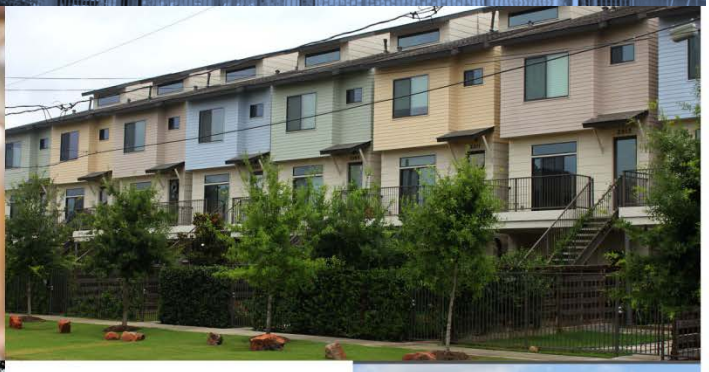
MIDTOWN AFFORDABLE HOUSING PLAN
SEPTEMBER 2017



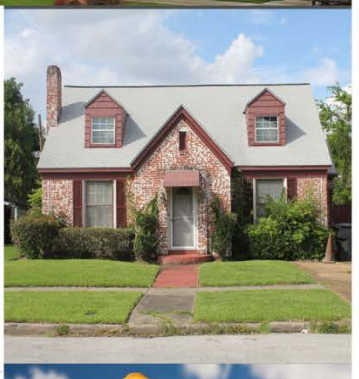
















ccppi

midtown HOUSTON

MIDTOWN AFFORDABLE HOUSING PLAN
SEPTEMBER 2017

Midtown Redevelopment Authority Board of Directors

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Appointed by State Senator Borris L. Miles

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1 EXECUTIVE SUMMARY

The Midtown Redevelopment Authority (MRA), which administers Tax Increment Reinvestment Zone #2, has purchased hundreds of tracts of land in Southeast Houston for the purpose of leveraging the production of affordable housing. This housing will be occupied by low-moderate income households of all ages, household sizes, abilities, and races/ethnicities.

MRA has proceeded with intent and with the knowledge that standard, affordable housing enhances quality of life and wellness, improves the economic prospects of its occupants, and stabilizes and revitalizes neighborhoods. Thus, MRA has engaged the Center for Civic and Public Policy Improvement to provide oversight for the preparation of the **Midtown Affordable Housing Plan**, which will guide the *Southeast Houston Affordable Housing Initiative*.

The plan incorporates:

- An analysis of existing conditions in the study area
- Market data
- Affordability analyses
- Design concepts that informed the preparation of a Development Program
- A Development Program that includes proposals for the types and number of units, as well as the number of stories (or levels) each development is proposed to have. (The Development Program does not include proposals for tracts that are already committed to a housing sponsor.)
- Strategies for implementing a systematic approach to the delivery of affordable housing units.

HIGHLIGHTS – SOUTHEAST HOUSTON AFFORDABLE HOUSING INITIATIVE

Land acquired by the Midtown Redevelopment Authority will be provided at nominal cost to housing sponsors, with the stipulation that affordable housing be constructed on it. The *Southeast Houston Affordable Housing Initiative* will serve families, students, faculty, singles, seniors, persons with special needs, veterans, and others. Households that require permanent or transitional housing will be served. There is no time limit on how long an occupant(s) can reside in permanent housing; transitional housing stays are of limited duration. Both renter households and households that desire to occupy a for-sale unit will be served. Households with incomes from 30% to 120% of Area Median Income will be served. Area median income is $71,500.

The housing prototypes proposed for inclusion in the Development program are: multi-family high density (50+ units), multi-family high density with commercial (50+ units with commercial development on the ground floor), multi-family medium density (26-49 units), multi-family low density (10-25 units), multi-family very low-density (3-8 unit developments), duplexes, and single family detached units.

Catalyst projects located in what the Plan designates as the Emancipation Avenue Mixed-Use District will jumpstart the revitalization process embodied in the Plan.

STUDY AREA

The study area covers 10 square miles. It has been divided into seven sectors for manageability as relates to analysis and programming. These sectors are Emancipation Avenue Mixed-Use District, North Central Third Ward, Northeast Third Ward, Third Ward South of Alabama, MacGregor, North of Griggs, and South of Griggs. (**Figure 1** depicts the boundaries of these sectors.) The unique characteristics of each of these sectors have been identified; community character is the term used to encompass these characteristics.

ELIGIBLE HOUSEHOLDS

The 2017 Area Median Income (AMI) for Houston is $71,500. The plan targets households with household income ranging from 30% of AMI to 120% of AMI. According to the U. S. Department of Housing and Urban Development (HUD), families who pay more than 30% of their income for housing are considered cost burdened. The objective of the *Southeast Houston Affordable Housing Initiative* is to deliver housing units at a cost that does not result in a burden to these households.

DEVELOPMENT PROGRAM

The core of this data-driven plan is a Development Program. The program is the result of the examination of each tract of land owned by MRA, resulting in a recommendation for which housing prototype to construct on the tract, how many units to place on the tract, and how many stories each development will contain The design characteristics of nearby housing, community character alluded to above, and the size of the tract underlie these recommendations. For example, if a MRA-owned tract is proximate to very low-density development (3-8 units), the team is recommending a low-density prototype for that tract.

The crafting of the Development Program required a balancing of objectives. These objectives were (1) to maximize the number of units that could be placed on MRA-owned tracts in order to serve the maximum number of low-moderate income households, given the dire need that exists, (2)to avoid proposing the construction of housing prototypes that are higher in density than surrounding development so as to preserve community character, and (3) to place high density units near major transportation arteries and METRORail Purple Line transit stations whenever feasible.

BY THE NUMBERS

Development goal: 268 for-sale units

Development goal: 2,520 rental units

Estimated Cost of the Development Program: $315,403,800

PATHWAYS TO SUCCESS

The Southeast Houston Affordable Housing Initiative that is embodied in this plan will address the affordable housing needs of diverse populations. Below is a summary of the recommendations that represent pathways to success.

