

BUILDING EQUITY, EMPOWERING FAMILIES



2021 Tour
with the Texas General Land Office

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

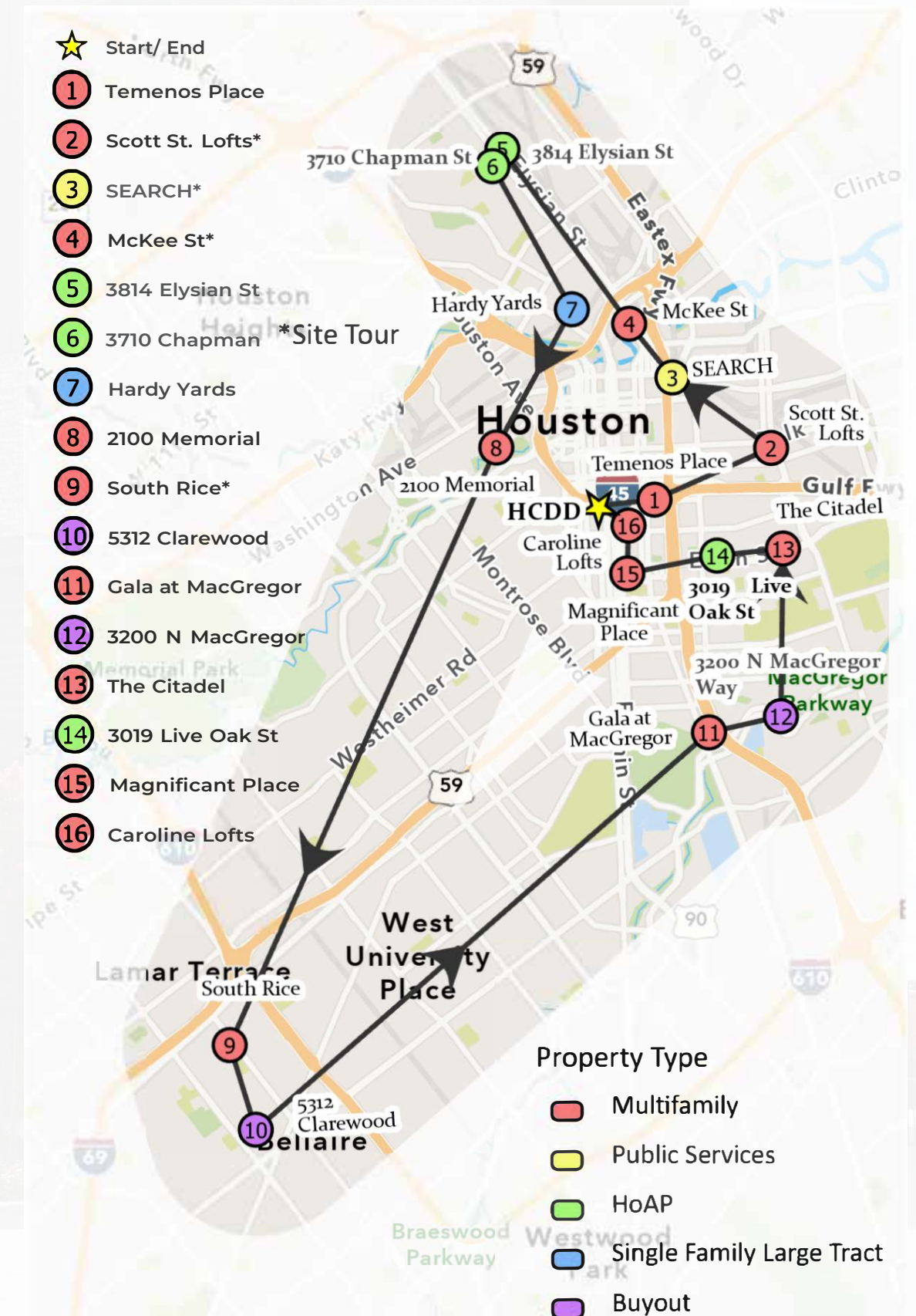


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The City of Houston Housing and Community Development Department (HCDD) remains focused on equity, reaching communities left behind by previous efforts. We create various resources that every Houstonian can access—so that families around the city can achieve the success they envision for themselves. We are building new homes so Houstonians can become homeowners, or rent an apartment, in their community or in a high-opportunity area that lacks affordability. HCDD's community development work leverages partnerships to build public amenities and provide social services that families can access. As we build, we are using community input, data, sustainable design practices, and innovative financing to keep ahead of the long-term crises of affordability and climate change.

