrastructure improvement to address damage from the 2015 flood events.

**DR16:** To fund damage from the 2016 flood events and to improve flooding resilience through the buyout program.

**DR17:** To fund recovery programs after Hurricane Harvey, such as homeowner assistance, single-family development, multifamily rental, small rental, homebuyer assistance, buyout, public services, and economic revitalization.

**CDBG-MITIGATION:** In February of 2018, Congress appropriated Community Development Block Grant (CDBG) funds specifically for mitigation activities for qualifying disasters in 2015, 2016, and 2017.

**ECON DEV:** Federally allocated funding granted through an application to HUD, only provided for long-term economic development projects. Typically, these funds come in the form of grants from the Economic Development Initiative and accompanying loans through Section 108 of the Housing and Community Development Act of 1974.

**ERAP ROUND 1:** Funding provided under the Consolidated Appropriations Act 2021, to provide assistance to recover from the continued pandemic.

**ERAP ROUND 2:** Funding provided under the American Rescue Plan Act of 2021 to provide assistance to recover from the continued pandemic.



**ESG:** The Emergency Solutions Grant (ESG) program provides funding on an annual basis to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents; (5) rapidly rehouse homeless individuals and families; and (6) prevent families/individuals from becoming homeless.

**ESG-COVID:** An extension of Emergency Services Grant funding to provide more support for emergency shelters and keep people out of homelessness during the pandemic.

**GENERAL FUND:** The City of Houston's general operating budget.

**HHSP:** Texas' Homeless Housing and Services Program provides funding to the state's eight largest cities to support services for homeless individuals and families. Allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or other homelessness-related activity.

**HOME:** The HOME Investment Partnerships Program (HOME) provides grants to states and localities that communities use – often in partnership with local nonprofit groups – to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

**HOPWA:** Under the Housing Opportunities for Persons With AIDS (HOPWA) Program, HUD provides annual grants to local communities, states, and nonprofit organizations for projects that benefit low-income persons living with HIV/ AIDS, as well as their families.

**HOPWA-COVID:** An extension of HOPWA funds to help maintain facilities and activities, such as rental assistance and healthcare for persons with HIV/AIDS during the pandemic.

**HUD:** The U.S. Department of Housing and Urban Development, which provides the majority of federal funds provided to the City of Houston.

**LOCAL BONDS:** Voters have passed ballot measures allowing the City of Houston to finance affordable housing.

**TERAP:** Texas Emergency Rental Assistance Program. Provides rental assistance to income-eligible households impacted by COVID-19 to help them stay housed during the pandemic.

**TIRZ:** Tax Increment Reinvestment Zones (TIRZs) are special zones created by Houston City Council under state law to attract new investment to an area. TIRZs are intended to help finance the costs of redevelopment and encourage development in areas that would otherwise not attract sufficient market development in a timely manner. Taxes attributable to new improvements (tax increments) are set aside in a fund to finance public improvements within the zone's boundaries.

**TIRZ BONDS:** Serving low-to-moderate-income households in the Houston area with Homebuyer Choice, Homebuyer Assistance, and New Home Development programs.

**SPECIAL REVENUE FUND:** The Housing and Community Development Department uses these funds to support emergency housing needs and promote affordable housing initiatives.

