

Community Recap Session

Public Meeting
July 29, 2021



CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT





Introductions



Derek Sellers

City of Houston
Housing and Community
Development



Jeremiah Rivera

City of Houston
Housing and Community
Development



Alexandra Miller

Asakura Robinson





Agenda for Today's Meeting

What We Will Discuss



1

Project Background

Understand **upcoming development opportunities** on two sites.

2

Engagement Process

Who we engaged, **how** we engaged, and **what** we heard


3

Next Steps

How **feedback** will help **shape** the City's request for **development** proposals



PROJECT BACKGROUND



Homeownership Programs

Meeting Near Northside's Complete Communities Housing Goals



Homeownership

Create new homeownership opportunities for residents.



To Meet Community Needs

Match new homes to the needs of current residents of the area.



For a Variety of Incomes

The development will **provide at least 50% affordable home options** for low- to moderate- income households and market-rate options **for anyone to become a homeowner.**

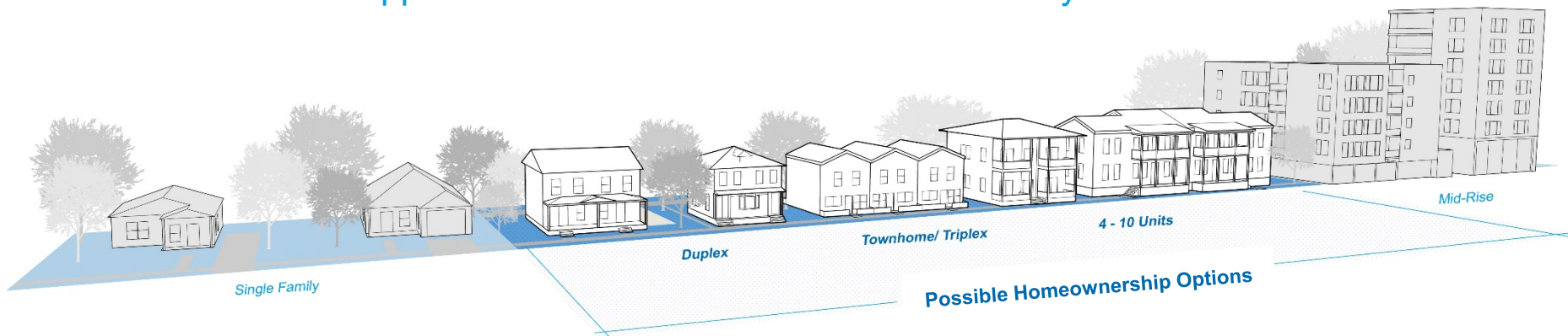
Great Neighborhoods Have a Variety of Homes



From single-family to duplexes, townhomes to condos and apartments, great neighborhoods provide a variety of homes.

Adding to The Options in Near Northside

“Missing Middle” housing like townhomes, duplexes, and 4-10 unit buildings can offer the benefits of homeownership to more families. Adding more families will also support local retail businesses and community services.