TOUR OVERVIEW



MULTIFAMILY TEMENOS PLACE



PROJECT NAME
Temenos Place

PROJECT ADDRESS
1703 Gray Street
Houston, TX 77003



Temenos Place will be a new construction of 95 permanent supportive housing units for people experiencing homelessness, or at risk of becoming homeless. This site has been optioned to account for the recent acquisition and projected demolition of Temenos II by the Texas Department of Transportation. To ensure continued support for residents facing homelessness, Temenos CDC is replacing and expanding their housing options.

Temenos Place will be designed on a new micro-unit model, creating small studio apartments for residents and focusing investment on providing wide-ranging services. Services will include addiction recovery support and other health and wellness services, such as benefit applications, transportation assistance, crisis intervention, housing mediation, chronic illness management, case management, food support and any other needs indicated by tenants.

Temenos Place is a collaboration between the NHP Foundation and Temenos Community Development Corporation, both nonprofit organizations. Temenos CDC currently manages three properties in the Houston area to provide aid and services to individuals at risk of homelessness.

KEY FACTS

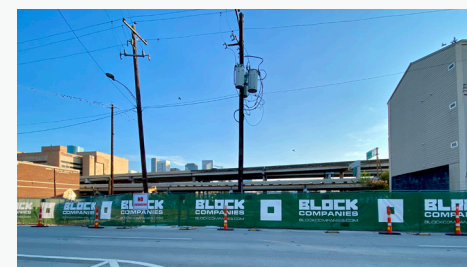
D
Council District
Carolyn Evans-Shabazz
Councilmember

New
Construction

At Risk
Population Served

95
Units

Total Cost:
\$33,965,013



MULTIFAMILY SCOTT ST. LOFTS



PROJECT NAME
Scott St. Lofts

PROJECT ADDRESS
1320 Scott Street
Houston, TX 77003



Scott Street lofts, developed by the Mark-Dana Corporation, will create 123 new apartment homes for seniors. This community will be mixed-income, offering 25 market-rate homes and another 98 homes to low- and moderate-income seniors. This community is transit-oriented, meaning that it provides options for residents to take advantage of public transportation to easily meet their needs and reach resources.

KEY FACTS

I
Council District
Robert Gallegos
Councilmember

New
Construction

Seniors
Population Served

123
Units
(98 restricted to 80% AMI and below)

Total Cost:
\$34,673,324
City Contribution: \$14,500,000 (CDBG-DR17)



PUBLIC SERVICES SEARCH



PROJECT NAME

Search Homeless Services, Inc.
(SEARCH)

PROJECT ADDRESS

2015 Congress Street
Houston, TX 77002

This partnership between HCDD and SEARCH will address the need for permanent supportive housing with supportive services for formerly homeless individuals and families. The homeless community was severely impacted by Hurricane Harvey as the streets were completely underwater and coordinated access was shut down.

For 30 years, SEARCH has been strategically serving people who experience homelessness throughout Houston and Harris County. Skillful case management makes up the foundation of SEARCH's range of services that help people to move from the streets into safe, stable housing and jobs, and break free from the cycle of poverty and homelessness.

This site will provide continual housing services to 160 individuals impacted by Harvey; provide comprehensive case management services to 50 formerly homeless individuals; and provide integrated care permanent supportive housing services to 110 former chronically homeless individuals.

KEY FACTS



D/H/I

Council District
Carolyn Evans-Shabazz
Karla Cisneros
Robert Gallegos
Councilmember



- Homeless
 - Continual critical housing services
 - Comprehensive case management services
 - Integrated care permanent supportive housing services
- Population Served



Total Contract Amount:
\$1,112,789
CDBG-DR 17

MULTIFAMILY MCKEE CITY LIVING



PROJECT NAME

McKee City Living

PROJECT ADDRESS

650 McKee Street
Houston TX 77002

McKee City Living will be a new mixed-income development located in Downtown Houston's Warehouse District, in an underserved but low-poverty region. With quick access to downtown and convenient public transit options, the development will serve individuals and families working within the city.