# DEVELOPMENT MILESTONES: MULTIFAMILY

Completed						
PROJECT	AFFORDABLE UNITS	TOTAL UNITS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
<b>Belfort Park Apts</b> 4135 West Belfort Street, 77025	64	64	\$30,243	CDBG DR17	\$3,500,000	\$14,083,048
<b>Briarwest Apts</b> 12976 Westheimer Road, 77077	100	120	\$33,469	CDBG DR17	\$2,500,000	\$22,320,000
<b>Campanile on Commerce</b> 2800 Commerce ST, 77003	105	120	\$58,461	HOME, TIRZ	\$3,500,000	\$23,800,962
<b>Green Oaks Apartments</b> 1475 Gears Rd, 77067	177	177	\$767,212	HOME	\$6,273,113	\$33,975,518
<b>Edison Lofts</b> 7100 W. Fuqua Dr.,77489	107	126	\$28,382	CDBG DR17	\$8,000,000	\$26,246,380
<b>West Little York</b> 7925 W. Little York, 77040	105	150	\$40,028	CDBG DR17	\$2,350,000	\$22,830,000
<b>Gale Winds</b> 5005 Irvington Blvd, 77009	8	18	\$248,178	CDBG DR17	\$1,650,000	\$3,304,988
<b>900 Winston</b> 900 Winston, 77009	102	114	\$645,779	CDBG DR17	\$11,230,000	\$31,465,057
<b>Total</b>	<b>768</b>	<b>889</b>	<b>\$1,851,751</b>		<b>\$39,003,113</b>	<b>\$178,025,953</b>

Ongoing						
PROJECT	AFFORDABLE UNITS	TOTAL UNITS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
<b>McKee City Living</b> 650 McKee Street, 77002	100	120	\$458,485	CDBG DR17	\$14,500,000	\$35,479,520
<b>Scott Street Lofts</b> 1320 Scott Street, 77003	98	123	\$8,945,905	CDBG DR17	\$14,500,000	\$34,660,950
<b>NHH Avenue J</b> 5220 Avenue J, 77011	100	100	\$4,819,789	CDBG DR17	\$12,485,000	\$34,905,190
<b>South Rice Apts</b> 5612 South Rice Avenue, 77081	86	115	\$2,524,341	CDBG DR17	\$12,400,000	\$33,085,918
<b>Light Rail Lofts</b> 4600 Main Street, 77002	56	56	\$418,659	CDBG, HOME	\$3,464,143	\$16,339,005
<b>2100 Memorial</b> 2100 Memorial Drive, 77007	159	197	\$52,556	CDBG DR17	\$25,000,000	\$61,799,837
<b>Avenue on 34th</b> 2136 W 34th Street, 77018	56	70	\$805,668	CDBG DR17	\$9,090,000	\$18,187,638
<b>Canal Lofts</b> 5601 Canal Street, 77011	100	150	\$3,425,691	CDBG DR17	\$12,000,000	\$34,425,000
<b>Caroline Lofts</b> 2403 Caroline St, 77004	80	119	\$8,351,498	CDBG DR17	\$19,619,640	\$39,864,269

## Ongoing

PROJECT	AFFORDABLE UNITS	TOTAL UNITS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
<b>Dian Street Villas</b> 1433 Dian Street, 77008	96	108	\$4,237,675	CDBG DR17	\$11,000,000	\$28,971,116
<b>Gala at MacGregor</b> 102 Carson St, 77004	75	85	\$1,882,815	CDBG DR17	\$9,400,000	\$25,919,446
<b>Heritage Senior Residences</b> 1120 Moy Street, 77007	94	135	\$8,331,133	CDBG DR17	\$14,350,000	\$40,356,370
<b>Regency Lofts</b> 3232 Dixie Road, 77021	102	120	\$6,403,790	CDBG DR17	\$14,000,000	\$35,005,530
<b>The Citadel (FKA Elgin Place)</b> 3345 Elgin St, 77004	67	74	\$40,035.16	CDBG DR17	\$10,250,000	\$28,190,719
<b>St. Elizabeth</b> 4514 Lyons Ave, 77020	44	85	\$2,201,777	CDBG DR17	\$16,452,396	\$35,715,905
<b>Total</b>	<b>1,313</b>	<b>1,657</b>	<b>\$52,899,818</b>		<b>\$198,511,179</b>	<b>\$502,906,413</b>

