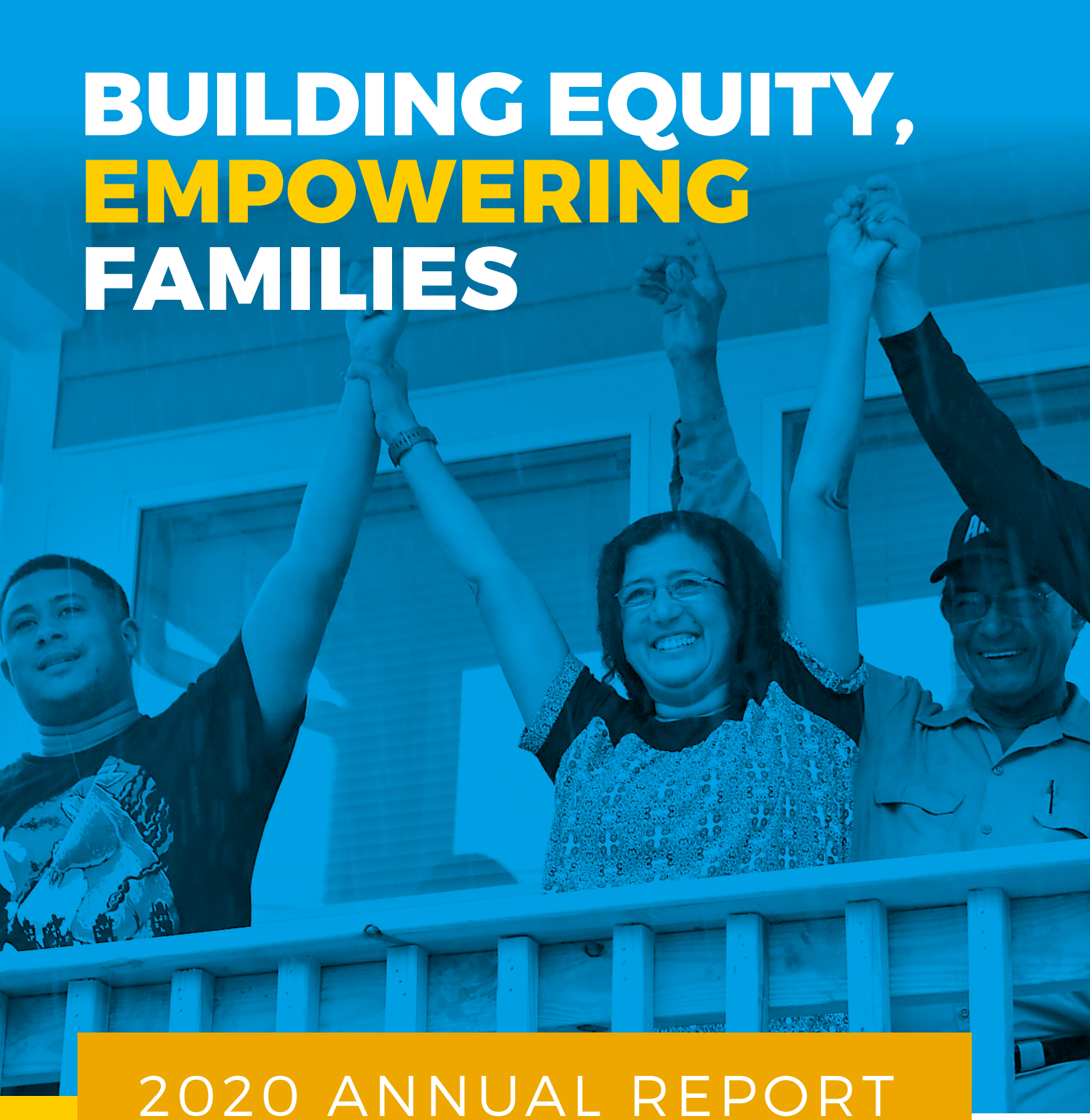
BUILDING EQUITY, EMPOWERING FAMILIES



2020 ANNUAL REPORT

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT

Annual Report 2019-2020

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Message from HCDD Director and Chief Financial Officer

Fiscal Year 2020 presented new challenges and pushed the Housing and Community Development Department (HCDD) to adapt our methods, ensuring that we are building equity and empowering individuals and families to shape their own success.

If the past few years have centered on increasing capacity, 2019-2020 acted as a test of these newly built systems. In the fall of 2019, our department broke ground on enormous initiatives, expanding our single-family construction, reshaping policies to better advance equity, and strengthening connections with partners to create amenities and services to brighten community life.

Where you live is not just a roof over your head – it's also the source of some of our strongest connections and opportunities. A newly built single-family home is an investment in a community: what will build wealth for one family may also become the site of family reunions, Bible studies, neighborhood potlucks, and more. Remodeling a park in an underserved school district may invite local artists and students to work together on a community service project that will brighten the area for decades to come. Choosing underdeveloped areas as sites of new multifamily communities invites investment from essential businesses. These examples all come from real conversations with the people who have benefited from our programs in the 2019-2020 fiscal year. And with each project, our department builds a foundation of equity, focusing our efforts on long-term issues like the racial homeownership gap, neighborhood investment discrepancies, and environmental hazards.

When the pandemic hit Houston in March of 2020, everyone at HCDD worked together to adjust our business-as-usual. At a time when the nationwide affordability crisis is deepening, and while Houstonians are still recovering from the devastating storms of the last few years, we could not afford to slow down our pace of production or lower our quality of services. Looking back at our accomplishments over the past year, we are proud to present this report, which shows our programs finding ways to streamline our processes and leverage our resources.

If the pandemic has proven anything, it is the importance of strong communities founded on mutual care.

As we continue to adapt to the challenges ahead, HCDD keeps moving forward with our work to open new avenues for residents to learn, find success, come together, and grow.

Tom McCasland
Director

Temika Jones
Chief Financial Officer

Home of Ms. Josephine Slider, rebuilt by the Single-Family Home Repair Program in May of 2020.

What We Do



GIS Analyst Alan Perusquía walks residents through interactive maps of their neighborhood at our September 2019 community meeting.

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.



A newly constructed home in the New Home Development

We accomplish our mission by:

Investing
to build new homes and fix existing homes for renters and homeowners.

Creating
opportunities for Houstonians to realize the dream of homeownership.

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

Building
neighborhood amenities that support strong 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.

n Acres Homes, built through
Program.

EQUITABLE OPPORTUNITIES FOR FAMILIES

Maintaining Equity in Challenging Times

Even with the difficulties that Fiscal Year 2020 presented, the City of Houston Housing and Community Development Department (HCDD) remained focused on equity, reaching communities who have been left behind by previous recovery and development efforts. We recognize that that each person has their own definition of healthy, safe, and purposeful living. Our role is to create many different resources and ensure that every Houstonian can access those resources – so that families around the city can achieve the success they envision for themselves. 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. Our community-development work leverages partnerships with nonprofits and developers to build public amenities and provide social services, which families can use as they need. 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.

From the workers on the sites of our multifamily developments, to the builders who help us repair homes, to the nonprofit stakeholders who act as service agencies, to the neighborhood advocacy groups who encourage us to always raise our standards, our work is done in collaboration with others. Throughout this report, we highlight the work of particular individuals and organizations, but these are only some examples of the important help we receive from partners. We particularly want to thank our funders and the agencies that provide oversight to our programs: the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Treasury, and the Texas General Land Office.

Our 2020 Annual Report presents an overview of the 2020 Fiscal Year, which includes our activities and spending between July 1, 2019 and June 30, 2020. A glossary of common funding abbreviations is included on page 31 of this report.



Mayor Sylvester Turner (center) joins HCDD leadership and community leadership to break ground on Towne Park Village in November of 2019.