Anticipated on-site amenities include a business center, pool, fitness center, pickup station, and bicycle storage. 120 units will be available, with 100 restricted for low-income residents. McKee City Living will promote biking and walking in Houston and give residents who work downtown the ability to live close to where they work, at affordable prices.

KEY FACTS



H

Council District
Karla Cisneros
Councilmember



New

Construction



Workforce/Family

Population Served



120

Units



Total Cost:

\$35,419,526
City Contribution: \$14,500,000
(CDBG-DR17)



HOMEOWNER ASSISTANCE PROGRAM

3814 ELYSIAN STREET



PROJECT NAME
3814 Elysian Street

PROJECT ADDRESS
3814 Elysian Street
Houston, TX 77009



This single-family home is located in Houston's Northside Village neighborhood. This home has three bedrooms, two bathrooms and 1328 sq ft of floor space. This home is within the Houston Independent School District with nearby schools including Looscan Elementary School, Marshall Middle School, and Northside High School.

Complete Communities - NEAR NORTHSIDE

The Near Northside, located just north of downtown Houston, is one of the city's historic neighborhoods. The neighborhood is generally bounded by I-10 to the south, I-45 to the west, and Hardy Street to the east, while extending a number of blocks north of I-610 to the Burlington Northern railroad.

KEY FACTS

H
Council District
Karla Cisneros
Councilmember

Reconstruction
Construction

James W Turner
Construction
Contractor

Sunflower
3 bedroom | 2 bath | 1328 sq ft

Total Cost:
\$215,129.03
(CDBG-DR-17)

HOMEOWNER ASSISTANCE PROGRAM

3710 CHAPMAN STREET



PROJECT NAME
3710 Chapman Street

PROJECT ADDRESS
3710 Chapman Street
Houston, TX 77009



This single-family home is located in Houston's Northside Village neighborhood. This home has two bedrooms, two bathrooms, and 1118 sq ft of floor space. Walking distance to White Oak Music Hall and the light rail, this home is located in the Houston Independent School District.

Complete Communities - NEAR NORTHSIDE

The Near Northside, located just north of downtown Houston, is one of the city's historic neighborhoods. The neighborhood is generally bounded by I-10 to the south, I-45 to the west, and Hardy Street to the east, while extending a number of blocks north of I-610 to the Burlington Northern railroad.

KEY FACTS

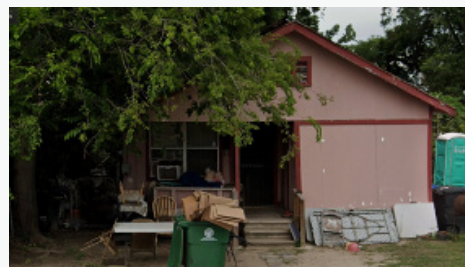
H
Council District
Karla Cisneros
Councilmember

Reconstruction
Construction

DSW Homes
Contractor

Cheyenne
2 bedroom 2 bath | 1118 sq ft

Total Cost:
\$195,921.90
(CDBG-DR-17)



SINGLE-FAMILY LARGE TRACT HARDY YARDS APARTMENTS








PROJECT NAME
Hardy Yards Apartments

PROJECT ADDRESS
800 Burnett Street
Houston, TX 77009



The City has purchased 10.7 acres in the Near Northside Complete Community, which will be developed by an awarded developer under the Harvey Single Family Development (HSFD) Program. The HSFD will build new single-family owner-occupied homes in areas that need affordable housing; the Hardy Yards site is close to transit, major highways, and Downtown Houston. HCDD may identify and select a developer via a NOFA process and enter into a contract agreement with the developer to proceed with horizontal (plat, street, utilities, etc) and vertical (home construction) development.