## New

PROJECT	AFFORDABLE UNITS	TOTAL UNITS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
<b>Temenos Place</b> 1703 Gray St, 77004	95	95	\$1,846,739	CDBG DR17, BONDS	\$12,500,000	\$33,965,013
<b>Summit at Renaissance Park</b> 12121 Greenspoint Dr, 77060	325	325	\$7,520,576	CDBG DR17	\$14,900,000	\$76,672,119
<b>Sunrise Lofts</b> 3103 McKinney St, 77003	87	89	\$37,209	HOME	\$1,560,000	\$26,923,932
<b>NHH Savoy</b> 6301 Savoy Dr, 77036	120	120	\$9,395,148	CDBG DR17	\$13,200,000	\$33,794,447
<b>Richmond Senior Village</b> 5615 Richmond Ave, 77057	100	125	\$35,222	CDBG DR17	\$15,500,000	\$36,483,974
<b>Lockwood South</b> 560' West of Lockwood Dr South of Buffalo Bayou, 77003	72	80	\$39,660	CDBG DR17	\$9,950,000	\$29,424,378
<b>Connect South</b> 6440 Hillcroft St, 77074	70	77	\$52,183	CDBG DR17	\$11,900,000	\$33,568,547
<b>W. Leo Daniels</b> 8826 Harrell St, 77093	100	100	\$35,699	CDBG DR17	\$10,000,000	\$27,162,732
<b>Total</b>	<b>969</b>	<b>1,011</b>	<b>\$18,962,438</b>		<b>\$89,510,000</b>	<b>\$297,995,142</b>

FY22 Total	AFFORDABLE UNITS	TOTAL UNITS	HCD FY22 SPEND	TOTAL HCD FUNDING	TOTAL PROJECT COST
	3,050	3,557	\$68,854,183	\$327,013,478	\$978,927,508

# DEVELOPMENT MILESTONES: PUBLIC FACILITIES

## Completed

PROJECT	PROGRESS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
9100 Fondren (Boardwalk Apts) 9100 Fondren Rd, 77074	Completed	\$1,574	CDBG-DR16	\$1,540,000	\$1,540,000
<b>Total</b>		<b>\$1,574</b>		<b>\$1,540,000</b>	<b>\$1,540,000</b>

## Ongoing

PROJECT	PROGRESS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
Harmony House 602 Girard Street, 77007	Under Construction	\$4,190,855	TIRZ/HHB	\$1,992,263	\$4,338,803
DR2015 - 4A & 12A SWAT Projects Braeburn Glen, Glenburnie & Cashiola, and Langwood	Under Construction	\$859,317	CDBG-DR15	\$29,207,210	\$29,207,210
DR2015 Voluntary Buyout Program 5312 Clarewood, 77081	Buyouts and demo are underway	\$452,297	CDBG-DR15	\$10,660,000	\$10,660,000
DR2015-Neuens 17030 and 17050 Imperial Valley	Under Construction	\$7,544,737	CDBG-DR15	\$11,788,980	\$12,593,292
Edison Performance Arts 7100 W. Fuqua, 77489	Design Phase	\$190,721	CDBG,DR-17	\$5,000,000	\$8,000,000
DR2015 - Spellman Detention Basin Willowbend Boulevard (N), Sandpiper Dr (E), West Bellfort Ave (S) and Fondren Rd. (W)	Design Phase	\$0	CDBG-DR15	\$17,752,586	\$18,555,665
Imperial Valley/Biscayne 17030 and 17050 Imperial Valley	Acquisition Completed/ Relocation	\$32,179,541	CDBG-DR17	\$32,029,272	\$32,029,272
5312 Clarewood 5312 Clarewood, 77081	Acquisition Completed/ Relocation	\$6,451,574	CDBG- DR16/17	\$16,158,928	\$16,158,928
11810 Chimney Rock 11810 Chimney Rock, 77035	Acquisition Completed/ Relocation	\$94,502	CDBG-DR16	\$12,782,737	\$12,782,737
3200 N MacGregor 3200 N MacGregor, 77004	Under Construction	\$257,215	CDBG-DR17	\$6,427,500	\$6,427,500