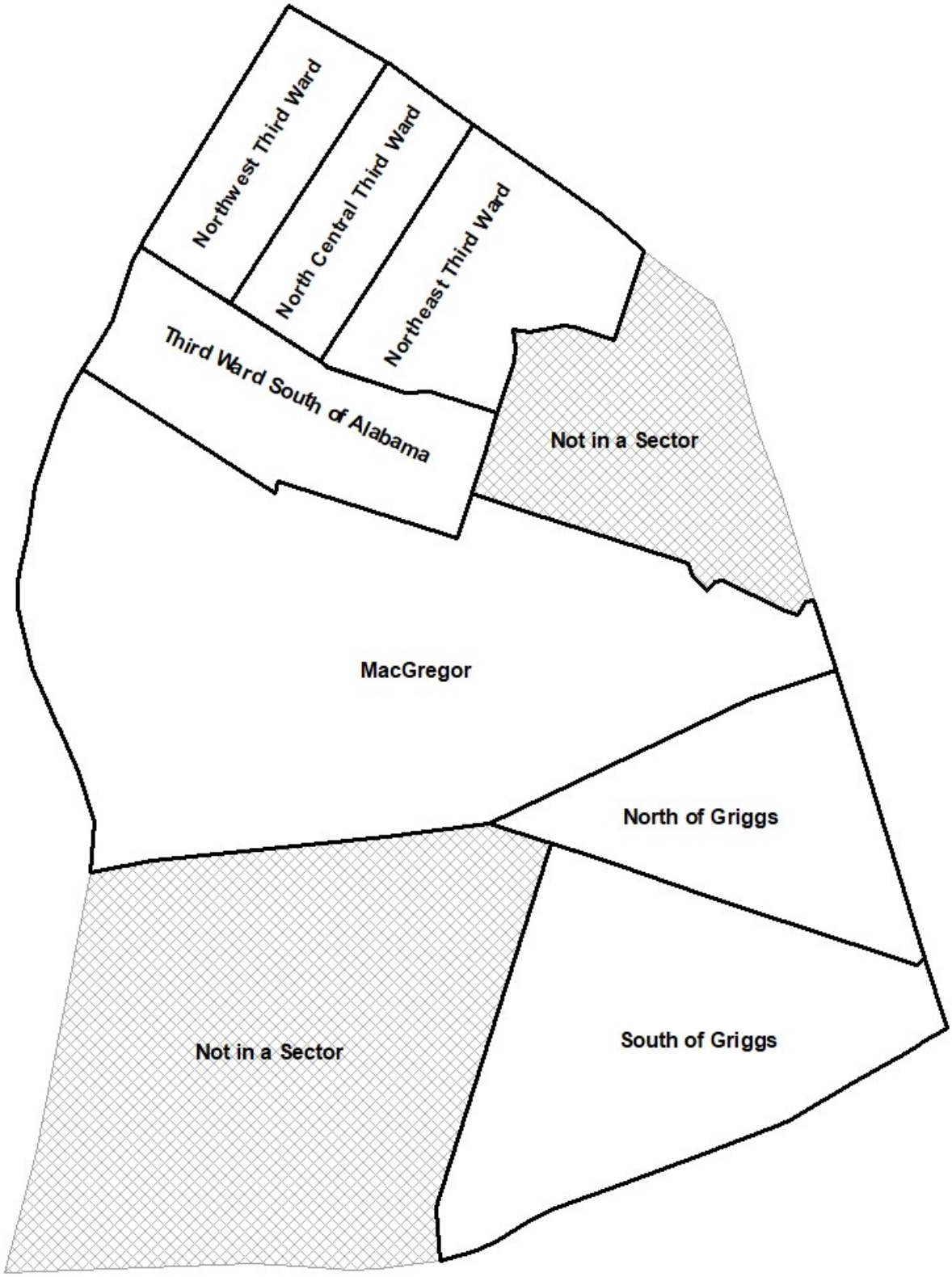
- **Build capacity to implement the Southeast Houston Affordable Housing Initiative embodied in the Midtown Affordable Housing Plan.**
- **Choose the best option for managing the development process.**
- **Adopt elements of successful tenant stewardship and homeownership counseling models.**
- **Encourage resident participation in civic improvement and personal enrichment activities.**
- **Join with other affordable housing stakeholders to support state and local policies that increase the supply of affordable housing.**
- **Continue to work on community school issues.**
- **Engage with the Mayor's Complete Communities Task Force.**
- **Investigate methods for providing for-sale housing in a manner that would forestall windfall profits.**

IMPLEMENTATION TIMING

As shown on the timetable in **Chapter 7**, it is anticipated that implementation of the Development Program set forth in this plan will require at least 10 years. As alluded to previously, Plan implementation would begin with catalyst projects planned for the Emancipation Avenue Mixed-Use District. The South of Griggs sector is also potentially a location for early phase projects, since MRA has conveyed land to Habitat for Humanity for development in that sector and strong interest and good potential for other housing projects to be constructed on MRA-owned land in the first and second years of implementation.

There are also opportunities for development to be initiated in the early years of implementation on small tracts that have been carved out for small housing sponsors. These "carve outs" would be identified by CCPPI, in collaboration with MRA.

FIGURE 1: STUDY AREA



2 INTRODUCTION

The **Midtown Affordable Housing Plan** is being prepared for the Center for Civic and Public Policy Improvement (CCPPI) by a team led by Roberta F. Burroughs & Associates. CCPPI is under contract to the Midtown Redevelopment Authority (MRA) to provide oversight for the preparation of the **Midtown Affordable Housing Plan**. The purpose of the plan is to promulgate a systematic approach to the development of affordable housing on land purchased by MRA for that purpose. The project shall be called the *Southeast Houston Affordable Housing Initiative*, due to where the tracts of land are located.

Construction of affordable housing on MRA-owned land will have a dramatic effect on the revitalization and stabilization of neighborhoods in the study area, particularly those on the north end of the study area. New, standard housing stock will be added to these neighborhoods, resulting in an increase in population. The addition of new households should also have the impact of attracting new commercial/retail development and supporting commercial/retail development planned by CCPPI and others. Also, school enrollment will increase.

Moreover, the affordability of neighborhoods that are rapidly becoming unattainable for low-moderate income families will be preserved. This is especially true of the neighborhoods that lie within the Third Ward sectors. Land that has been purchased by MRA will be leveraged to reduce the cost of affordable housing to the consumer. This is without local precedent on the scale that is planned and possibly without precedent anywhere on this scale.

CCPPI

The Center for Civic and Public Policy Improvement was formed in 2012. Its mission is to promote the advancement of economic opportunities, human rights, and civic improvement by assistance in housing and human services for indigent citizens, as well as voter registration assistance and securing housing for the needy.

MRA

The Midtown Redevelopment Authority/Tax Increment Reinvestment Zone #2 helps property owners to negotiate with potential financiers/developers for the creation of new development projects and provides capital for necessary infrastructure, funding for attractive security enhancing streetscapes, schools, parks, recreation spaces, and hike & bike trails, among other business enhancement activities.

The primary goal is to leverage MRA-owned land to lay a foundation for sound housing for low-moderate income households of all ages, household sizes, and races/ethnicities. Sound housing enhances quality of life and wellness and enhances the economic prospects of its occupants.

HIGHLIGHTS - MIDTOWN AFFORDABLE HOUSING INITIATIVE

Land purchased by the Midtown Redevelopment Authority will be provided at nominal cost to housing sponsors with the stipulation that affordable housing be constructed on it. The *Southeast Houston Affordable Housing Initiative* will serve families, students, faculty, singles, seniors, persons with special needs, veterans, and others. Households that require permanent or transitional housing will be served. There is no time limit on how long an occupant(s) can reside in permanent housing; transitional housing stays are of limited duration. Both renter households and households that desire to purchase will be served. Households with incomes from 30% to 120% of Area Median Income will be served. Area median income is $71,500.

The Development Program includes the following prototypes:

- multi-family high density (50+ units)
- multi-family high-density with commercial (50+ units with commercial)
- multi-family medium density (26-49 units)
- multi-family low density (10-25 units)
- multi-family very low density (3-8 unit developments)
- duplexes
- single family detached units

The implementation of the Plan will begin with a mixed-use building at the intersection of Emancipation Avenue and Elgin that includes 20 units of multi-family housing and 168 multi-family units north of the mixed-use building, all to be located in the Emancipation Avenue Mixed-Use District.

STUDY METHODOLOGY AND APPROACH

The study team has reviewed precedent plans and best practices to enhance the **Midtown Affordable Housing Plan**. A precedent plan that has been recently completed is the **Houston Southeast Community Plan** sponsored by Houston Southeast, the management district that serves most of the study area. The utility of the **Houston Southeast Community Plan** lies in the fact that it contains neighborhood stabilization and revitalization strategies that complement the goals of the *Southeast Houston Affordable Housing Initiative*. In addition, the **City of Houston Comprehensive Plan 2015-2019** and the **City of Houston Draft 2017 Annual Action Plan** contain useful background information and data pertaining to local affordable housing goals and resources.