KEY FACTS

-  **H**
Council District
Karla Cisneros
Councilmember
-  **New**
Construction on 10.7 acres
-  **Family/Workforce**
Population Served
-  **Over 200 SF Homes**
3-4 bedrooms
-  **Total Cost:**
\$15,800,000
City of Houston DR17 Acquisition of Land, Due Diligence and planning



MULTIFAMILY 2100 MEMORIAL APARTMENTS



PROJECT NAME
2100 Memorial Apartments

PROJECT ADDRESS
2100 Memorial Drive
Houston, TX 77007

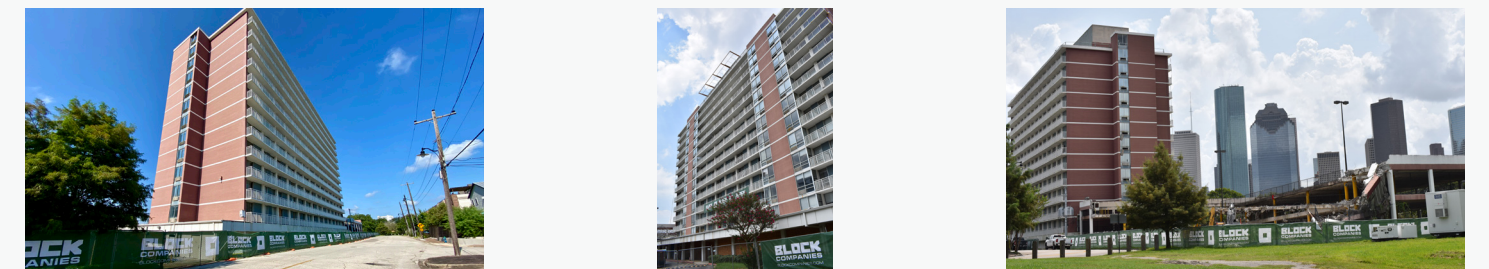


2100 Memorial is a reconstruction near Buffalo Bayou to rebuild 196 independent living apartments for seniors. The original development was flooded and suffered wind and rain damage during Hurricane Harvey and has since been unlivable.

The reconstruction will prevent against future flooding by elevating the building and implementing other drainage solutions. All units, both one- and two-bedroom, along with efficiency units, will be reconstructed, with one unit added. Of the 197 units, 159 will be reserved to low- and moderate-income seniors. On-site services will include health screenings, transportation options, and meal assistance.

KEY FACTS

-  **H**
Council District
Karla Cisneros
Councilmember
-  **Reconstruction**
Construction
-  **Seniors**
Population Served
-  **197**
Units
-  **Total Cost:**
\$59,287,719
City Contribution: \$25,000,000 (CDBG-DR17)



MULTIFAMILY SOUTH RICE APARTMENTS



PROJECT NAME
South Rice Apartments

PROJECT ADDRESS
5612 South Rice Avenue
Houston, TX 77081

South Rice will be a newly constructed 115-unit community for individuals and families, offering one-, two-, and three-bedroom units. Located in the Gulfton Complete Community, this development will serve the workforce population.

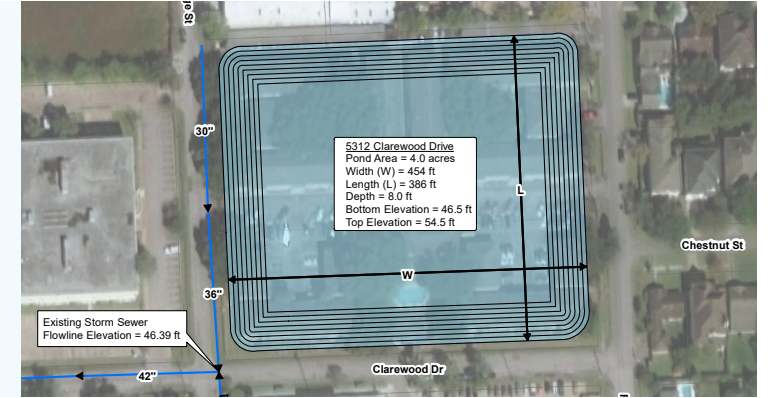
The development site is near areas robust with essential public amenities, commerce, strong school ratings, and low poverty concentrations.

