

For Immediate Release

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PRESS RELEASE

**Midtown Redevelopment Authority and the Center for Civic and Public Policy Improvement announce
“100-HOMES INITIATIVE”**

Houston, October 23, 2018

In a partnership designed to serve needy families, grow neighborhoods, and address Houston’s anticipated growth, the Center for Civic and Public Policy Improvement (CCPPI) and the Midtown Redevelopment Authority (MRA) have entered into an unprecedented partnership to produce affordable housing in Southeast Houston. Both partners are committed to making the comfort of a safe, sound residence a possibility for Houstonians who are having difficulty making this a reality.

The “100-Homes Initiative” will set a new standard for community development in Houston. Homes will be part of new, intact single-family subdivisions developed by the partners, as opposed to being scattered throughout existing subdivisions. The partners will develop three walkable, attractive, leafy subdivisions that are filled with homes that are in harmony with the existing homes in this vibrant, tree-lined section of Houston. (*See map.*) Also unique is the fact that the homes will be built on land that a local redevelopment authority (MRA) has acquired for the express purpose of adding to the supply of affordable housing.

To start, one hundred plus homes will be constructed in the close-in OST/Palm Center community, which is eminently livable, enjoying such amenities as MacGregor Park, the Park at Palm Center, the new Young Branch Library, the Texans YMCA, Palm Center Business Technology Center, and two elementary schools (Peck and Hartsfield) The Texas Medical Center, University of Houston, and Texas Southern University are nearby and the community has convenient access to Downtown Houston via the METRORail Purple Line.

Construction will begin in the first quarter of 2019, with home sales anticipated to begin no later than the fourth quarter of 2019. The first 100-plus homes will set the stage for the partners' production of thousands of housing units in Southeast Houston.

“Making these homes available to low-moderate income families marks a momentous occasion for Southeast Houston, especially as the journey to get here was one that began more than a decade ago,” said State Representative Garnet Fredrick Coleman. “It is my hope, along with that of the team working with CCPPI and MRA, that we set a precedent for the tangible results that can be achieved when organizations collaborate to reduce the cost of delivering affordable homes. These 100-plus homes will be followed by the production of quality for-sale housing in OST/Palm Center and for-sale and rental housing in Third Ward.”

In keeping with its practice, the MRA will dispense land tracts that it has acquired to developers at nominal cost, in order to reduce the cost of producing homes of good quality. As a result, families with area median incomes below 120% will be able to purchase homes in which they can take pride. (The area median income for 2018 is \$74,900.) Families within this income range typically include teachers, firefighters, police officers, nurses and administrative staff.

FACT SHEET



MRA

The Midtown Redevelopment Authority (MRA) has purchased 450 tracts of land in Southeast Houston. These tracts are primarily located in the OST/Palm Center and Third Ward neighborhoods. These land tracts have been made available to developers at nominal cost so that the housing that they build on the tracts is affordable for families with incomes below 120% of the median household income for the Houston region.

So far, MRA's provision of land to non-profit and for-profit developers has made possible the production of 97 affordable single-family homes and 294 units of affordable multi-family rental housing (including 209 Single Room Occupancy units), mostly in Third Ward. Developers with whom the MRA has collaborated include Project Row House CDC, Houston Business Development, Inc., HOU Properties, Mayberry Homes, Epic Homes, New HOPE Housing, Temenos Community Development Corporation, Guiding Light Community Development Corporation, SEARCH, ReWard Third Ward Community Development Corporation, and Montrose Counseling Center.

CCPPI

The Center for Civic and Public Policy Improvement (CCPPI) promotes the advancement of economic opportunities by helping underserved households to secure sound and affordable housing and human services.

In collaboration with the Midtown Redevelopment Authority, CCPPI will produce 220 apartment homes on and near Emancipation Avenue, the historic Main Street of the Third Ward neighborhood. In addition, the partners will develop and CCPPI will manage a mixed-use, five-story public facility that is set to be constructed on Emancipation Avenue. This facility will serve as a busy hub for sponsors and advocates of

affordable housing and will also house agencies that help low-moderate income families locate housing and other services. These projects, which are proximate to the iconic Emancipation Park, are components of the CCPPI Revive Emancipation! project that is kickstarting the revitalization of Emancipation Avenue.

CCPPI has assisted other Third Ward projects in the past, including senior housing sponsored by ReWard Third Ward. In the future, CCPPI will partner with the MRA to transition what has primarily been an infill housing program into an initiative that focuses on community-building. Thousands of well-designed affordable housing units will be made available to families desiring to live in Southeast Houston. For-sale homes and apartment homes will be built in the Third Ward and for-sale housing will be built in the OST/Palm Center neighborhood, placing affordable housing within reach of thousands of low-moderate income families.



FREQUENTLY ASKED QUESTIONS 100-HOMES INITIATIVE

Why was the Center for Civic and Public Policy Improvement formed?