The Sites

1

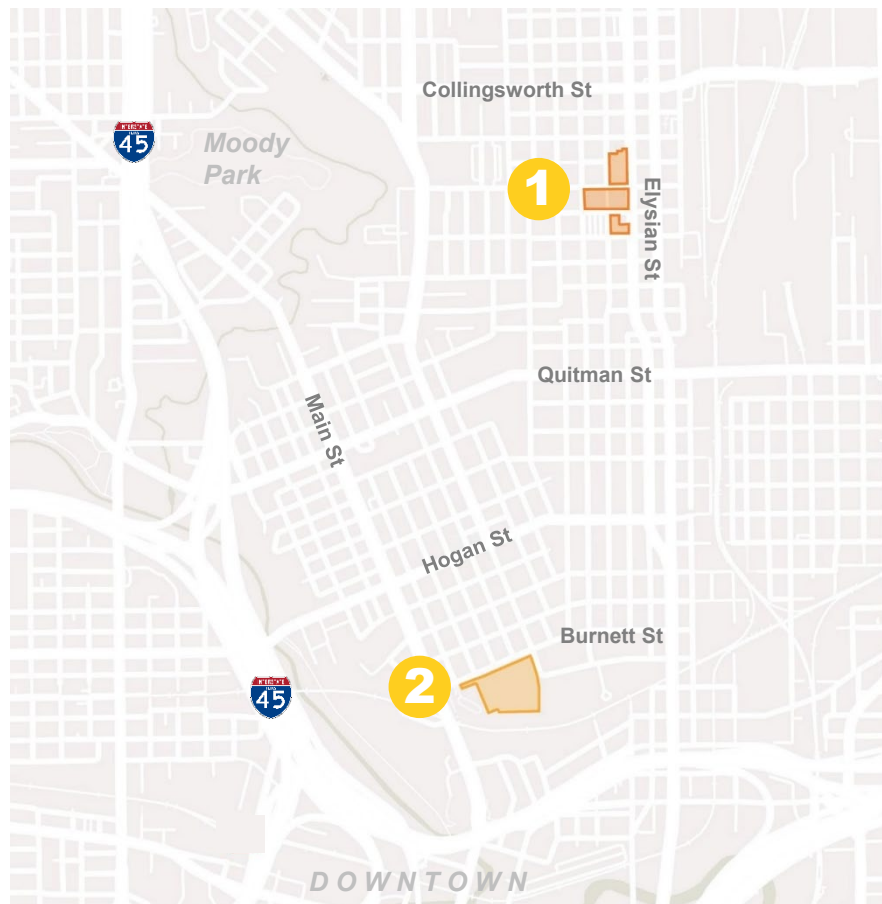
North Site

Currently used as parking and maintenance facilities for Yellow Cab Company

2

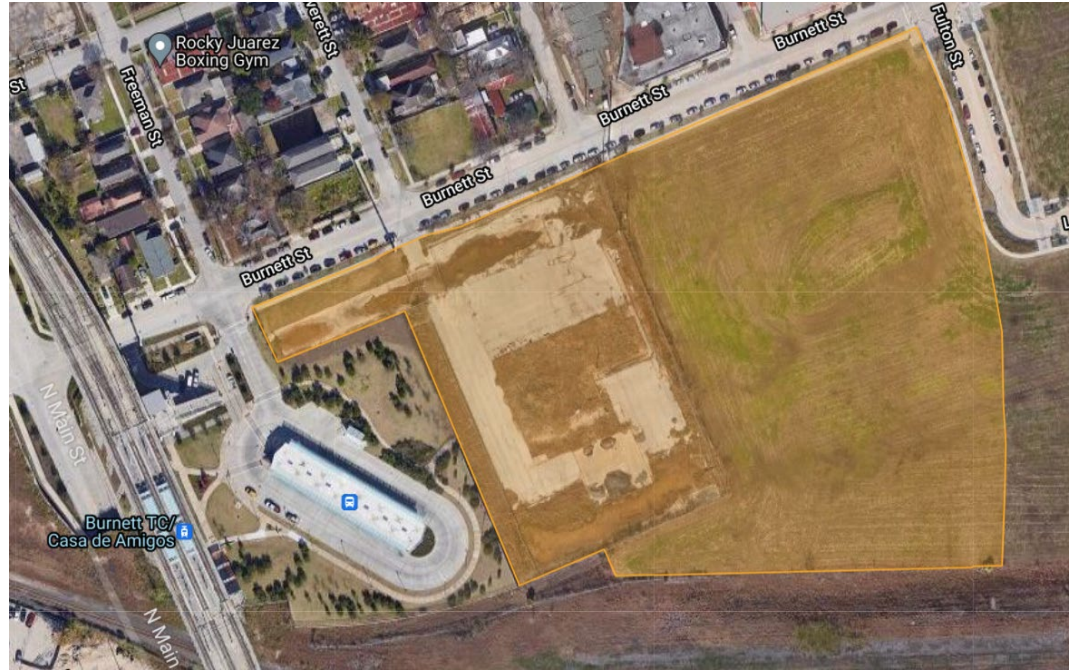
South Site

Currently vacant; next to Burnett Transit Center on the METRO Red Line



The Sites

South Site Details



Burnett Transit Center

The Sites

North Site Details



ENGAGEMENT PROCESS



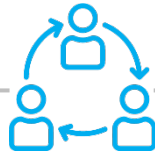
Community Engagement

1



City Kickoff
Focus Group

2



Community
Leaders Focus
Group

3



Community
Engagement
June 8 - July 21

4



Virtual and in-
Community
Comment
Period

5



Community
Recap Session

We are here!