## Ongoing

PROJECT	PROGRESS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
Bethune 2500 S Victory Dr	Under Construction	\$1,233,976	CDBG	\$4,000,000	\$4,131,000
<b>Total</b>		<b>\$53,454,734</b>		<b>\$151,299,476</b>	<b>\$161,309,244</b>

## New

PROJECT	PROGRESS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
Ser Jobs 1944 Tellepsen	Bidding Phase	\$799,722	CDBG-DR17	\$1,343,307	\$1,343,307
Winzer Park 7300 Carver Rd.	Underwriting	\$21,857	CDBG	\$1,890,925	\$2,000,925
Covenant House 1111 Lovett Boulevard	Approved By Council	\$0	CDBG & CDBG-CV	\$6,700,000	\$46,945,038
<b>Total</b>		<b>\$821,578</b>		<b>\$9,934,232</b>	<b>\$50,289,270</b>

FY22 Total	HCD FY22 SPEND	TOTAL HCD FUNDING	TOTAL PROJECT COST
	\$56,438,317	\$162,773,708	\$213,138,514

# DEVELOPMENT MILESTONES: SMALL RENTAL

## New

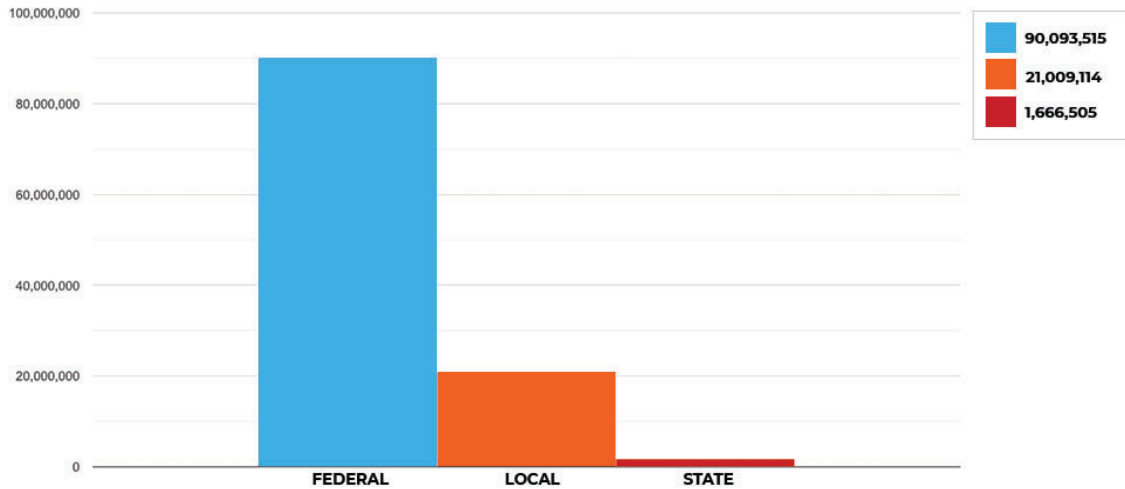
PROJECT	AFFORDABLE UNITS	TOTAL UNITS	HCD FY22 SPEND	FUNDING SOURCE	TOTAL HCD FUNDING	TOTAL PROJECT COST
Tabor Street 1404 Tabor St, 77009	7	7	\$728,146	CDBG DR17	\$2,244,082	\$2,837,805
Old Spanish Trail Apartments 3500 Old Spanish Trail, 77021	7	7	\$40,174	CDBG DR17	\$2,230,621	\$3,267,027
Orchard at Hull 4655 Hull, 77021	7	7	\$85,721	CDBG DR17	\$1,766,137	\$1,926,033
The Berry Center 3903 Aledo, 3907 Aledo, 4002 Elmwood, 77051	6	6	\$276,185	CDBG DR17	\$1,345,765	\$1,395,765
<b>Total</b>		<b>27</b>	<b>\$1,130,226</b>		<b>\$7,586,605</b>	<b>\$9,426,630</b>