Adjusting to the pandemic

If the pandemic has revealed anything, it is the importance of building community networks of care and mutual aid. As soon as COVID-19 cases came to Houston, the majority of our operations went virtual, and we implemented safety standards for our limited activities in the office. Beginning in March of 2020, all visitors and employees who came to our office at 2100 Travis St. were required to have their temperatures checked, wear masks, and practice social distancing. We pivoted to electronic tools: DocuSign as an alternative for document transferal and Microsoft Teams and Adobe Connect as alternatives for hosting events. By May, we had suspended in-person contact with most partners and moved our normal range of activities to safer, virtual methods.

Document Delivery Services

While key to keeping residents safe, virtual operations have highlighted long-standing inequities. Many of the residents who need our services have limited Internet access and technological literacy. To meet these needs, a dedicated team of employees stepped up to meet Houstonians where they were – literally – by traveling across the city to drop off and pick up paperwork at client homes or other locations. In this way, Houstonians who needed application help and resources could access our services without relying on the Internet or a third party.

SAFE, QUALITY HOMES

Much of our spending is directed towards creating and maintaining homes for members of our community, especially those who have been disadvantaged by unequal patterns of development, infrastructure, employment, and investment. Our teams build, repair, and fund single-family and multifamily homes.

Single Family Home Repair

We repair or rebuild homes that have been damaged by wear and weather. Our team prioritizes homeowners who are members of vulnerable populations and homes that are dangerous to immediate health and safety. Funding on home repair comes from federal funds, local funding, and disaster funding from the 2015 Memorial Day and Halloween Floods, and Hurricane Harvey in 2017.

Key Facts

102 homes repaired

33 homes reconstructed

76 reimbursements issued to homeowners

55 homes under construction

Funding Sources:

CDBG, TIRZ, DR15, DR17



Ms. Flinn enters her newly constructed home for the first time.

The Flinn Family

In 2020, Ms. Sylvia A. Rocha Flinn stood in front of her home of 45 years and watched as it was demolished. She inherited this house from her father, who purchased it in 1975. But, after years of wear and weather taking their toll, the needed repairs began to add up. Ms. Flinn was able to apply for the City of Houston's Single-Family Home Repair Program, which rehabilitates and reconstructs homes across the city.

"My grandmother calls it mi jical – literally, 'the shack.' It was my shack. Now it's no more, but that's okay." Though the home holds memories, it's not the house itself that holds significance. Instead, Ms. Flinn is just grateful to be able to stay in the neighborhood for the long term, in a home that is safe for her and her family. "My roots are here. I love that I live with proximity to downtown, everything is accessible. This is where I grew up. My children go to school where I went to school, I love that…this is my home, my hometown."

Four months later, Ms. Flinn returns to a new house, now elevated from future flooding events. "I could not ask for anything better," she says, one arm around her mother, who joins her at the key exchange events. This, for her family, is "a new beginning. A new chapter."

New Home Development: Creating Equity

The New Home Development Program builds new single-family homes that will be affordable to several generations of Houstonians. Through partnerships with the Houston Land Bank and Houston Community Land Trust, we are able to reduce costs and make new, high-quality homes available to low- and moderate-income families.

How It Works

STEP 1
Houston Land Bank finds and purchases land around the city

STEP 2
HCDD constructs homes

STEP 3
Markets and Sell Homes

OPTION 1

Land Bank Traditional Option

- Purchase a home with up to $50,000 in assistance
- Home price is at- or below-market price, generally $140,000-$150,000
- Homebuyer owns both the home and the land
- Homeowner is taxed at normal valuation

OPTION 2

Community Land Trust Option

- Purchase a home with approximately $100,000 in assistance
- Home price is below-market price, generally $65,000-$82,000
- Homebuyer maintains responsibility over the home while the land is held by the Houston Community Land Trust
- Homeowner is taxed at a lower, affordable, resale value

Towne Park Village

In November of 2019, we broke ground on Towne Park Village, a 173-home master-planned community in Northeast Houston. Common neighborhood amenities will include parks and a daycare center, along with new bus-stops. While not part of the Land Bank or Community Land Trust options, these homes are eligible for subsidies from our Homebuyer Assistance Program options, which reduce prices to a range of $130,000-$170,000.



Towne Park Village represents scalability for HCDD – a full community of single-family homes planned from the outset to be affordable and well-connected to resources.



Mr. Green celebrates his new home purchase with his realtor.

Key Facts

28 homes sold

22 sold under Community Land Trust Option

6 sold under Traditional Option

9 homes under construction

Funding Sources:

TIRZ

The Green Family

On an overcast March day in 2020, Mr. Clarence Green moved into a newly built home in Acres Homes, the neighborhood where he was born and raised. His new home, constructed through the New Home Development Program, includes four bedrooms and a spacious entry, kitchen, and yard. With an agreement with the Houston Community Land Trust (Land Trust), Mr. Green's home was made affordable, selling just around $80,000.

"I pass by this street every day," said Mr. Green, standing in his kitchen for the first time. "When I saw somebody was building the home, I thought – somebody's building a nice home right there. I never thought it would be my home." For Mr. Green and his family, homeownership seemed out of reach for a long time. Now, he'll be able to raise his children in the neighborhood he considers his community, in a home that is his own.

The affordability of Mr. Green's home – and all the homes in the Land Trust Option of this program – is accomplished by placing the property land in trust with the Land Trust. While the homeowner is responsible for the home mortgage and other homeownership duties, the land is owned by the Land Trust and provided through a renewable, 99-year lease. This method keeps the homes affordable in perpetuity, so that if Mr. Green ever decides to move, another family can benefit from the same model of affordability.

Homebuyer Assistance

Homeownership is a dream that feels out of reach for many Houstonians. Our programs are helping to turn those dreams into realities. Our homebuyer assistance options provide up to $30,000 in down-payment and other closing costs to homebuyers who are purchasing their first home.With the addition of the Harvey Homebuyer Assistance Program, we also provide funds to homebuyers who are replacing a home lost due to Hurricane Harvey.

As this program is one of our most popular, the Homebuyer Assistance team created virtual workshops tailored to homebuyers and real estate professionals. Since launching this initiative, we have held 13 events to assist applicants and to inform the realtors that help buyers close on their homes.

Key Facts

199 homebuyers assisted

400 people registered for workshop events

Funding Sources:

TIRZ, DR17



The Homebuyer Assistance Program may assist with purchasing homes built through the New Home Development Program, creating multiple pathways for homebuyers to find affordable options.



Mr. Harry Sapp signs the paperwork to close on the purchase of his first home in June of 2020. He received $30,000 in down payment assistance from the Harvey Homebuyer Assistance Program.

Multifamily: Investing in Equity

In a city where more than 50% of residents are renters and 46% of renters spend more than one-third of their monthly income on rent, affordable multifamily homes are essential. Our Multifamily team is responsible for creating and preserving high-quality affordable rental homes in an equitable fashion.

Affordable developments are funded through rounds of grants administered by HCDD, and via Housing Tax Credits, which are incentives provided by the U.S. Department of Treasury, supported by the City of Houston and allocated by the Texas Department of Housing and Community Affairs. Any developer applying for tax credits must have City Council's support enabling us to hold developments to a high standard.

Advancing equity means creating choices for families, allowing low- and moderate-income households to select their communities and find homes in opportunity-rich areas.

In early 2020, we implemented our Equitable Distribution Policy based on the current distribution of affordable homes across Houston's 11 City Council Districts. Developers who propose building in Council Districts with fewer existing affordable homes receive priority, ensuring a greater variety of options for renters that need affordable homes. The policy also gives priority to those proposals that create communities near public transit, job centers, highly ranked schools, and other amenities.

The Equitable Distribution Policy was recognized as one of four finalists for the 2020 Urban Land Institute Robert C. Larson Housing Policy Leadership Award. HCDD is proud to pioneer new strategies for advancing equity in development.



Somerset Lofts will bring 120 new state-of-the-art apartments to Timbergrove, an expanding neighborhood where affordable homes are difficult to find. These homes are a great example of the importance of equitably distributing apartment homes.