Community Engagement

1

Social Pinpoint Website

Informed and spread the word



2

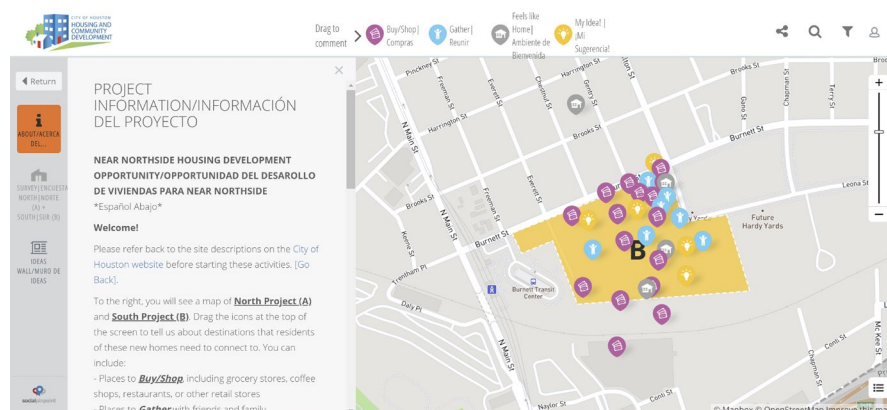
Signage

Posted banners and signs in the neighborhood

3

Social Media

Provided updates on the website and via social media



Summary of Engagement



Mixed-Use, Retail, Grocery

Prioritize access to food, retail, childcare, and different commercial uses that are community-serving



Green Spaces, Parks, Trees

Desire to preserve or add trees, increase green space access, take advantage of views of Downtown



Good Design

Inclusion of design features such as porches, historical details, detached home options.



Alternatives to Cars

Providing strong connections for bicycles, pedestrians, and to transit as part of these projects.



Affordable Homes

Favorable comments about providing more access to affordable homes for Near Northside residents



Safety

Concerns for safety related to traffic and crime, and how they'd like to ensure families feel safe



Key Themes: Community Wide



Affordable Homes: “Affordable houses for families and single people.”

“Making modest affordable homes- truly affordable!”

Alternatives to Cars: “Please install bike lanes to access the existing ones (i.e. White Oak Bayou Trail).”

Good Design: “Covered front porches or patios so neighbors have space to be outside to interact with other neighbors. A mix of housing types to provide options to families, empty nesters & single folks. Must have adequate parking near each housing unit. Trees, trees, trees!”

“The community prefers the project to be similar to the condos constructed by Avenue CDC.”