# FUNDS AWARDED

**FISCAL YEAR 2022 (FY22)** July 1, 2021 through June 30, 2022



GRANT / FUND	SOURCE	TOTAL
CDBG	Federal	\$25,200,286
ESG	Federal	\$2,105,548
HOME	Federal	\$14,550,069
HOME-ARP	Federal	\$37,352,805
HOPWA	Federal	\$10,884,807
GENERAL FUNDS	Local	\$566,149
LOCAL BONDS	Local	\$6,054,923
TIRZ AFFORDABLE HOUSING	Local	\$14,388,042
HHSP	State	\$1,666,505
<b>Grand Total</b>		<b>\$112,769,134</b>



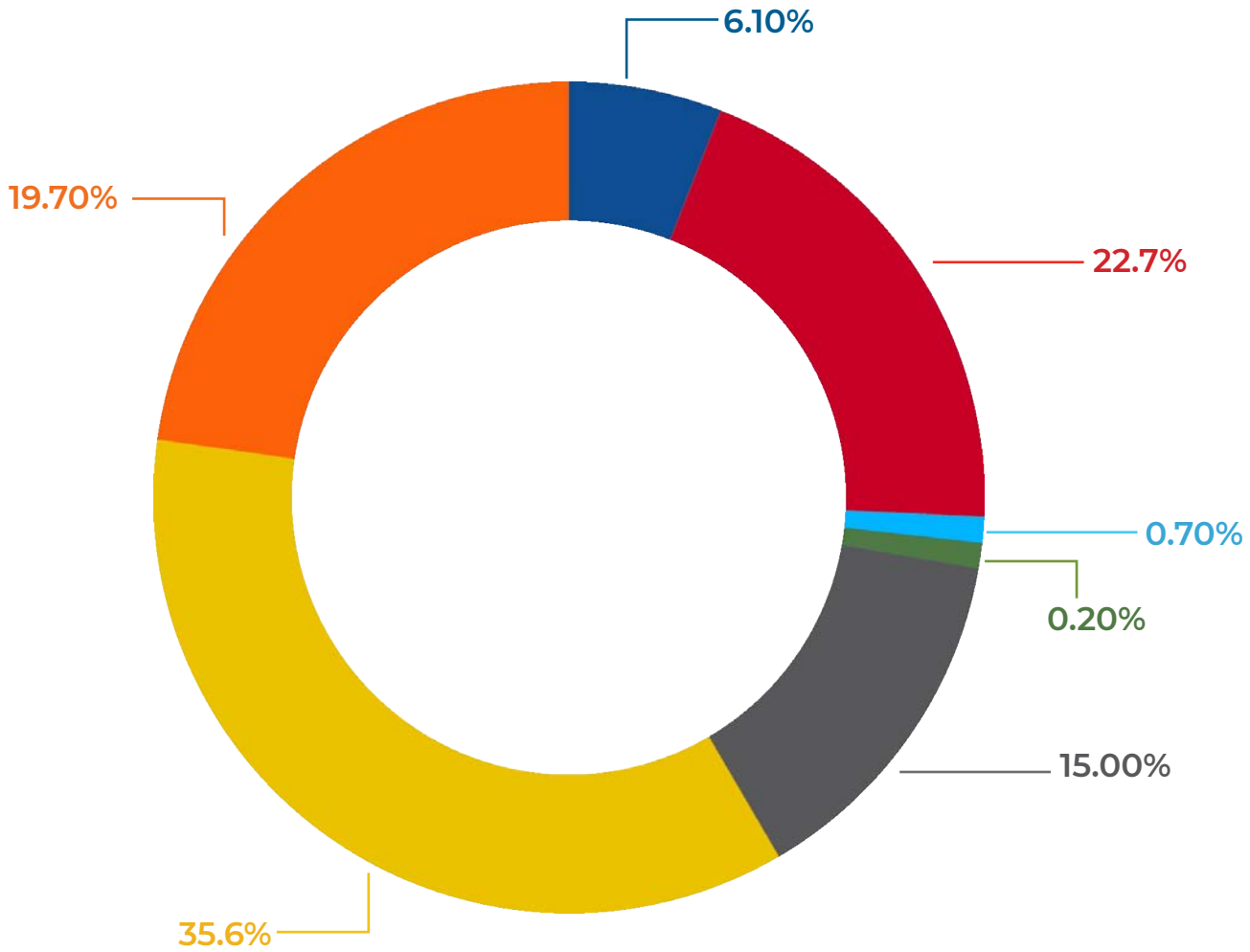
# ANNUAL SPENDING

FISCAL YEAR 2022 (FY22) July 1, 2021 through June 30, 2022

GRANT / FUND	SOURCE	TOTAL			
CARES ACT 2021 - ERAP	Federal	\$3,780,839	SPECIAL REVENUE FUND	Local	\$133,736
CARES ACT 2021 - ERAP RND 2	Federal	\$87,369,006	TIRZ AFFORDABLE HOME	Local	\$20,910,020
CDBG	Federal	\$28,209,153	TIRZ BOND Affordable Housing 2021	Local	\$5,002,548
CDBG-DR15	Federal	\$9,559,910	CDBG-DR 2016	Federal Pass Through	\$3,483,370
CDBG-DR21 URI	Federal	\$995	CDBG-DR 2017	Federal Pass Through	\$194,015,316
CDBG-MIT	Federal	\$136,043	DR ROUND 2	Federal Pass Through	\$1,503
COVID-CDBG	Federal	\$6,767,883	TERAP CDBG-CV	Federal Pass Through	\$4,505,767
COVID-HESG	Federal	\$16,772,914	HHSP	State	\$1,546,331
COVID-HOPWA	Federal	\$448,029	<b>Grand Total</b>		<b>\$409,195,849</b>
ESG	Federal	\$1,780,453			
HOME	Federal	\$7,373,896			
HOME-ARP	Federal	\$90,048			
HOPWA	Federal	\$10,124,706			
NSP 3	Federal	\$34			
SECTION 108	Federal	\$492,118			
GENERAL FUND	Local	\$613,869			
LOCAL BONDS	Local	\$6,077,363			

# PROGRAM SPENDING

FISCAL YEAR 2022 (FY22) July 1, 2021 through June 30, 2022



## FY22 Spending at a Glance:

CATEGORY	EXPENDITURES
ADMINISTRATION	\$24,870,931
MULTIFAMILY	\$80,611,137