The study team has also reviewed best practices pertaining to how to prepare affordable housing plans and develop affordable housing. Developer agreements and the affordable housing plans of cities of various sizes have been perused.

The output of the Housing Working Group convened by Local Initiatives Support Corporation-Houston has been reviewed to ascertain perspectives of the local housing practitioners that comprise this group. Lastly, field surveys were conducted to observe existing conditions and to note the context of the block faces on which MRA-owned tracts are located. The style, size, and building height of the existing housing stock and the condition of existing housing units were also observed in the field. Online research supplemented this field work.

3 EXISTING CONDITIONS

This chapter contains a description of the study area and existing conditions therein. It addresses the physical features of the study area, population and housing characteristics, community character, and housing condition.

STUDY AREA

The study area boundaries were drawn to encompass the land that is presently owned by the Midtown Redevelopment Authority (MRA). The boundaries are Interstate Highway 45 on the north, State Highway 288 on the west, Interstate Highway 610 on the south, and Spur 5 on the east. *(See* **Figure 2**.*)*

The study area covers approximately 10 square miles. There are approximately 450 tracts of MRA-owned land in the study area.

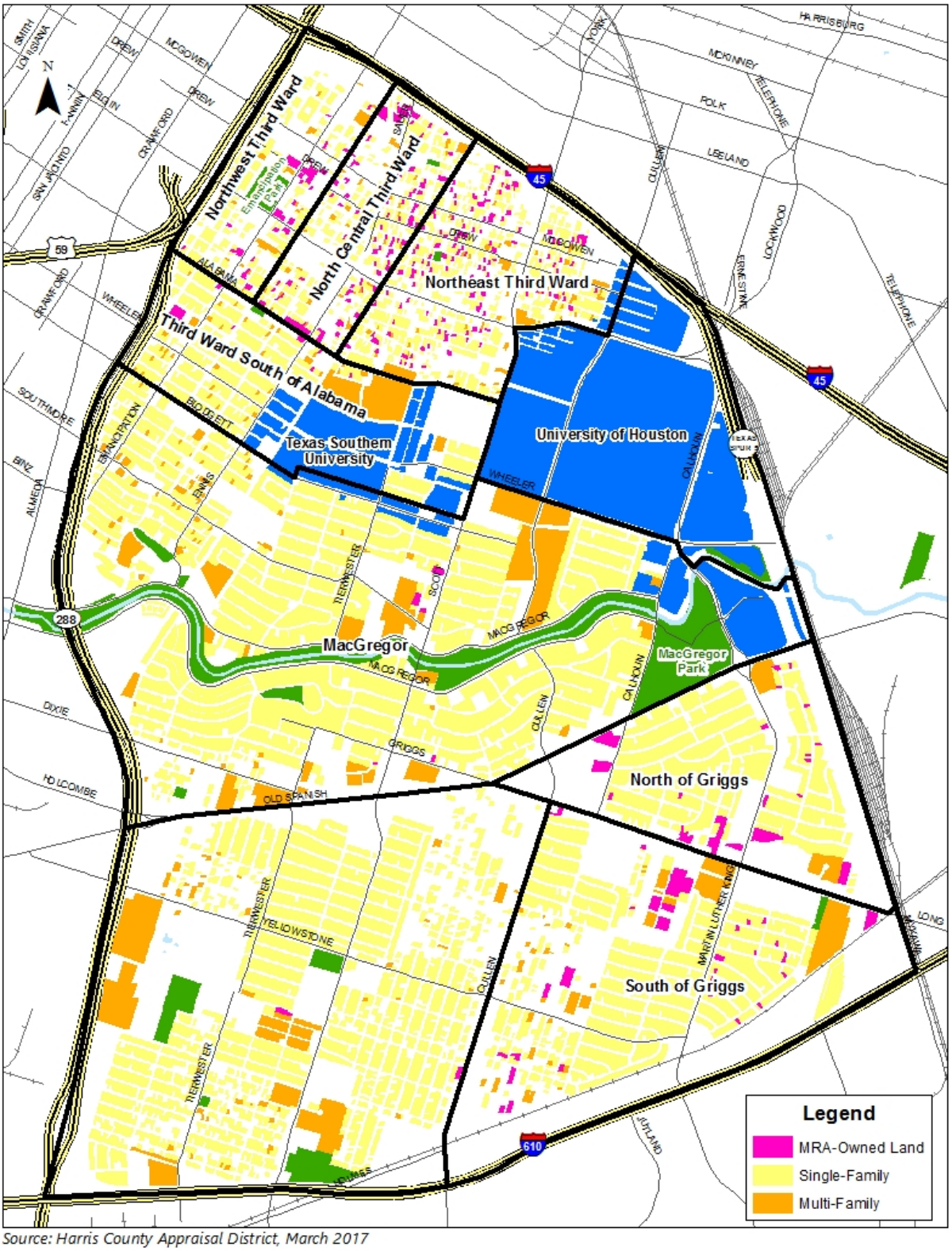
Tracts of land that MRA has acquired comprise roughly 85 acres and vary in size from .03 acre to 2.88 acres. (The study team has proposed the aggregation of some tracts to create larger tracts – the largest aggregated tract would comprise 2.84 acres.)

The study area is well situated geographically. There is easy access to employment centers such as Downtown Houston, the Texas Medical Center, and the Port of Houston; to educational institutions; and to an abundance of community facilities and services. The METRORail Purple Line light rail transit facilities on the east side of the study area enhance access to employment centers and to essential services.

The boundaries of the OST/Almeda Redevelopment Authority - TIRZ #7 (TIRZ #7) are part in and part out of the study area, as shown on **Figure 3**. The significance of this is that TIRZ #7 can potentially lend its support to infrastructure improvements needed for multi-family affordable housing developments that are proposed to be constructed within the TIRZ boundary.