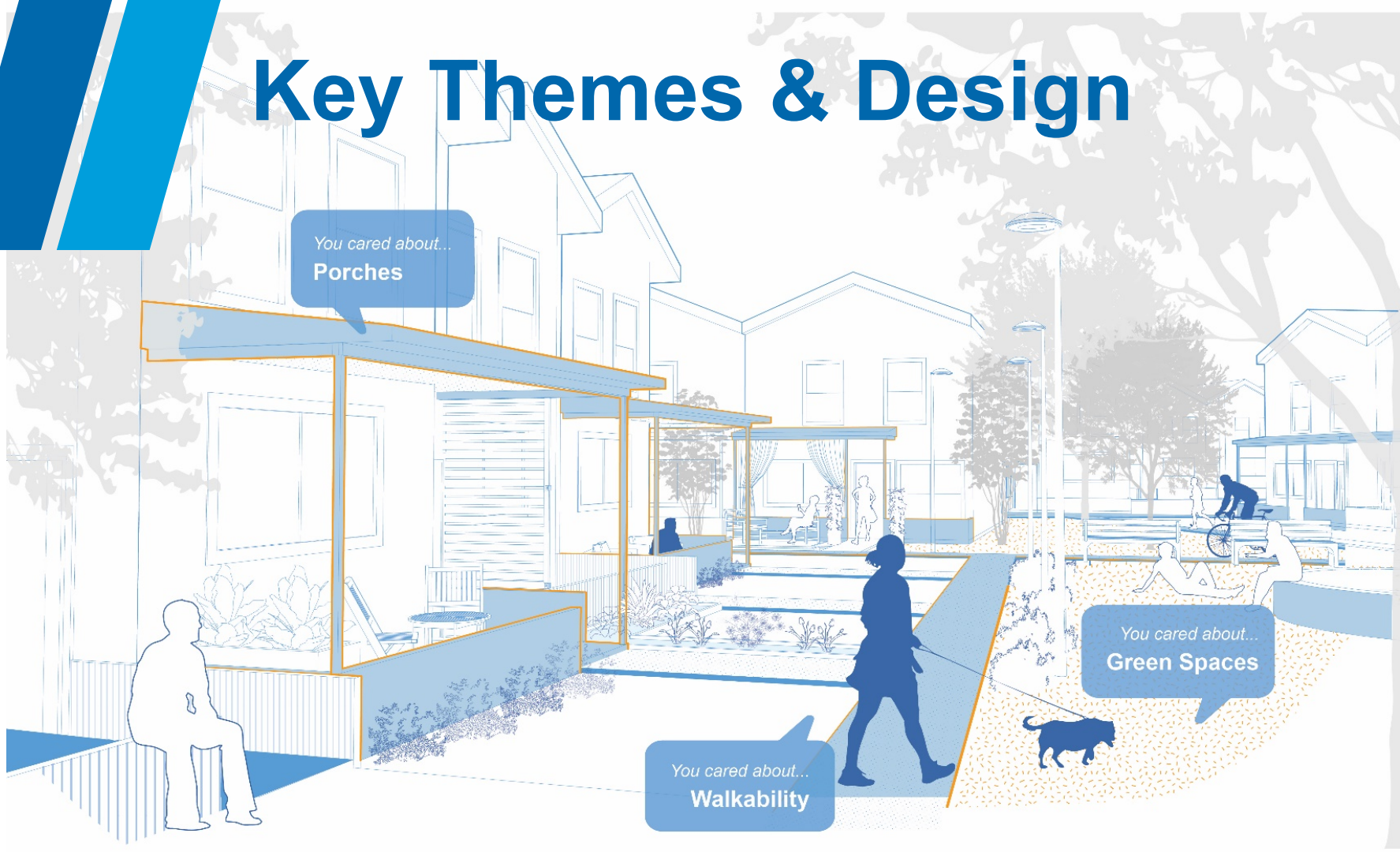
Safety related to Traffic or Crime: “There is a lot of suggestions for a green space when this is a huge one but it's because it isn't safe. This is also a walking path to many of the schools that parents also don't feel safe letting their kids walk.”