South Rice Apartments will bring residents affordable housing and access to amenities, serving households with income levels at 80 percent of the Area Median Income and below. Brownstone Affordable Housing Ltd., has over a decade of experience in multifamily development utilizing various financing sources, and has completed 58 multifamily developments

KEY FACTS

- Council District Edward Pollard Councilmember
- New Construction
- Individuals & Families Population Served
- 115 Units
- Total Cost: **\$33,085,918**
City of Houston DR17 \$12,400,000

BUYOUT MONTICELLO APARTMENTS



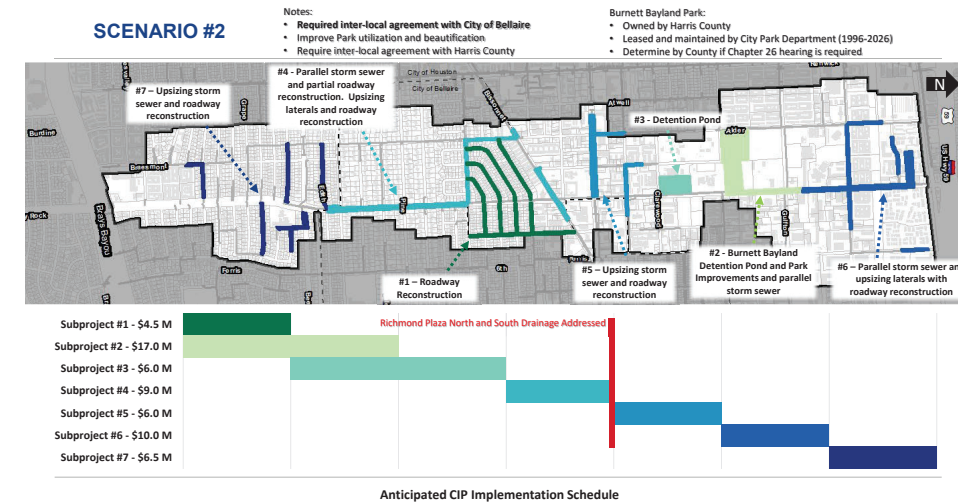
PROJECT NAME
Monticello Apartments

PROJECT ADDRESS
5312 Clarewood Drive
Houston, TX, 77081

Formerly **Monticello Way Apartments**, the property at 5312 Clarewood will be turned into a detention pond, helping to direct floodwater and prevent flooding in the nearby area. Under the Uniform Relocation Act, the residents of Monticello Way may be eligible for moving and relocation assistance to help them find homes that will be safe and suitable.

KEY FACTS

- Council District Edward Pollard Councilmember
- Buyout Construction
- Acquisition/Purchase Price: **\$13,800,000**
Funding Source: DR-16, DR-17



MULTIFAMILY GALA AT MACGREGOR



PROJECT NAME
Gala at MacGregor

PROJECT ADDRESS
102 Carson Court
Houston, TX 77004



Gala at MacGregor, a community developed by Gardner Capital, will create 85 new affordable apartment homes for seniors in the Museum District. Ten units will be held at market rate, with the other 75 units available to low- and moderate-income seniors who make between 30% and 80% of Area Median Income. These apartments will be created in an amenity-rich area, only blocks away from Hermann Park, the Texas Medical Center, and the recently opened H-E-B MacGregor Market.

KEY FACTS

D
Council District
Carolyn Evans-Shabazz
Councilmember

New
Construction

At Risk
Population Served

95
Units

Total Cost:
\$26,624,431
City Contribution: \$9,400,000
(CDBG-DR17)