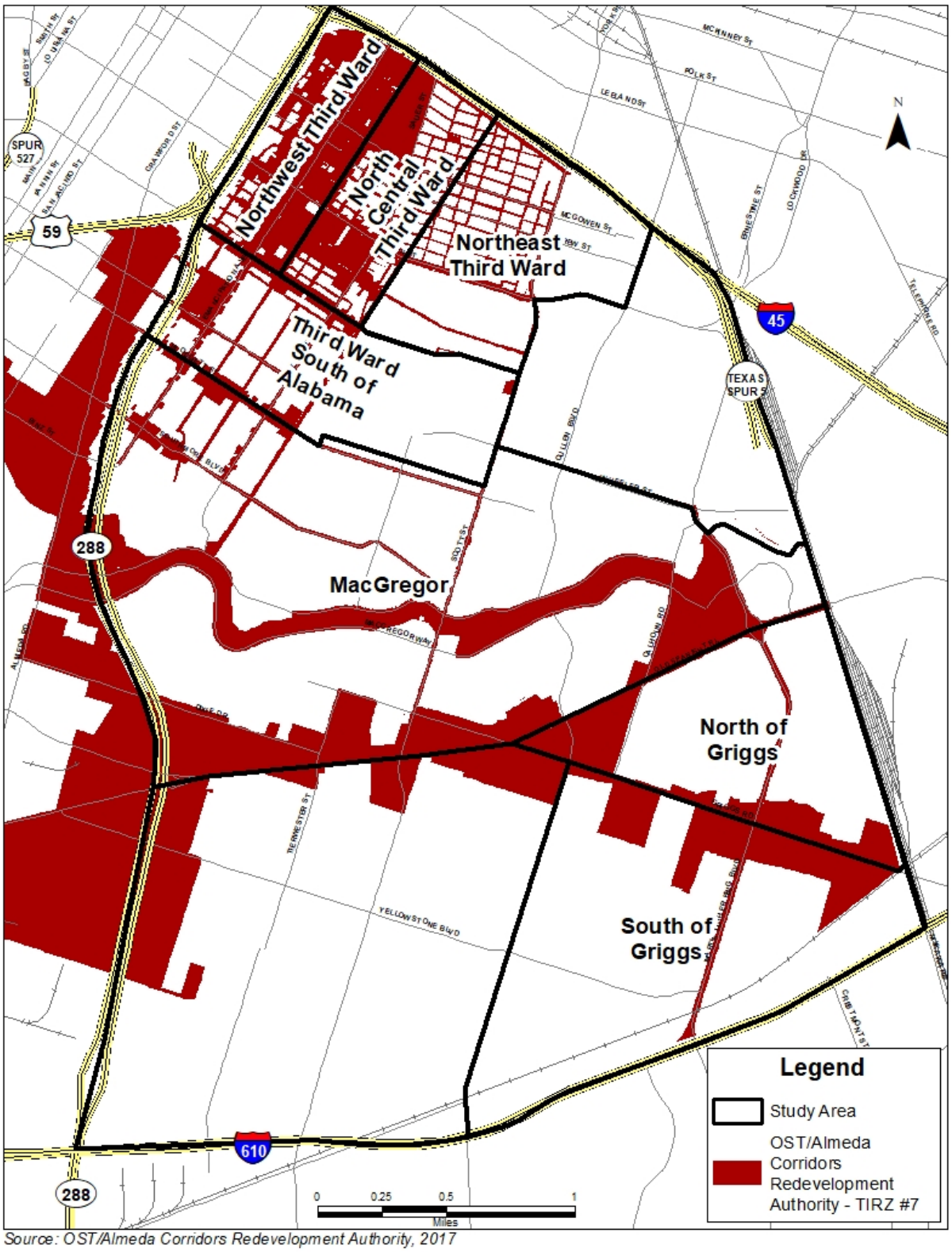
Most of the study area sectors are within a Community Development Area. Affordable housing projects within these sectors are therefore likely to be eligible for federal Community Development Block Grant and HOME funds.

FIGURE 2: STUDY AREA WITH MRA-OWNED LAND AND SELECTED LAND USES



Source: Harris County Appraisal District, March 2017

FIGURE 3: TIRZ #7 BOUNDARIES WITHIN THE STUDY AREA



Source: OST/Almeda Corridors Redevelopment Authority, 2017

SECTORS

As shown in **Figure 1**, the study area has been divided into seven sectors. This enabled the team to ascertain community character and pinpoint demographic and housing characteristics on a more discrete basis. These sectors have also served as the basis of the recommended timing for the Development Program.

The sectors are Northwest Third Ward, North Central Third Ward, Northeast Third Ward, Third Ward South of Alabama, MacGregor, North of Griggs, and South of Griggs. Surrounding land uses are shown on this figure for context. (There are only a few MRA-owned tracts of land on the west side of the study area; no sector designation has been applied, so this area is cross-hatched in **Figure 1**. The cross-hatched area on the east side of the map is the University of Houston main campus.)

The Mayor of Houston has selected five communities for a Complete Communities initiative. The sectors that are north of Alabama Street are part of this initiative by virtue of being located in what is identified as "Third Ward." The advantage this confers is that the five communities are expected to receive earmarked funding for revitalization projects.

TOD ZONES

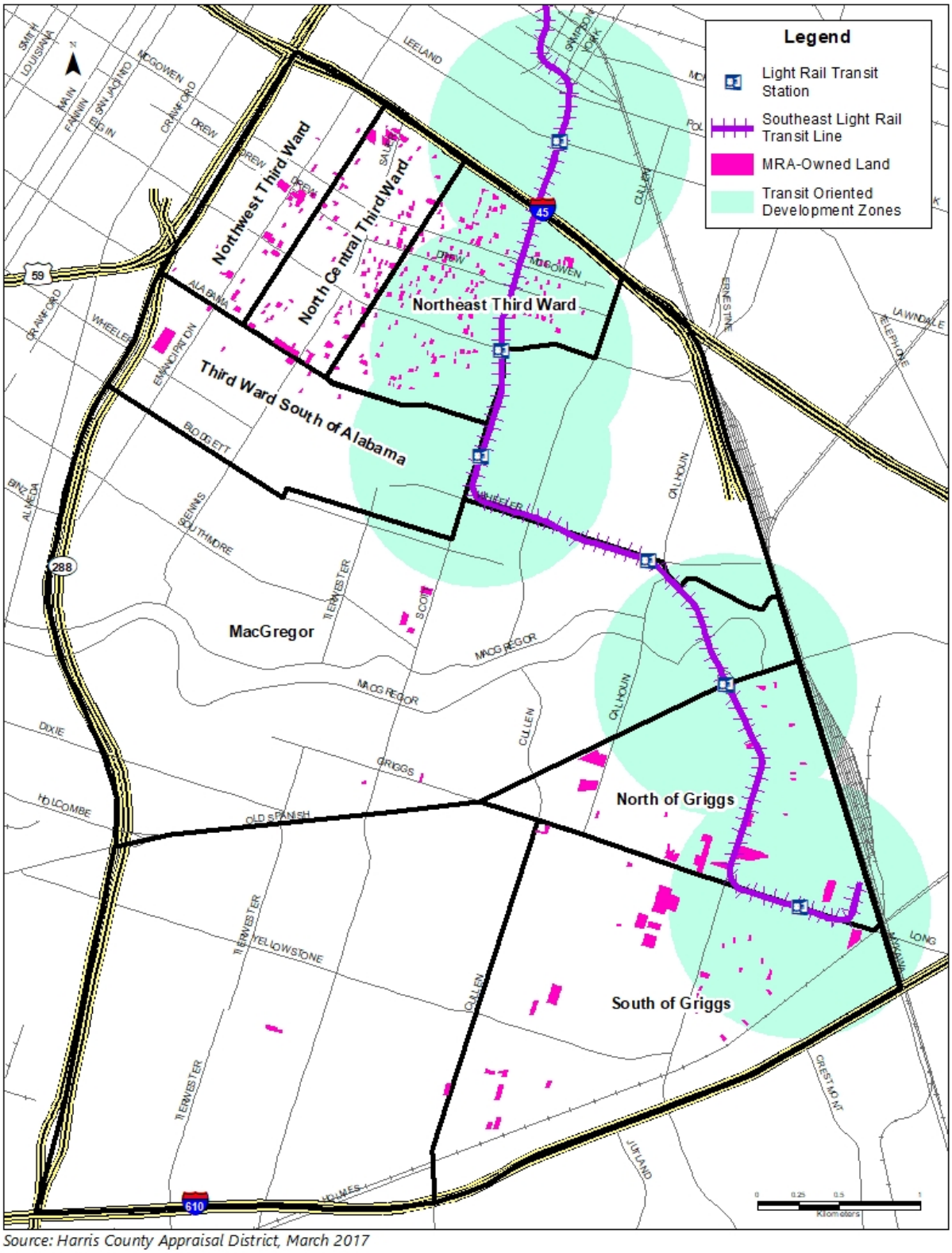
MRA has been intentional in its purchase of land that is proximate to METRORail Purple Line Light Rail Transit stations. Households that occupy the housing built on this land will be positioned to enjoy the benefits of the increased mobility that light rail transit affords.