Key Themes & Design

You cared about...
Porches

You cared about...
Green Spaces

You cared about...
Walkability





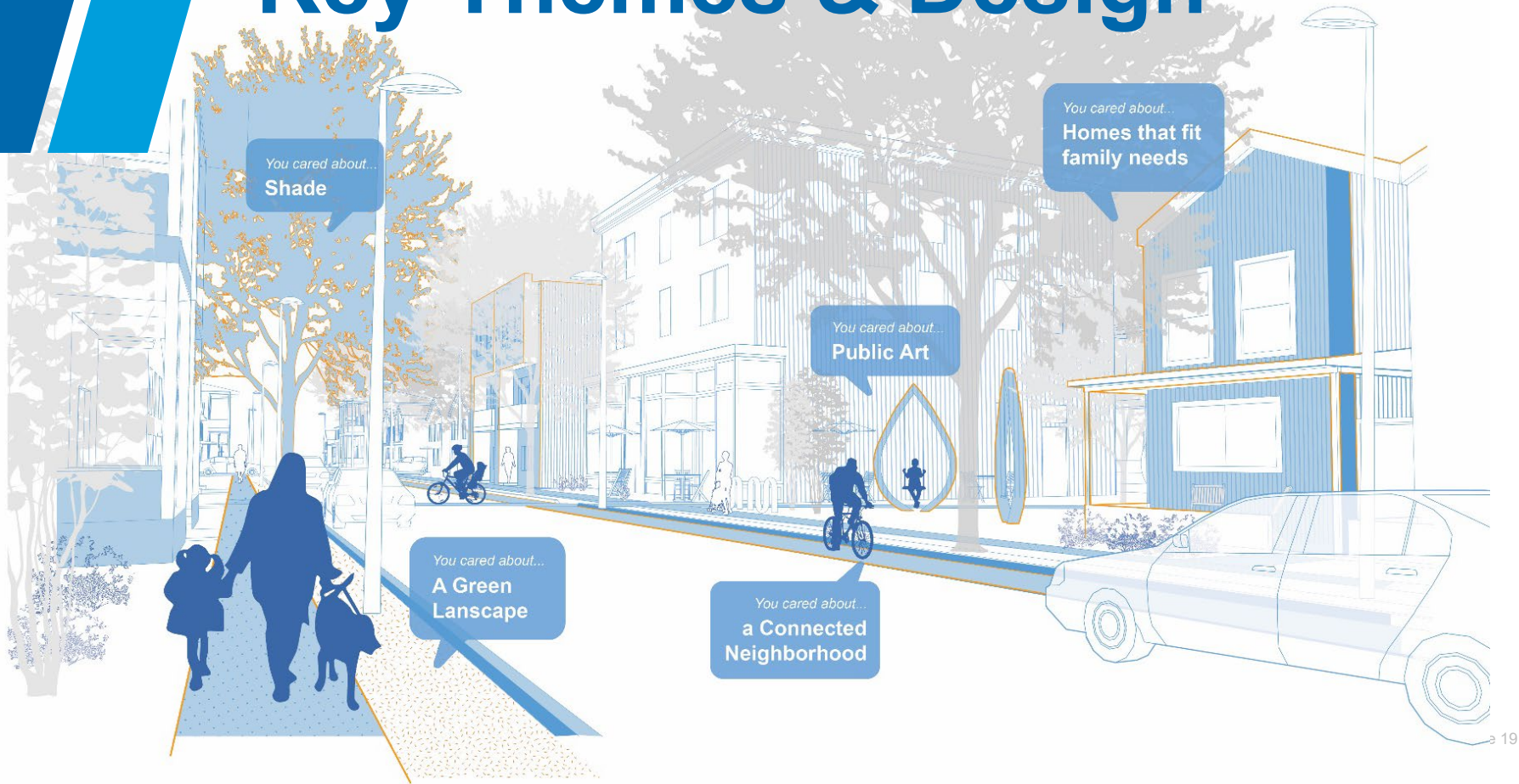
Key Themes: Community Wide



Mixed Use and Retail: *“We need more green spaces and parks for kids to play. We need more retail space for banks, restaurants, pharmacies, and small businesses to serve the local community. We need grocery stores to avoid becoming a food desert. Better sidewalk for elderly and disabled people that don't have a car. The city should focus first on solving the current neighborhood issue.”*

Green Space: *“The community loves the hill with the amazing view of downtown. In this new development, create a public space that has a hill that overlooks downtown! It would be the landmark for the neighborhood and give the Northside something cool and interesting that's uniquely OURS!”*

Key Themes & Design





Key Themes: South Site



Mixed Use and Retail, Green Space:

“‘South Site’ (Hardy Yards) should be the downtown of our little neighborhood with shops and a park / plaza.”

“Please put small neighborhood retail here. We really need it and it’ll improve the community. Cafe with a nice big patio, retail shops, and fresh food grocer.”

“With the existing housing in the area, adding more will be complimented by additional cafe/restaurant spaces and open spaces.”

Improve Mobility: “Currently the only access to the White Oak Bayou Trail in our Super Neighborhood is at Quitman St, from Leonel Castillo. Adding a connection at Hogan, or near the train line would be much easier for residents of Hardy Yards (and the rest of the community) to utilize”



Key Themes: North Site



Mixed Use and Retail: “Make sure that service businesses (coffee shops, dry cleaners, a bank, restaurants, etc.) are encouraged and able to exist near the development. Dense housing needs walkable amenities!”

Green Space: “Would love to see multi-use green space for the Northside. Dog park, kids park, community garden, etc. Near Northside severely missing a dog park.”