OTHER CITY DEPTS	\$2,820,380
PLANNING	\$722,615
PUBLIC FACILITIES	\$61,569,611

● PUBLIC SERVICES \$145,812,179

● SINGLE FAMILY \$92,788,996

**Total \$409,195,849**



# NOTE ON METHODOLOGY

*As part of the City's annual budget process, HCD reports to the City of Houston Controller, later approved by City Council. The financial reporting is based on HCD's audited report to the City Controller from July 1, 2021 to June 30, 2022.*

*HCD also reports financial data to HUD in the Consolidated Annual Performance and Evaluation Report. The City budgeting process uses accrual-basis accounting, while HUD reporting uses cash-based accounting. Awarded funds are those received by the department during the fiscal year.*



## OUR TEAM: DIRECTOR, KEITH W. BYNAM

My career with the City of Houston spans over three decades, that's 32 years of public service. Over the past several years, Housing and Community Development has managed more resources and added projects, creating a larger impact on Houston than in the first 35+ years of its existence. In the midst of a pandemic, supply chain issues, and the rising cost of building materials, we overcame seemingly insurmountable hurdles to make wise and strategic investments that provide greater access to resources for Houstonians. Throughout my tenure, HCD has added thousands of multifamily units to the city's affordable home inventory; our Single-Family program has constructed or repaired hundreds of homes in neighborhoods throughout the city, and our public facilities program has developed or renovated numerous projects such as libraries, parks, and multi-service centers.