Mayor Sylvester Turner (third from right), former Mayor Anise Parker (fourth from left), and HCDD Director Tom McCasland (center) help break ground on Law Harrington Senior Living Center. This community will be the largest LGBTQ-affirming senior center in the U.S.A., offering 112 affordable apartment homes to seniors. A partnership with the Montrose Center will provide social services and community support to residents.



Hardy Yards Apartments provides 350 units to residents of Near Northside. This high-end, mixed-income project, with its easy access to job centers and its comprehensive on-site amenities, illustrates how we are pushing developers to meet high standards for affordability and sustainability.

Multifamily Developments

New multifamily construction in the fiscal year was funded through our Harvey Multifamily Program. Through two Notice of Funding Availability periods, developers submitted proposals to create or refurbish developments of multifamily rental homes. From these funding rounds, we have selected over 30 developments to support, which will create more than **3500 new rental homes,** over 3000 of which will be made affordable to low- and moderate-income Houston households. All of these proposals were held to the high standards of our Equitable Distribution Policy and are required to stay affordable for 40 years. By combining private financing, state-distributed tax credits, and our disaster recovery funding, we are leveraging **$350 million** of HCDD funds to **$1 billion** in development across Houston.

A summary of this year's work on our Multifamily Developments can be found on pages 34 and 35.

Key Facts

1218 new rental units completed

20 developments under construction

9 projects completed

30+ communities selected for the Harvey Multifamily Development Program

Funding Sources:

BONDS, HOME, TIRZ, DR2, DR17

Preserving Equity: Park Yellowstone

In 2020, we completed renovations at Park Yellowstone Apartment Homes, a 210-unit community of affordable apartments and town homes in the historic Third Ward. The rehabilitation included interior and exterior updates, such as roofing and HVAC remodeling, an extensive security system rehaul, new community amenities, and in-unit updates to surfaces, appliances, and structures.

"Me and my kids have a fresh and clean start," said resident Jasmine Johnson. "They have a clean environment and area to live and play in." Ms. Johnson lived with her two young children at Park Yellowstone before the renovation. Now she can have the confidence that they will grow up in a community that will stay safe and affordable.

In addition to homes, Park Yellowstone provides an on-site daycare center, allowing working parents more flexibility in their days and connection with their immediate community. Star of Hope Ministries works with the residents of Park Yellowstone on programming and other long-term services, helping residents build skills and fellowship with one another.

Park Yellowstone was named the winner of Texas Apartment Association's 2020 Affordable Housing Award in the Renovation and Rehabilitation category. HCDD is proud to work with Vesta Corporation and our funding partners at HUD on this rehabilitation.







Park Yellowstone offers 210 new apartments and townhomes with community amenities to residents in the Third Ward.

THRIVING COMMUNITIES

Where you live is more than just the roof over your head. HCDD works on large-scale community projects to improve neighborhoods. We build public amenities, connect local businesses to new ventures, and ensure that services are provided to empower Houston's most vulnerable residents. By investing in locations around the city, we are providing tools that families and individuals can use to build bright, healthy lives.

H-E-B MacGregor Market

Just before the end of 2019, our Public Facilities Team completed a key project: H-E-B MacGregor Market in Third Ward. The 90,000 square-foot grocery store was, at the time, the largest H-E-B store developed in Houston and offered the local grocer's largest selection of products. This new store was developed through strong public-private partnerships, leveraging federal funding alongside capital from H-E-B and the Houston Housing Finance Corporation.

Many residents in the Third Ward have been without easily accessible grocery stores, especially those offering healthy meal options and fresh produce. "This store represents hope for people in other neighborhoods," said Mayor Sylvester Turner in his remarks at the grand opening. "What we do here today, we will replicate in neighborhoods where there are food deserts and people in need of healthy options."

Public Facilities

Community amenities, including parks, grocery stores, Multi-Service Centers, job centers, and health clinics are key to making sure that Houstonians have what they need to thrive. Each year, HCDD partners with other City departments like Houston Public Works, the Houston Department of Neighborhoods, and the Mayor's Complete Communities initiative to identify pressing needs of our communities. Then, we work with private businesses and nonprofit organizations to expand the amenities available to residents.

A summary of this year's Public Facilities initiatives be found on pages 36 and 37.

Key Facts

9 projects completed

14 projects under construction

Funding Sources:

CDBG, DR2, TIRZ, ECON DEV, BONDS



Mayor Sylvester Turner joins community leadership to cut the ribbon at the opening of H-E-B's MacGregor Market in December of 2019.



HEB's MacGregor Market offers fresh food and robust locally- sourced options to residents of Third Ward. This store includes a large selection and will employ over 400 residents.

Ending Homelessness

We believe that the best solution to homelessness is a home. It is the City's priority to help make Houston a place where homelessness is short, rare, and non-reoccurring. HCDD is proud to partner with over 100 homelessness service agencies, nonprofit organizations, and local leaders in The Way Home – our community's strategy for aligning efforts to end homelessness. The Way Home allows people experiencing homelessness to take advantage of the wrap-around services and rental assistance they need to find stable, long-term homes and eliminate the risk of becoming homeless again.

We support the Housing First model, which provides safe homes to those in need as a first step, and then connects people to needed services, which can help address the original cause of their homelessness. Our partnerships create supportive housing developments around the city, which offer safe living spaces along with on-site services. In our region, nearly 2,000 people were provided homes through rapid rehousing programs or permanent supportive housing developments during the past year. These strategies continue to work well in Houston, with 96% of participants staying housed long-term.

Along with providing a pipeline to stable housing, HCDD and our partners provide the tools to help individuals create their own long-term success. From healthcare and addiction-recovery coaching to life-skills training, education programs, and assistance with career-building, our service- provider partners are helping to break cycles of housing insecurity and inequitable access to resources for low-income individuals and families.



The interior of Recenter's new John & Susan Dailey Building, where residents experiencing homelessness and struggling with addiction can build community, find shelter, and participate in programming to recover from substance abuse.



New Hope Housing Dale Carnegie is another supportive housing community that will provide 170 homes to those facing housing insecurity and homelessness.

Economic Opportunities

To continue to boost equity, HCDD urges our partners to provide jobs, training, and contracting opportunities to low-income residents and businesses. Many federally funded projects are subject to Section 3 requirements, which require City contractors to direct new contracting and employment opportunities to certified low-income persons and businesses, along with Minority- and Women-Owned Small Business Enterprises (MWSBEs).

In 2020, about 35% of all HCDD contract work was done by MWSBEs. Our team helps certified businesses and residents connect with one another and find business connections by hosting events and trainings at our offices and in the community.



HCDD's teams spread information about economic opportunity programs at job and opportunity fairs across the city, such as this expo at the Third Ward Economic Workshop in December of 2019.

Additionally, HCDD's newest division is our Economic Development team, responsible for developing our Harvey Economic Development Program, which will launch in 2021. This new opportunity will provide grants and loans to microenterprises – those businesses with fewer than six employees – and other small businesses that were impacted by Hurricane Harvey.

Key Facts

193 Section 3 Residents certified

101 Section 3 Business Concerns certified

5,818 individuals and businesses reached through 78 outreach events

Public Services: Preserving Equity

HCDD's role is not to make decisions about what is best for each family, but to compile resources that Houstonians can use as they see fit. For this reason, our work is often long-term, providing funding to expand the capacity of community-built, community-based organizations. Our Public Services team supports critical service providers in areas such as childcare, physical- and mental- healthcare, job counseling, skill training, and more. The team also administers grants to organizations that serve vulnerable communities within Houston, including those living with HIV/ AIDS and those who are at risk of experiencing homelessness. In many cases, our Public Services team provides the services side of the work we are doing in other divisions, maintaining partnerships well after a development is completed.