The study team has identified transit-oriented development zones by drawing a one-half mile radius around Purple Line transit stations. Housing located within these zones should be particularly attractive to housing sponsors and, ultimately, to housing consumers. Also, where tracts can accommodate mixed-use development, structures built on these tracts can include non-residential uses, such as commercial/retail. **Figure 4** identifies the transit-oriented development (TOD) zones that have been identified.

Transit-oriented development (TOD) zones have been identified, as has a mixed-use development zone. These two types of zones overlap in one instance.

The TOD zones are prime locations for micro units and this is largely reflected in proposed locations for micro units. Defined by the Urban Land Institute as units less than 350 square feet in size (proposed to be larger in the Development Program due to local standards), micro units have been demonstrated to be an effective means of increasing the supply of affordable housing, and this prototype is especially suited to tracts near transit.

FIGURE 4: TOD ZONES



Source: Harris County Appraisal District, March 2017

Emancipation Avenue Mixed-Use District

Within the Northwest Third Ward sector is the Emancipation Avenue Mixed-Use District. This district is located between Interstate Highway 45 and Elgin Street.

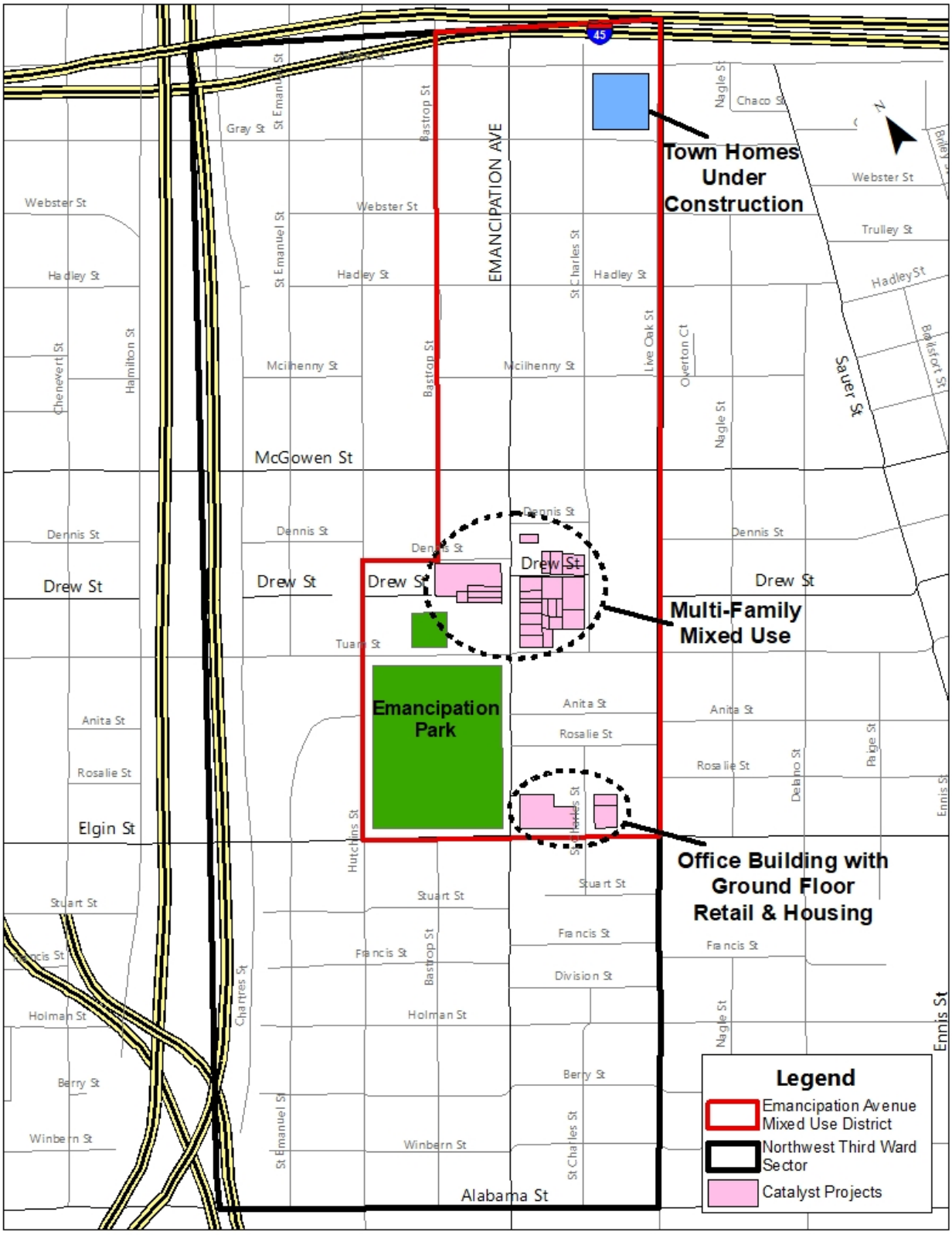
At the northeast corner of Emancipation Avenue and Elgin Street is a MRA-owned tract that has been designated for a multi-level office building with ground floor retail and 20 multi-family units. Also within the district are proximate tracts owned by MRA where a 200-unit multi-level, high density multi-family housing development with commercial/retail uses on the ground floor is planned. (S*ee* **Figure 5** for locations.) These catalyst projects will demonstrate the impact that new construction can have as relates to neighborhood revitalization and community-building.

Implementation of the *Southeast Houston Affordable Housing Initiative* is proposed to begin in the Emancipation Avenue Mixed-Use District with these catalyst projects, since this would jumpstart the revitalization process by showing early and demonstrable results. These projects will generate excitement and interest in the overall *Southeast Houston* A*ffordable Housing Initiative*.

The Emancipation Avenue Mixed-Use District is the ideal location to show the positive impact that new, affordable housing can have on revitalization efforts. Emancipation Avenue is the former "Main Street" of the historic Third Ward and it is an artery that provides easy access to Downtown Houston, the city's major employment center, CCPPI will be the anchor tenant of the mixed-use building and a CCPPI-sponsored Affordable Housing Operations Center will occupy a portion of the floor where CCPPI will be housed. The Affordable Housing Operations Center will serve as a hub for activities associated with implementation of the Southeast Houston Affordable Housing Initiative that is embodied in this plan,. Services provided will include housing counseling, workshops for builder/developers, task force meetings, affordable housing seminars, think tank sessions, construction job placement, and more.

Other building occupants will include housing advocates and providers; social service agencies that can provide assistance to households that occupy the new housing, as well as existing residents; community development corporations; non-governmental and quasi-governmental organizations, and small businesses. Ground floor commercial space will be made available to small businesses and to service providers. This building will be an active hub for community-building activities; its occupants will include affordable housing advocacy organizations, housing providers, social service providers, professional services firms, and a think tank, among other entities that contribute to the welfare of the neighborhoods in the study area.

FIGURE 5: CATALYST PROJECTS



The catalyst projects will buttress other initiatives focused on the Emancipation Avenue Mixed-Use District. These activities are described below.

- The former Dowling Street has been renamed Emancipation Avenue, better reflecting its legacy as the former "Main Street" of Third Ward.

- Thirty-one town homes are under construction at the north end of the Emancipation Avenue Mixed-Use District.

- Project Row House Community Development Corporation (PRH-CDC) plans to construct five duplexes, four stand-alone micro units, and four storefronts with upper living areas facing Emancipation Avenue, on land that it owns.

- The Emancipation Economic Development Council (EEDC) is engaged in a variety of activities that are intended to facilitate community development, economic development, and growth along Emancipation Avenue. Free Market Square, a free and family-friendly shopping and live entertainment event, is one of these activities.