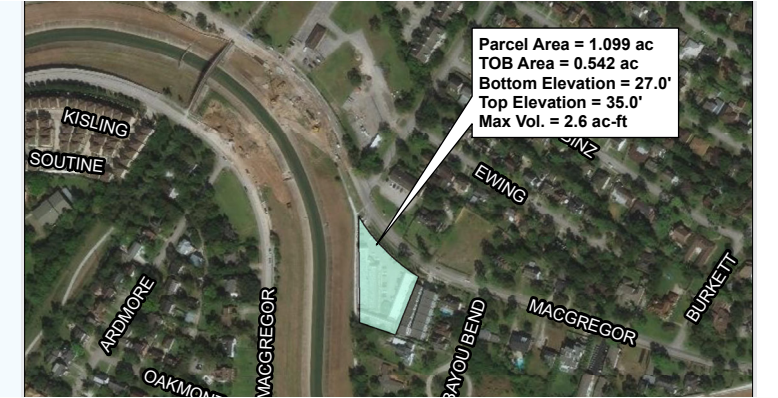


BUYOUT 3200 N. MACGREGOR

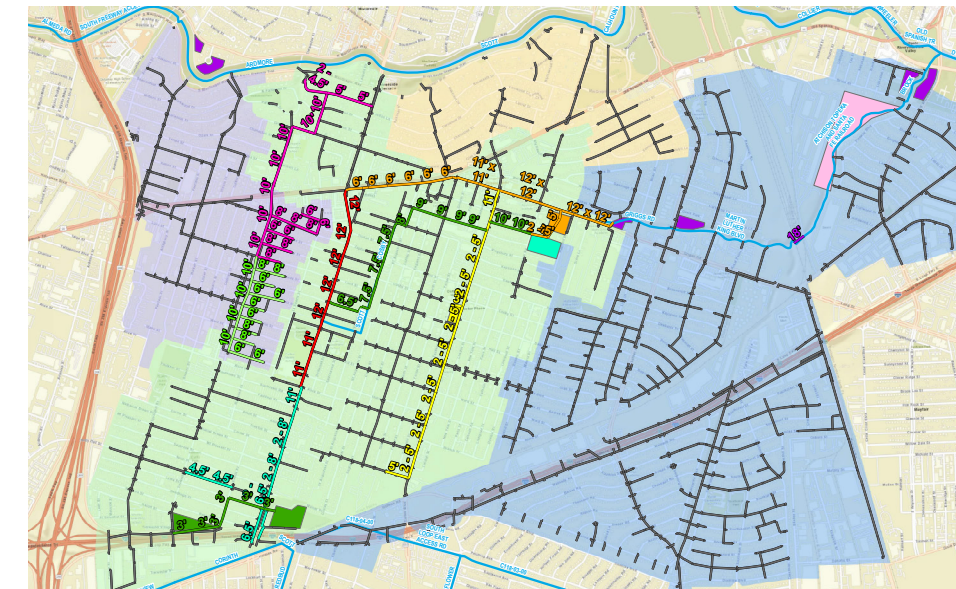


PROJECT NAME
3200 N. Macgregor

PROJECT ADDRESS
3200 N. MacGregor Way
Houston, TX, 77004



Formerly **Appian Way Apartments**, the property at 3200 N. MacGregor will be turned into a detention pond and dedicated greenspace, helping to direct floodwater and prevent flooding in the nearby area. The residents of Appian Way Apartments may be eligible for moving and relocation assistance to help them find homes that will be safe and suitable, per the Uniform Relocation Act.



KEY FACTS

K
Council District
Martha Castex-Tatum
Councilmember

Buyout
Construction

Acquisition Price:
\$6,050,000
Funding Source: DR-17



MULTIFAMILY THE CITADEL



PROJECT NAME
The Citadel

PROJECT ADDRESS
3345 Elgin Street
Houston, TX 77004

Formerly known as Elgin Place, **The Citadel** will create 74 apartment homes for seniors of mixed incomes. This new community in Midtown will offer wrap-around services and access to nearby amenities such as grocery stores and pharmacies. Developed by Change Happens CDC and the NHP Foundation, this community will assist seniors in the area with finding secure homes that remain affordable over time.

KEY FACTS

D
Council District
Carolyn Evans-Shabazz
Councilmember

New
Construction

Seniors
Population Served

74
Units

Total Cost:
\$28,190,721
City Contribution: \$10,250,000
(CDBG-DR17)

HOMEOWNER ASSISTANCE PROGRAM 3019 LIVE OAK STREET



PROJECT NAME
3019 Live Oak Street

PROJECT ADDRESS
3019 Live Oak Street
Houston, TX 77004

A corner lot, conveniently located close to Med Center, Downtown and the University of Houston. This single-family home has three bedroom, two bathrooms, and 1328 sq ft of floor space.

Complete Communities - THIRD WARD

Third Ward, located less than one mile southeast of downtown Houston, is one of Houston's most historic African American neighborhoods. The boundaries of the Complete Community area are consistent with the Super Neighborhood boundaries and span I-45 on the north, State Highway 288/I-69 on the west, Wheeler and Blodgett to the South, and along Texas Spur 5 on the east.