Key Facts

41 fiscal year entitlement partners

18 Harvey Public Services partners

30,670 Residents served

Funding Sources:

CDBG, HOPWA, ESG, DR17



Photo credit: https://www.capitalidea.org/graduate-spotlight-alo rodriguez-aurora-alworth-spirit-award/



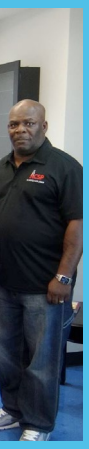
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Photo credit: https://www.facebook.com/womenshomehouston/ a.119511402319/10159214864402320/?type=3&theater



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Equipping Residents with Education and Employment

Capital IDEA

Our Public Services team supports our economic-development work by boosting organizations such as Capital Investing in Development and Employment of Adults (Capital IDEA). Capital IDEA helps low-income residents pursue higher education and find careers in high-demand industries that provide living wages and opportunities for advancement. Within the 2020 reporting year Capital IDEA helped 238 participants enroll in local Houston Community College campuses and saw 139 participants graduate from the program. In late June 2020, HCDD and Houston City Council agreed to expand support for Capital IDEA through our Harvey Public Services Program, to address the increased need for workforce development in Houston.

Building Community for Persons with HIV/AIDS

A Caring Safe Place

Long-time partner A Caring Safe Place offers both transitional and permanent supportive housing options, specifically working to serve low-income persons living with HIV/AIDS and their families. The communities operated by A Caring Safe Place offer supportive services including substance abuse and mental health counseling, life-skills coaching and job training, and community-building HIV support groups. Their existing communities provide homes and services to over 45 individuals, and they were designated as a Community Housing Development Organization (CHDO), meaning that they will work with our Single-Family and Multifamily teams to create more homes in the future.

Boosting the Impact of Public Facilities

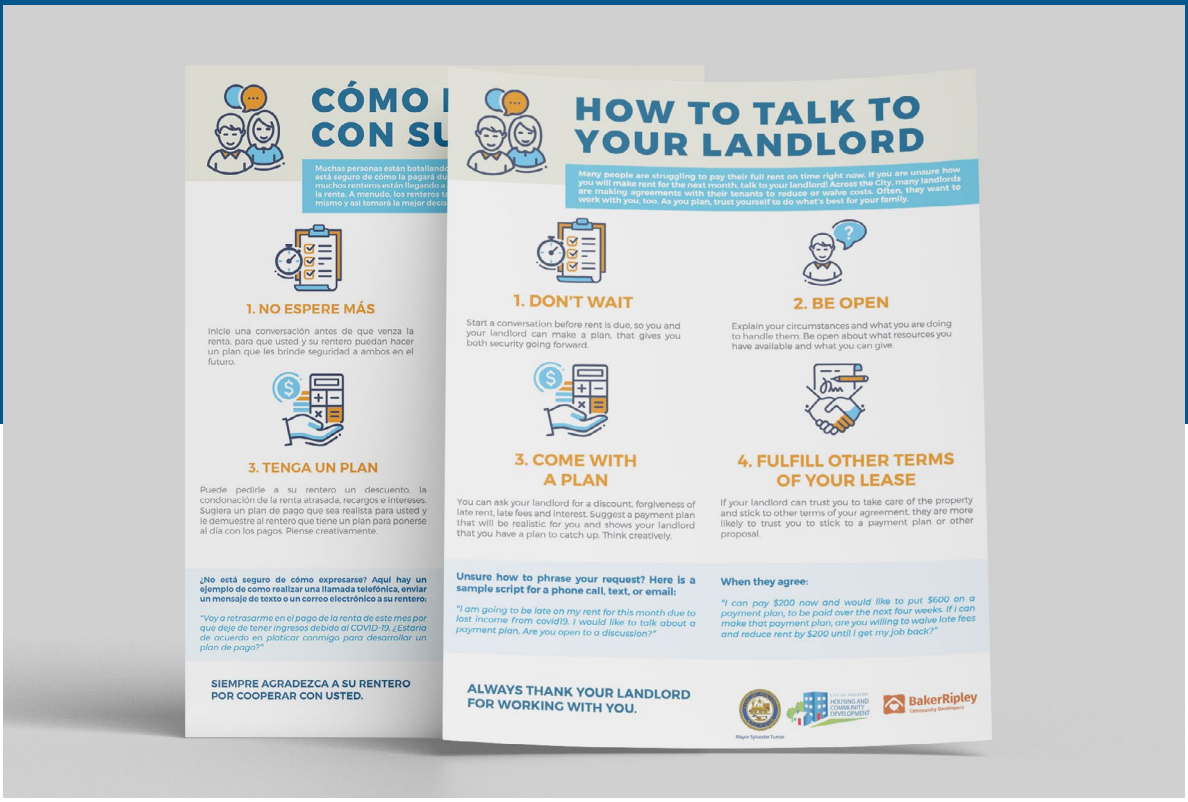
The Women's Home

In 2015, HCDD partnered with The Women's Home to construct a new dormitory and community center to provide support to women who are struggling with housing insecurity, substance abuse, and physical or mental illness. Since the completion of these neighborhood support centers, we have supported the Women's Home with services-oriented funding, boosting their capacity to provide the wrap-around services to residents of their facilities. Each year, The Women's Home provides case management, wellness and self-sufficiency education, and transportation services to 275 individuals who are facing homelessness or housing insecurity. Their model works to build community and support, helping vulnerable women and families to transition into stable employment and secure homes.

Pandemic Response

Thanks to the work of advocates and lawmakers at all levels of government, HCDD was granted nearly **$45 million** in emergency COVID-19 relief funding by HUD. HCDD quickly allocated this funding to provide housing and re-housing support, boost the capacity of public service agencies, and open more emergency shelters.

Additionally, HCDD partnered with BakerRipley, a local nonprofit organization, to administer **$15 million** in emergency rental assistance to Houstonians who had fallen behind on rental payments during the pandemic. The first round of funding was made available in May of 2020 and was pledged to more than **12,500 households** within 2 hours of opening for applications. Subsequent rounds of funding would arrive in Houston to meet this incredible need just after the end of the fiscal year.



Copies of our "How to Talk to Your Landlord" flyers, one of the sets of flyers distributed to help support renters during COVID-19.

Resiliency and Disaster Mitigation



Getting input from other departments' experts and from residents is a key part of the process of selecting the projects that will help us recover from future storms.

Key Facts

1 Buyout completed

5 Buyout in progress

Funding Sources:

DR16, DR17

To create a more resilient city and protect Houstonians from future disasters, HCDD partners with Houston Public Works and data experts to identify apartment complexes and other buildings that are at high risk of repeated flooding. We then use federal funds to buy these properties and convert them into green spaces and detention basins. With these changes, we are building up Houston's flood infrastructure and helping vulnerable Houstonians avoid living in unsafe places.

ACCOUNTABILITY

Open Data:
Leading on Equity

Our in-house Geographic Information Systems Studio is leading the way towards more transparent local government. The team produced a new floodplain web map integrated with street-level imagery so that our Disaster Recovery team, as well as the public, could get a more complete view of every home repair. Visitors to the Housing and Data Resource Center on our revamped website can take advantage of new spatial data and mapping tools, including the option to create custom maps and infographics to get a snapshot of flood zones, education levels, and the needs of individual neighborhoods. By developing these tools, we can provide the public with a better understanding of our work and develop data-informed strategies to advance equity in Houston.

We encourage you to visit **https://houstontx.gov/housing/research.html** to make use of these maps and infographics to get to know your own community, and to learn more about leading research on housing and community development.