- The Emancipation Community Development Partnership (ECDP) is sponsoring catalyst projects in the Emancipation Avenue Mixed-Use District.

- ECDP is sponsoring an effort to secure National Trust for Historic Preservation Main Street designation for Emancipation Avenue.

- Places of worship located in the district are engaged in dialogue focused on constructing housing and supportive services on tracts of land that they own.

- Emancipation Avenue streetscape improvements are planned by Houston Southeast and the OST/Almeda Redevelopment Authority–TIRZ #7.

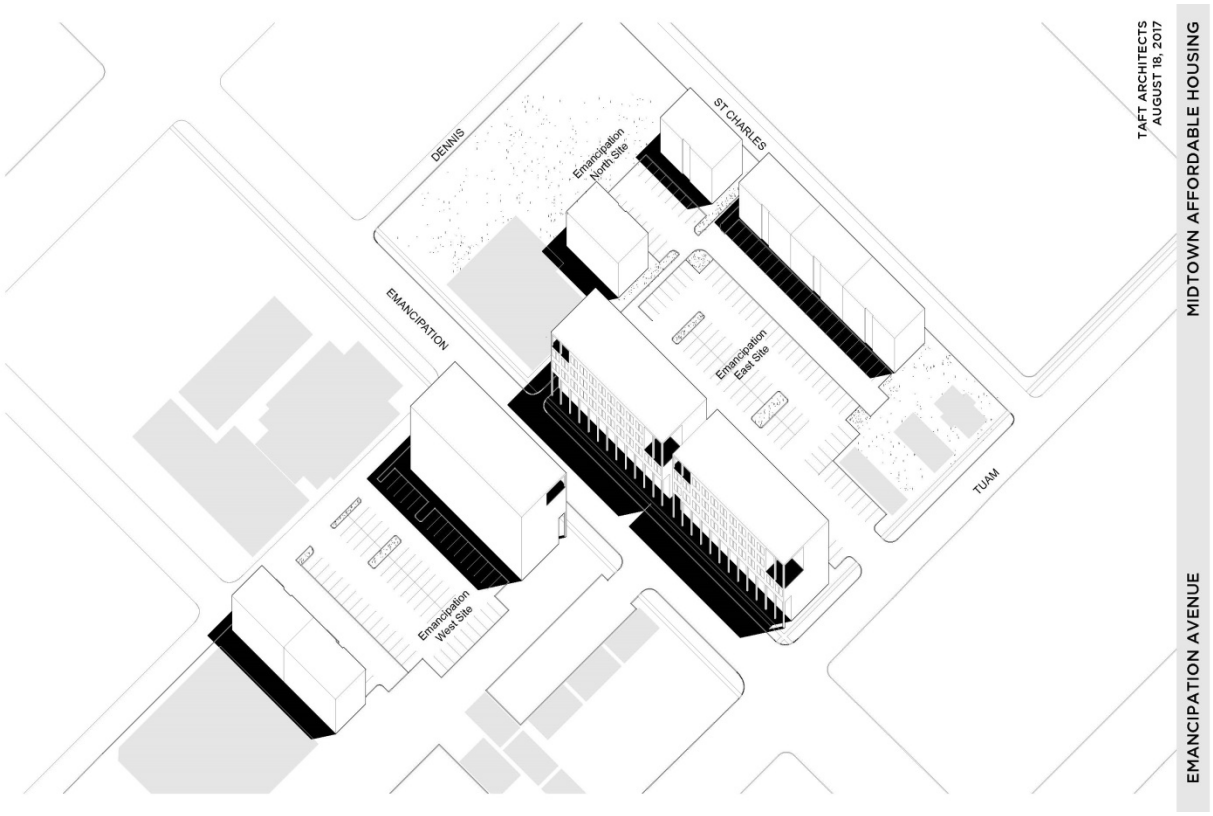
- The iconic Emancipation Park has opened after completion of a multi-million dollar renovation.

- Emancipation Avenue has been classified as a Designated Economic Corridor in the **Houston Southeast Community Plan.** The benefit of this classification is that signs have been placed that identify Emancipation Avenue as an economic corridor, and businesses along the corridor will be eligible for façade improvement loans and loans for operations.

- The **Houston Southeast Community Plan** is also proposing a cultural trail that incorporates Emancipation Park and nearby sites. In addition, an effort is underway to have Emancipation Park designated a National Heritage site.

- Since investment in infrastructure improvements is critical to housing development, in conjunction with the **Midtown Affordable Housing Plan**, Walter P Moore was engaged to complete an infrastructure assessment for the Emancipation Avenue Mixed-Use District. The assessment, which is included in its entirety in the appendices of this document, indicates that the preliminary estimated cost for reconstruction of roadways and upgraded stormwater, wastewater, and water utility systems is $16,379,761.

FIGURE 6: AXONOMETRIC DRAWING -MULTI-FAMILY DEVELOPMENT EMANCIPATION AVENUE MIXED-USE DISTRICT



Preliminary: Subject to Change

FIGURE 7: PRELIMNARY CONCEPT SITE PLAN FOR PROPOSED MIXED-USE OFFICE BUILDING



Preliminary: Subject to Change

COMMUNITY CHARACTER

Despite some common characteristics displayed in the Third Ward sectors, communities within the study area are diverse. South of Alabama, community characteristics begin to vary with respect to building scale and form, façade treatments, and lot sizes.

Single family detached housing units on a single lot remain the standard housing type, but town homes began to appear in the last five years. Multiple infill town homes have been constructed on tracts that previously held fewer units. Infill single-family homes larger than the homes that have traditionally populated the study area have also been added to the housing stock. This trend, which has been labelled densification, is occurring in most of the sectors and mirrors a trend occurring in other close-in neighborhoods in Houston. Densification is beginning to alter community character in the study area's sectors, with the trend most prevalent in the sectors closest to Downtown Houston.



These new housing units are evidence of the densification occurring in the Northwest Third Ward sector.

Northwest Third Ward Sector

Housing types have increasingly diversified in this sector, due to heightened town home construction, especially west of Emancipation Avenue, in the northern end of the sector. More so than the other Third Ward sectors located north of Alabama Street, this sector is trending toward higher residential densities. New town home development is being constructed, affecting the character of this sector; traditionally, housing units in the sector were single family detached, mostly wood frame units. This higher density development occurs mostly west of Emancipation Avenue and is the result of larger lot sizes in that section of the sector. New multi-level developments often tower over older, single family detached units.

Another new type of development for the sector is a two-story duplex with stairwells on the outside *(pictured below)*. These units are sponsored by Project Row House CDC and are an example of context-sensitive design, or design that fits in with its surroundings. Row House CDC has also built this type of development in the North Central Third Ward sector.



This duplex is part of a Project Row House CDC development.

In the Northwest Third Ward Sector (and other Third Ward sectors), there are small pre-World War II housing units, often assembled in a row. This type of unit was once informally referred to as a "shotgun" house, due to the fact that the layout would allow the blast from a shotgun to travel from the front door straight to the back without hitting a wall. These units were built for working-class households and are often laid out in a row.



Example of vertical units constructed in a row.

Homewood at Zion is a multi-family development in the sector sponsored by Re-Ward Third Ward Community Development Corporation. The development was supported in part by federal HOME funds administered by the Houston Department of Housing and Community Development.

The streets are generally laid out in a grid or modified grid pattern. Interior streets are narrow in width and some have open ditch drainage.