State Representative Garnet Coleman instigated the formation of the Center for Civic and Public Policy Improvement (CCPPI) to address quality of life issues pertaining to low-moderate income households. In addition to addressing affordable housing issues, CCPPI is organizing a think tank of individuals that will identify ways to improve the lives of needy individuals and families. As of 2019, CCPPI will be engaged in the management of a public facility in the centrally located Third Ward neighborhood. This affordable housing hub will accommodate the think tank, affordable housing services, and services that help low-moderate households to achieve economic self-sufficiency.

What is the Midtown Redevelopment Authority?

The Midtown Redevelopment Authority was made possible by legislation carried by State Representative Garnet Coleman. This legislation has enabled the City of Houston to create 27 redevelopment authorities that administer tax increment reinvestment zones (TIRZs). TIRZs help finance costs of redevelopment and encourage development in areas that would otherwise not attract sufficient market development in a timely manner.

In Texas, there are two types of TIRZs and Midtown Redevelopment Authority/Tax Increment Reinvestment Zone Number Two (MRA) is the type that can extend its redevelopment activities outside of its TIRZ boundary, as long as there is an economic development benefit. As a petition TIRZ, MRA is required by legislation to allocate 30% of its revenue to affordable housing. Consequently, MRA has purchased land in neighborhoods where land costs are affordable and has, in turn, conveyed it to developers at a cost that enables them to produce housing that low-moderate income households can afford.

Why have the Center for Civic and Public Policy Improvement (CCPPI) and the Midtown Redevelopment Authority (MRA) partnered to create the *100-Homes Initiative*?

It has been well documented that there is a substantial shortage of affordable housing in Houston. The *100-Homes Initiative* will significantly increase the supply of quality affordable housing that is available to Houston's low-moderate income households. The well-designed, walkable, tree-lined for-sale housing communities that will be built in the first phase of the initiative will harmonize with nearby subdivisions.

MRA and CCPPI have stimulated the production of affordable housing in the past, but the *100-Home Initiative* is the first project initiated pursuant to the *Southeast Houston Affordable Housing Initiative* embodied in the **Midtown Affordable Plan**. The plan is a living document prepared by an inter-disciplinary team on behalf of CCPPI.

What is the impetus for this partnership between the Center for Civic and Public Policy Improvement and the Midtown Redevelopment Authority?

A collaborative partnership serves the aims of both organizations. Each organization has a commitment to enhancing the lives of low-moderate income households through the provision of affordable housing and supportive services, such as housing counseling and employment services.

How were the sites for the first phase of the *100-Homes Initiative* chosen?

The initiative will proceed in phases. The first phase features the development of affordable, for-sale homes on large tracts of land that the Midtown Redevelopment Authority will convey to developers. This approach was chosen for this first phase because the scale of the communities that are built will call attention to the fact that the partners are engaged in the ongoing support of activities that increase the supply of affordable housing.

Moreover, the communities will have good access to light rail transit. Proximity to the METRORail Purple Line will enhance the mobility of community residents and enable them to take advantage of commercial/retail development that is anticipated to occur proximate to the rail alignment.

How will developers be chosen?

To date, the partners have worked with developers who have extensive experience with affordable housing. The partners plan to work with these developers to expedite the first phase of the *100-Homes Initiative*. However, for future phases, the partners expect to vet and work with additional developers. Sometimes, CCPPI will act as master developer.

What is the track record of the partners to date?

Previously, for-sale homes, apartment homes, and single-room occupancy (SRO) units for formerly homeless persons have been built on land tracts that MRA has made available to affordable housing developers. The number and type of units built and the neighborhoods in which they are located are shown below.

- 236 multi-family apartment homes in Third Ward
- 30 duplex rentals in Third Ward
- 62 single-family for-sale homes in Third Ward
- 5 single-family homes in the Greater OST/South Union Super Neighborhood
- 58 SRO units in Midtown

Tracts of land have been made available for a 112-unit senior housing development in Third Ward and 12 single-family for-sale homes in the Greater OST/South Union Super Neighborhood. These units have not yet been built.

Cash grants to support the development of affordable housing have been made to the following nonprofit developers:

- SEARCH
- New HOPE Housing
- Temenos CDC
- ReWard Third Ward CDC

What happens going forward?

In Phase II of the *100-Homes Initiative*, the practice of making tracts available for infill housing will continue. (Infill housing is housing that is built on vacant tracts in established neighborhoods.)

In some instances, small scale adjacent tracts will be aggregated and made available to developers to build infill housing in the form of duplexes, triplexes, and fourplexes. In other instances, tracts that are larger in scale will be made available for the construction of infill apartment developments. In addition, large-scale single-family developments like the three that are featured in the first phase of the initiative will be constructed.

Phase II will begin in 2019.