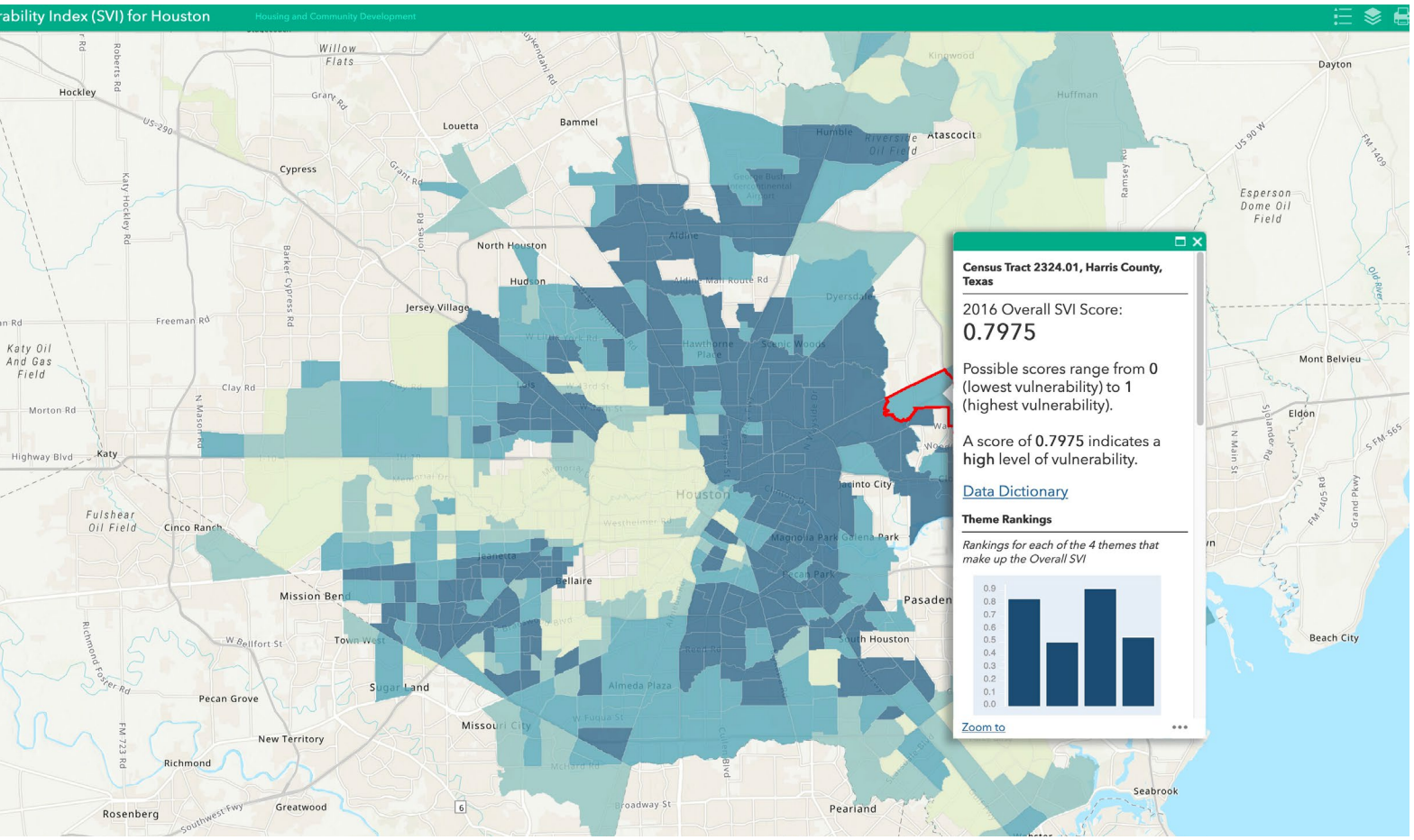


Key Facts

50 web applications created for departmental use

45 resources a uploaded t page

In a landscape of advancing technology, HCDD is expanding the ways we share our knowledge and methodology with the public. Twenty-first century governance includes open data, clear communications, and robust oversight. Our finances, compliance, auditing, and planning divisions work to ensure that we are using our taxpayer dollars for the interest of all residents.



nd data tools
o the public web

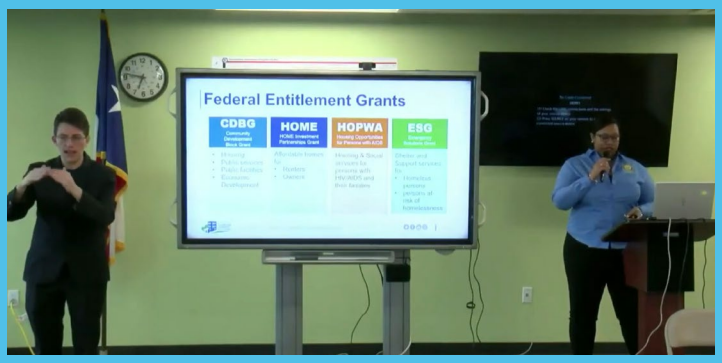
100 infographics created to capture neighborhood information

Accessible Events

Events to gather community input have always been the pillar of planning and spending within HCDD. Through the fall and winter of 2019-2020, our department hosted meetings, roundtables, and public hearings to gather input for our five-year Consolidated Plan, five-year Analysis of Impediments to Fair Housing Choice, and new Mitigation Grant. We adapted our spring events on these topics to be held virtually as well.

Prior to COVID-19, our program area experts held informational sessions at our office, while our outreach team members regularly hosted tables and presentations at community resource fairs and other locally organized events. In August of 2019, we began holding weekly Community Office Hours, a dedicated time when any community member could walk in without an appointment and speak directly to program representatives about applications, status updates, or anything else. In early 2020, we launched our "Office Hours on the Road," where we held office hours in different Multi-Service Centers once monthly.

With the pandemic, these events could no longer be held in-person, so we converted all events to virtual formats. Our office hours continue to be held weekly over the phone, and workshops and meetings with stakeholders are held online. HCDD looks forward to being able to meet residents in person for these events but has learned valuable lessons about using online tools to allow for greater accessibility.



Staff member Kristin Robinson prepares to facilitate discussion at one of our spring community meetings.

Spring Virtual Public Hearings

Typically, our biannual Public Hearings include a short presentation, open round-table discussions between residents and staff, and an open-mic for public comments. With the pandemic, large gatherings are no longer safe, so our department had to construct a new model that could be just as informative and interactive.

To adapt, we broadcast the presentation portion through a collaboration with HTV and hosted a question- and comment-period through telephone and Facebook Live. Listeners could also call into a Skype line to listen to the hearing either in English or via live Spanish translation services. After the first Public Hearing in March of 2020, we incorporated feedback from fair housing advocates and nonprofit partners to add sign-language interpreters and a separate Spanish translation phone line to our second Public Hearing, held in April of 2020. These lessons will inform our planning of public hearings, even once events are safe to hold in-person.

RESULTS
(summary of both of our March and April 2020 hearings):

- **6600+** online viewers (Facebook Live or HTV)
- **29** call-in listeners (Skype or telephone lines)
- **20+** questions and public comments addressed

COMPARISON
(averages from our September-January hearings):

- **206** Facebook Live viewers *(on average)*
- **42** attendees *(on average)*

Meeting Our Obligations: Behind the Scenes

HCDD's public-facing programs and resources are supported by teams that keep the entire department running behind-the-scenes.

- The Planning and Grant Management division creates the strategy for our work and monitors our activities to make sure that we are meeting and reporting our goals accurately.
- The Finance division ensures that taxpayer dollars are spent responsibly and reach the appropriate contractors, vendors, and residents.
- The Compliance and Operations division keeps the department's lights on and ensures that all employees and contractors follow local, state, and federal regulations.
- The Audit team reviews how our department is working and looks for ways to make our processes more efficient and effective.
- The Policy and Communications division keeps the public, clients and other stakeholders informed through print and digital communications, outreach events, virtual meetings and programs, and an in-house Call Center which responds to questions from community members.

Key Facts

12.4K calls taken by the Call Center

12.8K HCDD emails opened by stakeholders

226K recorded visitors to HCDD-run websites

35 organizations monitored for compliance with HCDD programs

1.5 M+ impressions on social media posts

Responsible Spending: Leveraging for Equity

To accomplish our goals, HCDD combines resources from state and local sources across the public and private sectors with our largest funding source, federal grants. Each year, Houston receives grants based on the city's population from the U.S. Department of Housing and Urban Development (HUD). Following declared disasters, HUD may issue special allocations of funding, which are designed to not only help repair damages but ensure that future disasters impact fewer people.