KEY FACTS

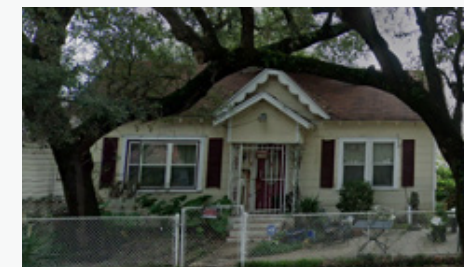
D
Council District
Carolyn Evans-Shabazz
Councilmember

Reconstruction
Construction

James W Turner
Construction
Contractor

Sunflower
3 bedroom | 2 bath | 1328 sq ft

Total Cost:
\$240,704.75
Funding Source: CDBG-DR17



MULTIFAMILY MAGNIFICAT PLACE



PROJECT NAME
Magnificat Place

PROJECT ADDRESS
3300 Caroline Street
Houston, Texas 77004

Magnificat Place will present a new opportunity for affordable and supportive housing in Midtown Houston, in an area with rising rents near job centers and public transit hubs. This community will provide 149 new apartment homes, along with on-site amenities and supportive services, with a focus on helping people experiencing homelessness into stable housing. The NHP Foundation and Magnificat Houses, Inc., will be developing and overseeing service provision for this community.

KEY FACTS

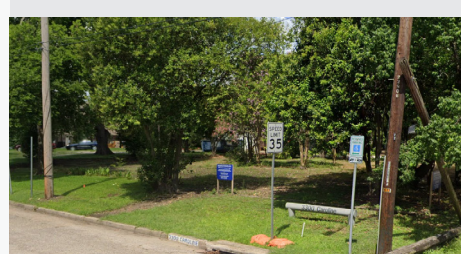
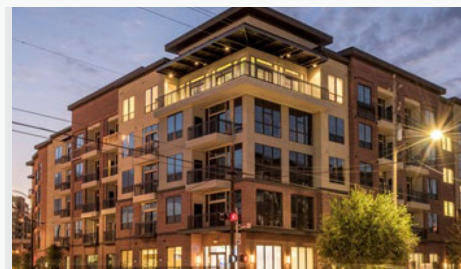
D
Council District
Carolyn Evans-Shabazz
Councilmember

New
Construction

Supportive Housing
Population Served

149
Units

Total Cost:
\$36,742,209
City Contribution: \$15,000,000
(CDBG-DR17)



MULTIFAMILY CAROLINE LOFTS



PROJECT NAME
Caroline Lofts

PROJECT ADDRESS
1711 Caroline Street
Houston, TX 77002

Developed by the Mark-Dana Corporation with funding designated to replace homes lost during Hurricane Harvey, **Caroline Lofts** will be a mixed-income community of 119 apartment homes. With access to key job centers, local amenities, and public transit, Caroline Lofts will provide low- and moderate-income workers and their families with the ability to live near their places of employment, in a high-demand, growing neighborhood.

KEY FACTS

D
Council District
Carolyn Evans-Shabazz
Councilmember

New
Construction

Family/Workforce
Population Served

119
Units

Total Cost:
\$39,864,269
City Contribution: \$19,619,640
(CDBG-DR17)