North Central Third Ward Sector

The majority of units are wood frame construction, although interspersed throughout are housing units that have brick facades. There are so-called "shotguns" and bungalow-style single family detached units, duplexes, 4-plexes, 6-plexes, and apartment buildings that contain fewer than 10 units.

Most tracts are narrow, with dimensions of approximately 50 feet by 100 feet, or 5,000 square feet. There are some larger tracts proximate to Interstate Highway 45. Modest single family detached housing units are the predominant prototype, although scattered throughout are duplexes, developments that contain 3-8 units, and low density apartment complexes (fewer than 25 units). Some of the MRA-owned tracts are contiguous, but the majority are scattered, with locations ranging from frontage along narrow residential streets to frontage along major arterials and a major pedestrian/bicycle trail (the Columbia Tap Rail Trail). This trail is an amenity that could attract households desirous of taking advantage of proximity.



This is an example of a fairly common housing design in Third Ward North Central.

There is a senior housing development on Nettleton at Webster streets. This development is sponsored by a place of worship. The Madge Bush Transitional Housing facility is located at 3410 Drew and Wheeler Avenue Triangle Ministries owns and manages single family rental units in the sector.

Parks can be assets to a community, but Moses Leroy Park (named for a prominent historic figure) has been identified in the City of Houston **Parks Master Plan** as being in need of improvement. Improvements to the park will support the overall revitalization effort that is embodied in the *Southeast Houston Affordable Housing Initiative*.

Northeast Third Ward Sector

The housing stock in this sector is similar to that in North Central. Many of the interior streets are narrow in width and are drained by open ditches. Major thoroughfares serve as commercial corridors, with neighborhood retail uses predominant. Emancipation Avenue, which once was the "Main Street" of Third Ward, is in need of revitalization. Other commercial corridors in the sectors located north of Alabama Street include a segment of Blodgett Street and a segment of Scott Street. The METRORail Purple Line Light Rail Transit line traverses the Scott Street segment of the sector.



Above is a wood frame house in the sector.

Riverside Hospital, which is currently shuttered, may be re-opened as a community health care facility sponsored by Harris Health and partly funded by Houston Endowment.

Under construction in the Third Ward Northeast sector is a 380-bed UH student housing development (The Icon); the location is the intersection of Scott and Elgin streets and this development will have commercial/retail on the ground floor.

The sector has been identified as a transit-oriented development zone since the METRORail Purple Line light rail transit line bisects it *(See **Figure 4**)*. Micro units (in multi-family buildings) are proposed for Third Ward Northeast, because much of the sector is within ½ mile of a transit station.

Zurrie Malone Park, also named for an important historic figure, is in this sector. It has been identified in the City of Houston **Parks Master Plan** as being in need of improvement.

The sectors on the north end of the study area are rich in community facilities and services, as listed below:

Project Row Houses

Project Row Houses CDC

Emancipation Economic Development Council

Emancipation Community Development Partnership

Re-Ward Third Ward CDC

Places of Worship

Third Ward Multi-Service Center

Riverside Clinic

Change Happens

Blackshear Elementary School

SHAPE Community Center

Golden Age Hobby House

Baylor College of Medicine Academy at Ryan

Madge Bush Transitional Housing

Wheeler Avenue Triangle Ministries

Third Ward Community Cloth Cooperative

Martin Luther King Jr. Community Center

House of Tiny Treasures

Jack Yates High School

Progressive Amateur Boxing Association

Emancipation Park & Community Center

Zurrie Malone Park

Moses Leroy Park

Third Ward South of Alabama

Alabama Street is the border between the Northwest Third Ward sector and the Third Ward South of Alabama sector. Alabama Street is a major thoroughfare, thus higher densities would not degrade neighborhood character.

Residential lot sizes in the sector are typically approximately 60 feet by 100 feet. The blocks are much more linear and about double the length of the 300-foot blocks that are located north of Alabama Street. Homes in the Third Ward South of Alabama sector typically have deeper setbacks than the homes in the Third Ward sectors that are north of Alabama.

While there is some continuation of the architectural styles found north of Alabama, especially near the Alabama Street border, housing units with brick façades are more common and many are two-story, unlike most of the homes in the northern end of the neighborhood, resulting in a much different visual aesthetic. As is true throughout the study area, town homes have been constructed in the sector.



The home on the left is typical of units of units in the South of Alabama sector. The homes on the right represent a new housing type for the sector.

The 564-unit Cuney Homes public housing development, which was developed in 1939, is located in this sector. It is developed at higher density than is typical of the housing in the rest of the sector and it raises the overall density figure for the sector.

A new senior housing development is proposed for a MRA-owned site at 2222 Cleburne Street. This development will feature housing units, as well as supportive services.

SHAPE Community Center is just below the border between the Third Ward South of Alabama sector and the Northwest Third sector. Jack Yates High School and Texas Southern University are further south.

MacGregor

MacGregor was developed as a wealthy in-town suburban-style neighborhood and continues to have a suburban aesthetic. Housing densities are low for a close-in neighborhood, especially along Brays Bayou, which bisects the community. Blocks are slightly double the length of blocks in the Third Ward sectors.

According to the **Houston Southeast Community Plan**:

*Scott Street, Southmore Boulevard, Brays Bayou, Wheeler east of Scott Street, and Old Spanish Trail demarcate specific patterns of development. Blocks are slightly double the length of blocks in the Third Ward sectors. Rectangular blocks interrupted by irregular patterns result in suburban-style cul-de-sacs just south of Southmore and Wheeler and north of Old Spanish Trail, with atypically large setbacks from the curb. This is especially true of development along Brays Bayou. The steady four-sided pattern continues south of Old Spanish Trail and west of Cullen Boulevard, with variable block sizes and smaller setbacks/property lines. Lots range in size from 5,000 to 20,000 square feet, with the larger lots located on either side of Brays Bayou. Most lots in the neighborhood are larger than 5,000 square feet. (**Houston Southeast Community Plan**. Roberta F. Burroughs & Associates etal, June 2017.)*



Pictured above is a housing unit in the MacGregor sector.

Within the study area, MacGregor is unique, with its larger, mostly brick façade units. Housing units are one-story and two-story. There are a few garden apartment complexes in the sector, mainly in the vicinity of Brays Bayou. (See garden apartment example on page 30.)

Most interior street widths are wider than those that occur in the Third Ward sectors. Also, all of the streets in MacGregor are drained by have curbs and gutters.

MacGregor Park is a defining parks and open space use and the smaller MacGregor Parkway is located there also.

North of Griggs

The North of Griggs sector, which is located within the OST/South Union Super Neighborhood, contains mostly one-story single family detached units. These units are larger than the legacy units north of Alabama Street, but smaller than housing units in MacGregor. Here and there are two-story units and units that have brick façades, but this is mostly not the case.

Interior streets mostly are characterized by an irregular pattern, with cul-de-sacs in some sections. Griggs Road is a major thoroughfare on the border of the sector, so higher densities would not degrade neighborhood character. The Development Program proposes micro units in a multi-family building on this arterial, which the **Houston Southeast Community Plan** has identified as a Designated Economic Corridor. As a result of this designation, Houston Southeast will place identity signs at key intersections, and placemaking improvements will be implemented over time; these include wide sidewalks and streetscape improvements.



This home is typical of housing units in the North of Griggs sector.

The Shrine of the Black Madonna Cultural Center, Young Branch Library, Peck Elementary School, Kipp Liberation College Preparatory Academy, and Kipp Peace Elementary School are community facilities in the sector.

The University of Houston is constructing a new 700-bed student housing development at the southeast corner of Martin Luther King Jr. Boulevard and Old Spanish Trail. Proposed development includes town homes planned by Houston Business Development Inc. and a shelter planned by the Tejano Center.