Affordable Homes: “‘North Site’ (Yellow Cab) is good for detached residential.”

Good Design: “It would be great if this could be affordable detached homes that reflect the history and style of the Northside. This development is very much in the heart of the neighborhood.”



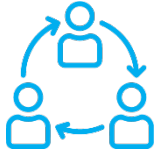
NEXT STEPS



Steps to Home Development



1



Incorporate
Community
Feedback

We are here!

2



Issue Notice of
Funding Availability
to Developers

November 2021

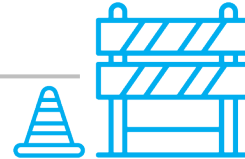
3



Developer
Selected

January 2022

4



Construction
Phase Begins

March 2022

5



Sell New
Homes to
Residents!

December 2023

Note: All dates on slides are estimated and subject to change





NOFA Release & Developer Selected

2



Issue Notice of Funding
Availability to Developers

November 2021

3



Developer
Selected

January 2022

Note: All dates on slides are estimated and subject to change





Construction Through Sales



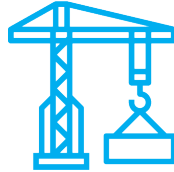
1



**Project
Design**

**March 2022 –
September 2022**

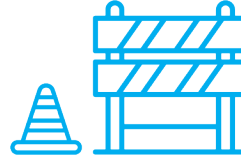
2



**Infrastructure
Development**

**October 2022 –
May 2023**

3



**Home
Construction**

**June 2023 –
February 2024**

4



**Sell New Homes
to Residents!**

December 2023

Note: All dates on slides are estimated and subject to change





In Practice



- 5-person household
- Total income = **\$55,000**
- Projected mortgage = **\$178,042**
- Total down payment assistance = **\$51,628**
- Projected interest rate = **4.0%**
- Monthly payment (pre-tax) = **\$850**

- 5-person household
- Total income = **\$65,000**
- Projected mortgage = **\$208,239**
- Total down payment assistance = **\$21,431**
- Projected interest rate = **4.0%**
- Monthly payment (pre-tax) = **\$994**





Community Steps



- Sign up for updates at New Homes for the Near Northside Landing
- <https://houstontx.gov/housing/homes/near-northside.html>
- Learn about our current down payment assistance programs



FAQS

FAQS



- **What do affordable homes mean?**

Generally, rent or mortgage payments should not exceed 30% of household gross income. Down payment assistance will be made available to help bridge the gap between a mortgage and income on 51% of the homes built at the South Site.

- **Will there be any difference between market rate homes and affordable homes?**

Homes developed at the South Site will all have the same construction quality. Floor plans may differ based on lot size and number of bed and bathrooms, but otherwise there will be no substantive differences.



FAQS



- **What is the qualifying income for down payment assistance?**

Assistance for the purchase of a home is prohibited when the combined household income is greater than 80% Area Median Income (AMI). AMI is calculated and updated yearly by Housing and Urban Development (HUD). Please note, there are other eligibility criteria as listed in the program guidelines.



Household Income \leq 80%

Area Median Income



Household Size	80% Area Median Income (AMI)
1 person	\$44,350
2 person	\$50,700
3 person	\$57,050
4 person	\$63,350
5 person	\$68,450
6 person	\$73,500
7 person	\$78,600
8 person	\$83,650

2021 Houston/The Woodlands/Sugar Land Region HUD Maximum Annual Household Income Limits*



FAQS



- **How will I know when homes are available to purchase at the South Site?**

The selected developer will market when the homes are available to purchase. HCDD will also announce it on the New Homes for Near Northside page.

- **Where can I read the program guidelines?**

The program guidelines are listed at <https://recovery.houstontx.gov/hsfdp/>



FAQS



- **When will the application process to purchase homes begin?**

The selected developer will market when the homes are available to purchase. When the sale date is closer, HCDD will update the New Homes for the Near Northside and program website with details on the down payment assistance application process for the 51% affordable homes. Additionally, HCDD will host a webinar series on how to apply for the program.





2100 Travis Street, 9th floor, Houston, TX 77002
832-394-6200 | www.houstontx.gov/housing



@HoustonHCDD