Though not widely known, the work we do touches many lives. It contributes to Houstonians finding an affordable place to live, first-time homebuyers purchasing a home, and everyday people having support in repairing homes that have been damaged due to a variety of reasons. To work alongside a team whose devotion to this community can be seen in the many improvements made to neighborhoods city-wide is not an opportunity I take lightly. Serving as Director of the Housing and Community Development Department has been an honor. I look forward to what the future brings.

# OUR TEAM: EXECUTIVE LEADERSHIP

AS OF MAY 2023



**DEREK SELLERS** | Deputy Director Planning & Grants Reporting



**TEMIKA JONES** | Assistant Director Chief Financial Officer



**KENNISHA LONDON** | Assistant Director Compliance and Grant Administration



**MELODY BARR** | Deputy Assistant Director Public Services



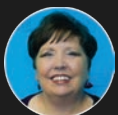
**SHANTA HARRISON** | Deputy Assistant Director Communications & Outreach



**CEDRICK LASANE** | Deputy Assistant Director Disaster Recovery & SF Home Repair



**ANA MARTINEZ** | Deputy Assistant Director Public Facilities



**ANGELA SIMON** | Deputy Assistant Director Planning & Grants Reporting

# DEPARTMENT STAFF

AS OF JULY 2023

Bernie Abraham-Kean  
Jacqueline Adj-Omania  
Shea Adolphin  
Pedro Aguirre  
Eva Alcala  
David Alfaro  
Daniel Anassi  
Suzette Arbuckle  
Eliezer Arce  
Bunny Arita  
Frankie Bannister  
Melody Barr  
June Beck  
Becky Benitez  
Sharon Benson  
Ryan Bibbs  
Kevin Bingham  
Chunichi Blanton  
Tiachia Booker  
Cody Bornejko  
Chrystal Boyce  
Tiffany Boyce  
Cameron Boykins  
Jared Briggs  
Nicole Brooks  
Linsi Broom  
Aaron Brown  
Jordon Brown  
Kenneth Brown  
Monica Burnom  
LaQuinta Burton  
Olivia Bush  
Keith Bynam  
Dion Byrd  
Brenda Cabaniss  
Isabel Cain  
Angela Calhoun  
Blake Campbell  
Jessica Caraway  
Jaclyn Carter  
Jim Castillo  
Ruperto Castillo  
Jessica Chapa  
Yang Chen  
Taylisha Clark  
Daniel Coleman  
LaMonica Coleman  
Tishia Coleman  
Peggy Colligan  
Lori Collins  
Kathryn Cooper  
Deloris Covington  
Johnny Cratic  
Milagros Cruz  
Andrea Daniels  
Jasmine Davis  
Arva Dearborne  
Krupa Desai  
Paul Doty  
Tamala Ephraim  
Edward Feng  
Michael Firenza  
Ingrid Flornoy  
Monicque Fox  
Karen Franklin  
Gwendolyn Gabriel  
Caroline Gamble  
Jasmine Gandy  
Alton Garcia  
Carla Garcia  
Humberto Garcia  
Maria Garcia  
Elizabeth Gaytan

Sean George  
Tizeta Getachew  
Tara Gibson  
Joseph Gilbert  
Gabrielle Giles  
Jamila Glover  
Sherrie Glover  
Ebony Goard  
Cesar Gonzalez  
Horacio Gonzalez  
Silvia Gonzalez  
Jamie Goodner  
Jeniece Goudeau  
Yolanda Guess-Jeffries  
Beverly Guillory  
Nancy Gutierrez  
Stacy Harrell  
Kenneth Harris  
Larry Harris  
Whitney Harris  
Shanta Harrison  
Christian Hawkins  
Barbara Hayes  
Avis Hebert  
Jessica Hendricks  
Alfred Henson  
Miguel Herrera  
Patricia Holcombe  
Chante Holmes  
Keysha Holmes  
Kimberly Hunt  
N. Alan Isa  
Mary Itz  
Paula Jackson  
Veronda Jackson  
Matthew Jenkins  
Fredy Jimenez  
Tony Jin  
Darrell Johnson  
Kiara Johnson  
Kimmy Johnson  
Kionnedra Johnson  
Matthew Johnson  
Omotola Johnson  
Patrick Johnson  
Timothy Johnson  
Dejana Jones  
Ronald Jones  
Temika Jones  
Claudenia Joseph  
Leslie Joseph  
Nichole Joseph  
Averil Julius  
Dare Kadiri  
Bobby Kalathoor  
Eunice Klinski  
Anamika Kumari  
Sheronda Ladell  
Melissa Lahey  
Cedrick Lasane  
Jessica Lavergne  
Ashley Lawson  
Roxanne Lawson  
Antoine Lee  
Dawn Lee  
Tracy Lee  
Ashley Lewis  
Metchm Lohoues-Washington  
Kennisha London  
Terrence London  
Alfonso Lopez  
Stephan Loston  
Neбал Maatouk-Elsabbagh