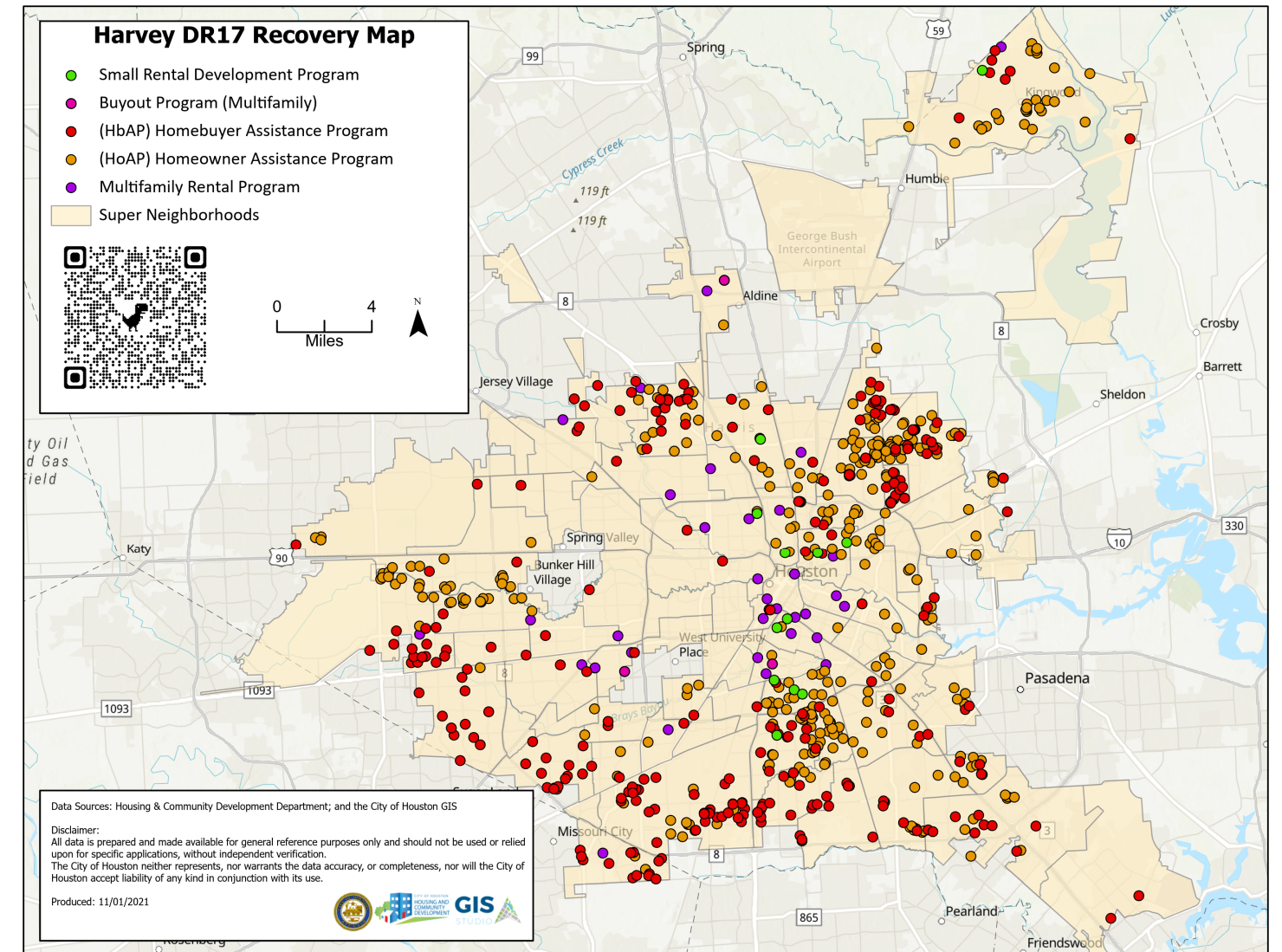


DR-17 PROGRAM EXPENSES

	BUDGET	INVOICE	BALANCE
ADMINISTRATION	\$14,999,321	\$16,229,189	-\$1,229,868
BUYOUT	\$55,800,000	\$17,319,830	\$38,480,169
DR17 TIRZ/BOND	-	\$3,357	-\$3,357
ECONOMIC DEVELOPMENT	\$30,264,834	\$4,075,542	\$26,189,292
HBAP	\$33,688,328	\$11,121,181	\$22,567,148
HOAP	\$82,184,209	\$73,067,712	\$9,116,497
MULTIFAMILY	\$450,050,472	\$145,090,291	\$304,960,181
PLANNING	\$23,100,000	\$1,425,563	\$21,674,437
PUBLIC SERVICES	\$60,000,000	\$11,339,929	\$48,660,069
SINGLE FAMILY DEV	\$60,000,000	\$15,965,808	\$44,034,192
SMALL RENTAL PROGRAM	\$25,000,679	\$375,357	\$24,625,324
Grand Total	\$835,087,843	\$296,013,759	\$539,074,084

The above table shows all CDBG-DR17 spending as of 10/22/2021, including all project delivery costs and program delivery costs expended by the City, where applicable.

DR17 Map of Developments





City of Houston
Housing and Community Development Department
2100 Travis Street | 9th floor | Houston, TX 77002 | 832.394.6200

www.houstontx.gov/housing