The vast majority of our funding comes from the federal government, which often takes time to access. To enable our programs to move with more efficiency, HCDD leverages local funding, such as Tax Increment Reinvestment Zone (TIRZ) set-asides and a small allocation from the City of Houston's general budget. By utilizing creative strategies for managing a multi-faceted budget, we can accomplish our goals in a timely manner, while not spending beyond our means.

In Fiscal Year 2020, HCDD received over $173 million in funding from the federal government, along with $1.8 million from state grants and slightly under $20 million in local funding. In total, our department was able to receive $195 million in resources. In the following pages, you can review these different funding sources, take a glance at the progress of our multi-year developments, and better understand HCDD's expenditures for the 2019-2020 fiscal year.



All our spending is carefully monitored and overseen by teams on finance and planning, to make sure that we are making responsible decisions for the long-term benefit of Houstonians.

Glossary: Funding Sources

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

CARES Act 2020: Funding provided from the federal government through the CARES Act, signed into law in March 2020. These funds were provided to address the impacts of the COVID-19 pandemic.

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 1 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. HCDD 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 home owner assistance, single family development, multifamily rental, small rental, home buyer assistance, buyout, public services, and economic revitalization.

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.

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 keeping 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 in support of services to 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 rent assistance and healthcare for persons with HIV/AIDS during the pandemic.

HUD: Short-hand for the U.S. Department of Housing and Urban Development, which provides the majority of federal funds provided to the City of Houston.

TIRZ: Tax Increment Reinvestment Zones (TIRZs) are special zones created by Houston City Council under state law to attract new investment in an area. TIRZs are intended to help finance 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 boundaries of the zone.

Financials

Fiscal Year 2020 (FY20) July 1, 2019 through June 30, 2020

Available Resources

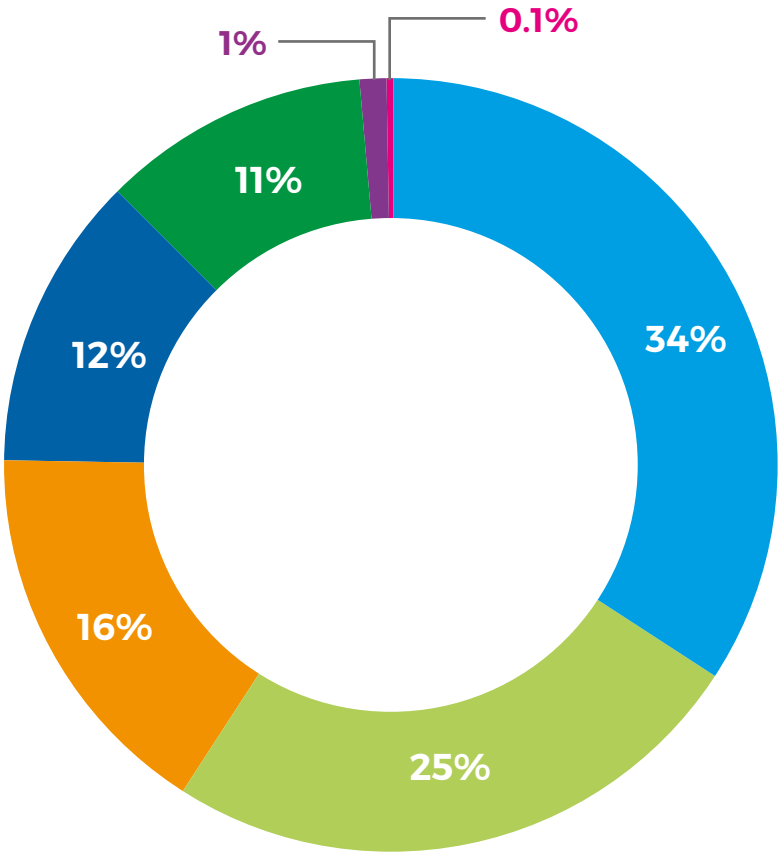
GRANT / FUND	SOURCE	BEGINNING BALANCE FY 2020	AWARDED	TOTAL AVAILABLE	TOTAL SPENT	ALLOCATED	ENDING BALANCE FY 2020
CDBG-DR17	Federal	$1,168,307,386	-	$1,168,307,386	$60,029,930	$148,086,604	$960,190,852
TIRZ	Local	$78,933,255	$18,464,067	$97,397,322	$33,347,033	$53,611,620	$10,438,669
CDBG-DR2	Federal Pass Through	$34,501,653	-	$34,501,653	$22,613,617	$5,068,833	$6,819,203
CDBG	Federal	$24,524,520	$28,410,304	$52,934,824	$19,589,883	$17,317,313	$16,027,628
ECON DEV	Federal	-	$25,236,093	$25,236,093	$15,647,682	$9,588,411	-
CARES ACT 2020	Federal	-	$32,100,000	$32,100,000	$14,851,142	-	$17,248,858
HOPWA	Federal	$13,876,826	$9,882,076	$23,758,902	$8,705,490	$10,148,605	$4,904,807
HOME	Federal	$11,612,207	$9,522,196	$21,134,403	$7,349,852	$12,956,583	$827,969
CDBG-DR15	Federal	$82,367,992	-	$82,367,992	$3,306,542	$3,211,914	$75,849,536
BONDS	Local	$7,838,974	$880,000	$8,718,974	$3,130,224	$1,363,983	$4,224,767
ESG	Federal	$3,278,323	$2,031,897	$5,310,220	$2,044,854	-	$3,265,366
HHSP	State	$1,088,874	$1,835,849	$2,924,723	$1,223,973	$1,058,428	$642,322
CDBG-DR16	Federal	$23,482,836	-	$23,482,836	$1,048,286	$531,471	$21,903,079
GENERAL FUND	Local	-	$559,910	$559,910	$559,910	-	-
HOPWA-COVID	Federal	-	$1,501,211	$1,501,211	$7,485	-	$1,493,726
CDBG-COVID	Federal	-	$35,797,809	$35,797,809	$5,944	-	$35,791,865
ESG-COVID	Federal	-	$28,902,420	$28,902,420	$4,406	$2,478,290	$26,419,724
Grand Total		**$1,449,812,846**	**$195,123,832**	**$1,644,936,678**	**$193,466,253**	**$265,422,055**	**$1,186,048,371**

Note on Methodology

HCDD reports annually to the City of Houston Controller as part of the City's annual budget process, which is approved by City Council. HCDD also reports financial data to HUD in an annual Consolidated Annual Performance and Evaluation Report. The City budgeting process uses accrual-basis accounting, while HUD reporting uses cash-based accounting. The financial reporting here is based on HCDD's audited report to the City Controller. The reporting period is July 1, 2019 to June 30, 2020.

Awarded funds are those received by the department during the fiscal year.
Allocated funds are those committed to certain projects and activities during the fiscal year.
Funding categories in orange are special awards specifically provided for pandemic response.