John Marks  
Ana Martinez  
Kelli Matherne  
Abraham Mathew  
LaStephen Maxwell  
Ebony McDaniel  
John McGee  
Trinelle McHughes-Thomas  
Brian McKenzie  
Francesca Mejia  
Andres Melgoza  
Gerard Miles  
Catherine Miller  
Jayna Mistry  
Danny Molina  
Greta Molo  
Juanita Moore  
Teresa Moore  
Clarence Moton  
Steven Mullings  
Erica Newman  
Kennedi Norwood  
Abolade Olacoye  
Michael Ona  
Mary Owens  
Sonya Parker  
Orson Pate  
Kedric Patterson  
Stephanie Pena  
Michelle Perales  
Esperanza Perez  
Krystal Perez Ivy  
Alan Perusquia  
Chau Pham  
MeShanda Phillip  
Tanasha Pinson  
Daniel Pinto  
Ruth Pizarro  
Onecca Porter  
Faiyaz Rahman  
Alfredo Ramos  
Nancy Ramos  
Crystal Redic  
Sergi Reynoso  
Tywana Rhone  
Lisa Riley  
Jeremiah Rivera  
Azia Robertson  
Kristin Robinson  
Maribel Rodriguez  
Michael Rodriguez  
Michelle Rodriguez  
Maria Rodriguez-Martinez  
Vanessa Rosales  
Carmen Rosaya  
Megan Rowe  
Holly Sadler  
Stephen Samperi  
Gracie Santos  
Marion Scott  
Kristal Scruggs  
Carolyn Seals  
Kadina Seals  
Derek Sellers  
Laura Serrano  
Tandra Shropshire  
Angela Simon  
Greg Simon  
George Sinkler  
Stephen Skeete  
Katrina Sloan-Bosie  
Andrea Smith  
Clay Smith

LaShea Smith  
Latasha Smith  
Michael Smith  
Yvonne Smith  
Tara Soileau  
Pedro Sosa  
Ross Sparks  
Lakeisha Sparrow  
Vanessa Staden  
Shaunell Stills  
Maddy Subramaniam  
Jonathan Sumler  
Krystina Sutherland  
Lakesha Tates  
Apinan Thamrongratanasil  
Cassandra Thomas  
Pauline Thomas  
Rodney Thomas  
Tramika Tingle  
Arturo Tovar  
Tai Tran  
Stephen Urteaga  
Emilio Useche  
Angelica Valdez  
Esdras Velasquez  
Elizema Velazquez  
Cesar Verde  
Xavier Vidana  
Ashley Villarreal  
Victoria Viser  
Nathan Washington  
Tasha Wells  
Lester Whiteing  
Corey Wilder  
Deidre Williams  
Jason Williams  
Dwain Woodfork  
Stephanie Wrights  
Tiffany Wyatt  
Emma Xiao  
Yan Xu  
Albert Yamaguchi  
Paul Yindeemark









**City of Houston**

**Housing and Community Development Department**

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[www.houstontx.gov/housing](http://www.houstontx.gov/housing)