Program Spending



FY20 Spending at a Glance:

CATEGORY	BUDGET
MULTIFAMILY	$62,833,016
SINGLE FAMILY	$49,232,770
PUBLIC SERVICES	$31,676,403
PUBLIC FACILITIES	$26,283,800
ADMINISTRATION	$21,305,757
OTHER CITY DEPARTMENTS	$1,924,672
PLANNING	$209,834
Total	**$193,466,253**

Development Milestones



Fenix Estates

Fenix Estates is a mixed-use, mixed-income development that primarily offers supportive services and permanent supportive housing to residents formerly experiencing homelessness. This development is currently featured as a stand-out example of utilization of HOME funding on HUD's website, at **www.hudexchange.info/programs/home/project-profiles/.**

MULTIFAMILY

Completed

PROJECT	AFFORDABLE UNITS	TOTAL UNITS	HCDD FY20 SPEND	FUNDING SOURCE	TOTAL HCDD FUNDING	TOTAL PROJECT COST
Residence at Hardy Yards (RHY) 1550 Leona, 77098	179	350	-	CDBG-DR2	$19,200,000	$64,314,868
NHH Dale Carnegie 7025 Regency Square Blvd, 77036	170	170	$2,369,786	HOME & BONDS	$8,500,000	$30,356,044
Fenix Estates 1933 Hussion Street, 77003	180	200	-	HOME, TIRZ	$5,950,000	$38,643,231
The Pointe at Crestmont 5602 Selinsky Rd, 77048	192	192	$2,664	TIRZ, CDBG	$5,000,000	$33,438,931
Park Yellowstone 3322 Yellowstone Blvd, 77021	210	210	-	CDBG-DR2	$4,600,000	$30,138,130
Pleasant Hill Village 3814 Lyons, 77020	165	165	$2,404,158	TIRZ	$3,017,201	$3,017,201
Total	**1,096**	**1,287**	**$4,776,608**		**$46,267,201**	**$199,908,405**

Development Milestones

MULTIFAMILY

Ongoing

PROJECT	AFFORDABLE UNITS	TOTAL UNITS	HCDD FY20 SPEND	FUNDING SOURCE	TOTAL HCDD FUNDING	TOTAL PROJECT COST
Somerset Lofts 8506 Hempstead Rd, 77008	120	120	$223,719	CDBG-DR2	$6,000,000	$27,914,458
Campanile on Commerce 2800 Commerce ST, 77003	105	120	-	HOME, TIRZ	$3,500,000	$23,800,962
Light Rail Lofts 4600 Main Street, 77002	56	56	-	CDBG	$3,453,329	$11,259,187
Cleburne Senior Living Center (Law Harrington Senior Living) 2222 Cleburne, 77004	112	112	$4,579,134	TIRZ	$5,100,000	$27,790,053
Total	**393**	**408**	**$4,802,853**		**$18,053,329**	**$90,764,660**

New

PROJECT	AFFORDABLE UNITS	TOTAL UNITS	HCDD FY20 SPEND	FUNDING SOURCE	TOTAL HCDD FUNDING	TOTAL PROJECT COST
McKee City Living 650 McKee Street, 77002	100	120	$7,469,314	CDBG DR17	$14,500,000	$35,479,520
Scott Street Lofts 1320 Scott Street, 77003	98	123	$1,530	CDBG DR17	$14,500,000	$34,673,324
NHH Avenue J 5220 Avenue J, 77011	100	100	$1,750,000	CDBG DR17	$12,485,000	$34,905,190
South Rice Apts 5612 South Rice Avenue, 77081	62	115	$6,318,199	CDBG DR17	$12,400,000	$33,085,918
900 Winston 900 Winston, 77009	102	114	$4,110,000	CDBG DR17	$11,230,000	$31,465,057
Edison Lofts 7100 W. Fuqua Dr.,77489	107	126	$3,452,167	CDBG DR17	$8,000,000	$26,246,380
Green Oaks Apartments 1475 Gears Road	177	177	$2,826,260	HOME	$6,273,113	$33,975,518
Bellfort Park Apts 4135 West Bellfort Street, 77025	64	64	$3,500,000	CDBG DR17	$3,500,000	$14,083,048
Briarwest Apts 12976 Westheimer Road, 77077	100	120	$2,500,000	CDBG DR17	$2,500,000	$22,320,000
Total	**910**	**1,059**	**$31,927,470**		**$85,388,113**	**$266,233,955**
FY20 Total	**2,399**	**2,754**	**$41,506,931**		**$149,708,643**	**$556,907,020**

Development Milestones



SPARK Parks

SPARK worked with HCDD to complete a park at Milne Elementary, including both green spaces and courts for team sports. Students also collaborated with local artists on new art installations, which are featured around the play area.

PUBLIC FACILITIES

Completed

PROJECT	PROGRESS	HCDD FY20 SPEND	FUNDING SOURCE	TOTAL HCDD FUNDING	TOTAL PROJECT COST
HEB 288/ N MacGregor	Construction complete	-	ECON DEV	$13,862,000	$33,862,000
Calhoun GLO DR2.2 Open Ditch Projects (Calhoun)	Construction complete	$1,402,491	CDBG-DR2	$4,540,000	$4,540,000
Recenter 3809 Main St.	Construction complete	2,636,017	TIRZ, BONDS	$4,000,000	$19,622,365
Avenue Center - Community Hub 3517 Irvington Blvd	Pending HUD Closeout	-	ECON DEV	$3,400,000	$7,630,519
Open Ditch - Nichols (DR2.2) Nichols, West Coke & Gano	Construction complete	$1,571,016	CDBG-DR2	$3,842,889	$4,040,000
Telo Market 5602 Lyons Ave	Construction complete	$716,283	CDBG	$835,000	$3,357,033
Hernandez Tunnel Phase II (DR2.2) North Main Street from Brooks Street to 245 feet south of the Hernandez Tunnel	Construction complete	$190,277	CDBG-DR2	$639,577	$699,610
SPARKS - Milne Elementary 7800 Portal	Construction complete	$52,500	CDBG	$150,000	$270,000
SPARKS - Whidby Elementary 7625 Springhill	Construction complete	$51,448	CDBG	$150,000	$170,000
Total		**$6,620,032**		**$31,419,466**	**$74,191,527**

Development Milestones

PUBLIC FACILITIES

Ongoing

PROJECT	PROGRESS	HCDD FY20 SPEND	FUNDING SOURCE	TOTAL HCDD FUNDING	TOTAL PROJECT COST
DR2015 - 4A & 12A SWAT Projects Northline/Northside and Bonita Garden	Design Phase	-	CDBG-DR15	$29,207,210	$29,207,210
East End Maker HUB 6501 Navigation Blvd.	Under Construction	$13,230,533	CDBG / ECON DEV	$24,090,000	$32,691,862
Buyout Program: Braeburn Glen Braeburn Glen, Glenburnie & Cashiola, and Langwood	Buyouts and demo are underway	$950,842	CDBG-DR15	$10,660,000	$10,660,000
Bering Omega 2920 Fannin St.	Under Construction	-	CDBG	$1,100,000	$6,540,000
Independence Heights 603 E 35th St.	Pending Deobligation	$91,042	ECON DEV	$169,000	$169,000
Swiney Community Center - Architecture & Engineering 2812 Cline St.	Pending Deobligation	$60,378	CDBG	$150,000	$150,000
Total		**$14,332,795**		**$65,376,210**	**$79,418,072**

New

PROJECT	PROGRESS	HCDD FY20 SPEND	FUNDING SOURCE	TOTAL HCDD FUNDING	TOTAL PROJECT COST
Edison Performance Arts 7100 W. Fuqua	Approved by Council	-	CDBG	$5,000,000	$8,000,000
9100 Fondren (Boardwalk Apts) 9100 Fondren	Buyout Pending Deobligation	$1,008,529	CDBG-DR16	$1,540,000	$1,540,000
Total		**$1,008,529**		**$6,540,000**	**$9,540,000**
FY20 Total		**$21,961,356**		**$103,335,676**	**$163,149,599**

Our Team

Executive Leadership

as of March 31, 2021



Tom McCasland
Director



Keith Bynam
Deputy Director
Compliance & Operations



Temika Jones
Chief Financial Officer



Derek Sellers
Deputy Director
Planning &
Grants Management



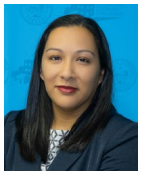
Ray Miller
Assistant Director
for Multifamily &
Public Facilities



Melody Barr
Deputy Assistant
Director
Public Services



Jean Gould
Deputy Assistant
Director Policy &
Communications



Ana Martinez
Deputy Assistant
Director Public
Facilities



Anderson Stoute
Deputy Assistant
Director
Single Family



Angela Simon
Deputy Assistant
Director
Planning & Grants
Management



Janel Young
Assistant Director
Disaster Recovery

Department Staff

as of March 31, 2021

Bernie Abraham-Kean
Jacqueline Adj-Omania
Shea Adolphin
Eva Alcala
Chrystal Alexander
Derrico Alexander
David Alfaro Pereira
Daniel Anassi
Phillip Anderson
Nerica Angol
Suzette Arbuckle
Eliezer Arce
Bunny Arita
Michelle Avila
Ekundayo Azubuike
Frankie Bannister
Melody Barr
Juan Barrera
Becky Benitez
Sharon Benson
Christian Bessey
Ranjan Bhattacharjee
Ryan Bibbs
Kevin Bingham
Chunichi Blanton
Tiffany Boyce
Tenesha Braziel
Carlos Brito Freitez
Nicole Brooks
Kimberly Brooks
Linsi Broom
Beverly Brown
Jordon Brown
Monica Burnom
Olivia Bush
Josue Bustillos
Keith Bynam
Angela Calhoun
Yvonne Cantu
Jessica Caraway
Gabriel Carey
Ruperto Castillo
Jim Castillo
London Chadwick
Anthony Chavez
Yang Chen
Taylisha Clark
Stephanie Clement
Tishia Coleman
Daniel Coleman
Margaret Colligan
Kimberley Collins
Kathryn Cooper
Melissa Craney
Johnny Cratic
David Crowl
Jasmine Davis
Azia Davis
Arva Dearborne
Krupa Desai
Charone Dixon
Paul Doty
Shelby Duncan
Chinwenwa Echebiri
Bruce Edwards
Marc Eichenbaum
Tamala Ephraim
Kenneth Esene
Michelle Evans
Pirooz Farhoomand
Cheng-Hua Feng
Carmen Figueroa
Michael Firenza
Ingrid Flornoy
Aldwin Foster-Rettig
Monicque Fox
Karen Franklin
Eugena Freeman
Caroline Gamble
Alton Garcia
Maria Garcia
Humberto Garcia
Marcus Garrett
Sandra Garza
Elizabeth Gaytan
Sean George
Tizeta Getachew
Joseph Gilbert
Gabrielle Giles
Sherrie Glover
Jamila Glover
Ebony Goard
Cesar Gonzalez
Jeniece Goudeau
Jean Gould
Kathryn Grigsby
Yolanda Guess-Jeffries
Latisha Guillory
Beverly Guillory
Robel Habtemariam
Jeffrey Halfmann
Gayle Hall
Whitney Harris
Larry Harris
Kenneth Harris
Barbara Hayes
Alfred Henson
Enedelia Herron
Fredrick Hoisington
Patricia Holcombe
Keeysha Holmes
Jamie Holmes
Kimberly Hunt
Holly Hutcheson
Mary Itz
Helena Iweajunwa
Paula Jackson
Veronda Jackson
Danielle Jackson
Robin James
Matthew Jenkins
Tony Jin
Monica Johnson
Patrick Johnson
Tandra Johnson
Kionnedra Johnson
Timothy Johnson
Omotola Johnson
Matthew Johnson
Kimmy Johnson
Darrel Johnson
Ronald Jones
Dejana Jones
Rebekah Jones
Temika Jones
Nichole Joseph
Averil Julius
Dare Kadiri
Bobby Kalathoor
Shiauyun Kane
Aman Khan
Shaya Khorsandi
Dominique King
Kelly Kistler
Sheronda Ladell
Melissa Lahey
Yen Lam
Clairisa Landry
Cedrick Lasane
Jessica Lavergne
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Ashley Lawson
Tracy Lee
Dawn Lee
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Jaclyn Livings
Metchm Lohoues-Washington
Kennisha London
Stephan Loston
Marc Lucius
Nebal Maatouk-El Sabbagh
Ellary Makuch
John Marks
Francesca Marshall
Ana Martinez
Kelli Matherne
Abraham Mathew
Tom Mccasland
Ebony Mcdaniel
Blair Mckenzie
Brian Mckenzie
Ruben Mendez
Gerard Miles
Ray Miller
Romeka Mimms
Jayna Mistry
Joshua Mitchell
Danny Molina
Greta Molo
Joethelia Mooney
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Teresa Moore
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Niquita Moret
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Mary Owens
Ardrella Owusu
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Stephanie Pena
Michelle Perales
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Krystal Perez- Ivy
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Chau Pham
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Daniel Pinto
Ruth Pizarro
Onecca Porter
Douglas Prater
Leonard Pryce
Faiyaz Rahman
Nancy Ramos
Alfredo Ramos
Jose Reynaga
Tywana Rhone
Lisa Riley
Jeremiah Rivera
Kristin Robinson
Martha Rodriguez
Maribel Rodriguez
Gerardo Rodriguez
Michael Rodriguez
Manuel Rodriguez
Maria Rodriguez Martinez
Vanessa Rosales
Carmen Rosaya
Megan Rowe
Ana Salazar
Stephen Samperi
Gracie Santos
Erika Schumacher
Candace Sartin
David Scott
Marion Scott
Kristal Scruggs
Kadina Seals
Senait Seghid
Derek Sellers
Rupa Sen
Laura Serrano
Terumi Shorter
Angela Simon
Gregory Simon
Stephen Skeete
James Skipper
Chrystal Slaughter
Lisa Slider
Katrina Sloan-Bosie
Andrea Smith
Clay Smith
Latasha Smith
Michael Smith
Tara Soileau
Pedro Sosa
Brandon Speed
Asia Speights
Shaunell Stills
Anderson Stoute
Madhuram Subramaniam
Brenda Takahashi
Syed Taqvi
Lakesha Tates
Apinan Thamrongratanasilp
Overtyne Thierry
Pauline Thomas
Rodney Thomas
Cassandra Thomas
Julia Thorp
Dean Torreros
Roberto Torres Rodriguez
Arturo Tovar
Peppur Triplett
Stephen Urteaga
Emilio Useche
Esdras Velasquez
Elizema Velazquez
Cesar Verde
Ashley Villarreal
Gary Wallace
Dan Wang
Nathan Washington
Tasha Wells
Chanel Wells
Dalia White
Lester Whiteing
Debra Wiggins
Deidre Williams
Jason Williams
Dwain Woodfork
Stephanie Wrights
Tiffany Wyatt
Yan Xu
Paul Yindeemark
Janel Young
Syed Zain Zaidi
Ben Zimmermann

Our Partners

Service Providers

A CARING SAFE PLACE

Access Care of Coastal Texas, Inc.

AIDS FOUNDATION HOUSTON

AAMA EMPOWERING LEARNERS. INSPIRING LEADERS.

AVENUE 360 HEALTH & WELLNESS

AVENUE

BRENTWOOD COMMUNITY FOUNDATION

BakerRipley Community Developers

BUCKNER Hope shines here

CAPITAL IDEA Houston

Catholic Charities ARCHDIOCESE OF GALVESTON-HOUSTON

Change HAPPENS!

COALITION FOR THE HOMELESS

H.E.A.R.T PROGRAM

GOODWILL INDUSTRIES HOUSTON

Healthcare for the Homeless Houston health · hope · dignity

HOUSTON COMMUNITY LAND TRUST

HOUSTON HEALTH DEPARTMENT

Help Inc. From the Heart

HOUSTON HOUSING AUTHORITY

houston landbank

houston PARKS & recreation department A CAPRA Accredited Agency

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recenter

NestQuest HOUSTON

the Montrose Center

NEW HOPE HOUSING, INC.

SEARCH

TEMENOS CDC

The Village Learning Center PRE-SCHOOL & CHILDCARE

Funders

HARRIS COUNTY COMMUNITY SERVICES DEPARTMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

TXGLO

THE DEPARTMENT OF THE TREASURY 1789



CITY OF HOUSTON
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