Houston Business Development Inc. (HBD*i*) hopes to build new housing in the sector.

South of Griggs

In the South of Griggs sector, most of the housing units are in one-story single family detached structures, except that there are duplexes east of Martin Luther King Jr. Boulevard slated to be torn down and replaced with town homes. This is a project of Houston Business Development Inc. (HBD*i*).

Larger multi-family developments are located on Schroeder Street, west of Martin Luther King Jr. Boulevard. Houston Business Development, Inc. has built several new brick façade units in the neighborhood, on land conveyed by MRA.

A new mixed-use development that features an apartment development and attached town homes and commercial/retail uses is located at the intersection of Griggs Road and Martin Luther King Jr. Boulevard. This mixed-use development, the Village at Palm Center, represents a new development type for the sector.



Above is a housing unit in the South of Griggs sector.



Pictured above is the Village at Palm Center, a multi-family development with commercial uses on the ground floor. This development represents a new prototype for the South of Griggs sector.

The intersection of Griggs Road and Martin Luther King Jr. Boulevard is an activity node in the vicinity of which is a substantial amount of new and proposed development. This development includes the new Young Branch Neighborhood Library, the Village at Palm Center, the Texans YMCA, and two Kipp Academy schools.

The highly trafficked Palm Center Business Technology Center BTC, owned and managed by HBD*i,* is also located at this node, and the METRORail Purple Line alignment terminates here. HBD*i* plans to expand its commercial/retail footprint at the BTC.

Since Griggs Road bisects the North of Griggs and South of Griggs sectors, the same projects included in the **Houston Southeast Community Plan** and described in the North of Griggs section apply.

HOUSING DENSITY

Housing density is expressed as the number of housing units per square mile. North Central Third Ward has the highest density and North of Griggs has the lowest. Although it has the largest housing units, on average, housing density in MacGregor is elevated by the existence of apartment developments in some sections of the neighborhood. **Table 1** contains housing density figures for the sectors, the study area, and Houston.



Apartments in the MacGregor sector

TABLE 1: HOUSING DENSITY

SECTOR	HOUSING DENSITY (UNITS PER SQUARE MILE)
Northwest Third Ward Sector	2,018
North Central Third Ward	3,065
Northeast Third Ward	2,774
Third Ward South of Alabama	2,976
MacGregor	2,341
North of Griggs	1,349
South of Griggs	1,849
Study Area	2,239
Houston	1,546

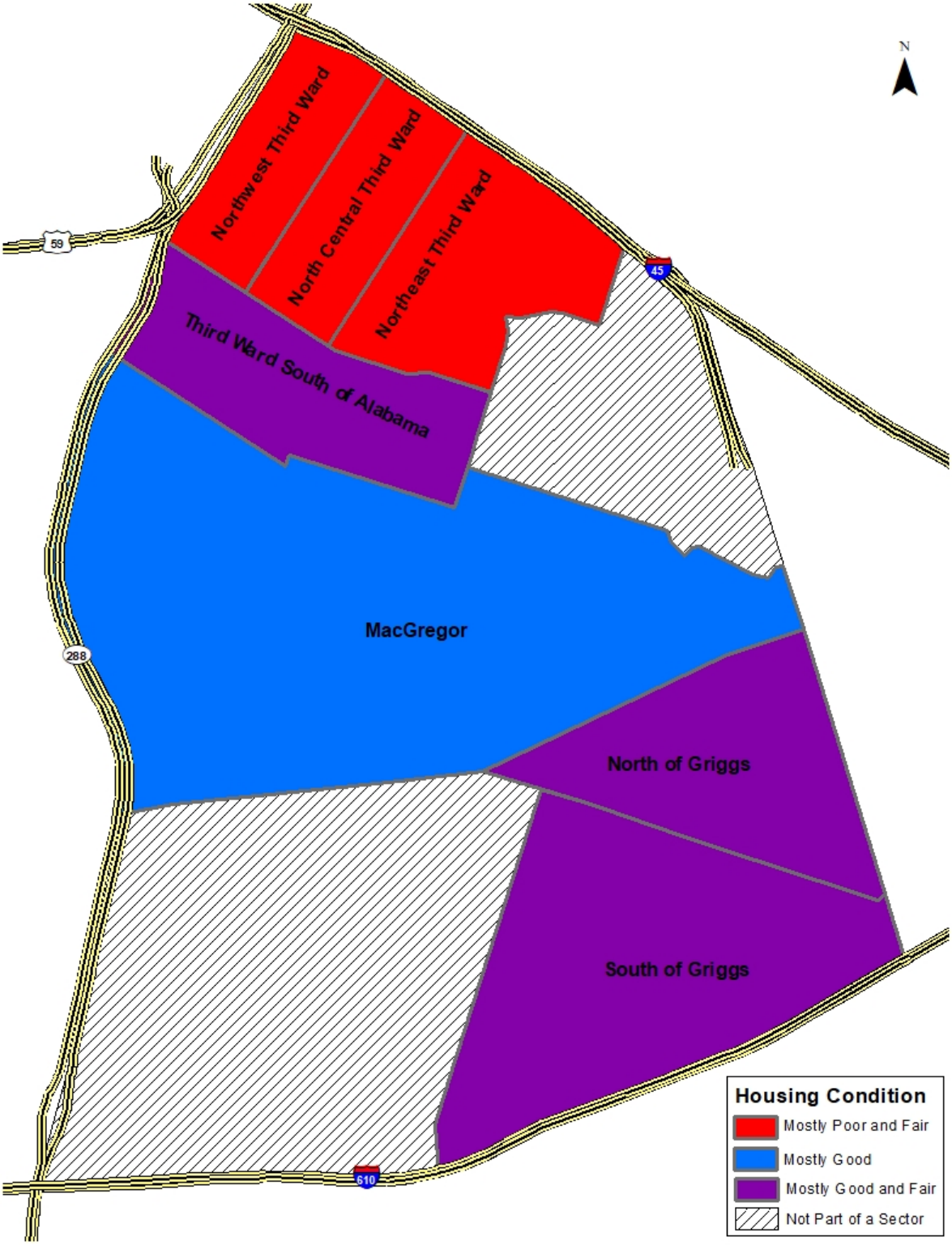
Source: American Community Survey, 5 Year Estimates, 2011-2015, U.S. Census Bureau.

HOUSING CONDITION

As shown on **Figure 8**, housing in the study area is in "good," "fair," and "poor" condition. Housing in good condition shows neither signs of deferred maintenance nor structural defects. Housing that does not display structural defects, but is showing signs of deferred maintenance is rated "fair.". Housing experiencing major structural problems, such as roof and foundation defects, is rated "poor."

Most of the units rated "poor" are located north of Alabama Street and a significant number are boarded up. Units in poor condition, especially those that are boarded up, exert a severe blighting influence. Oftentimes, housing units that are proximate to MRA-owned tracts exhibit structural defects or signs of deferred maintenance. Some of the structurally defective units are boarded-up and vacant. This will impede CCPPI's ability to revitalize communities through its activities.

FIGURE 8: HOUSING CONDITION



SOCIAL PROFILE

This section covers age groupings, median household income, and household size. All of these cohorts are related to the housing needs of the study area population.

Median Household Income

Household income is a good indicator of a household's ability to afford decent shelter. As shown on **Table 2**, the median household income reported for the study area as a whole is considerably lower than the Houston figure ($30,970 for the study area compared to $46,187 for Houston.) However, the figures reported for the MacGregor and North of Griggs sectors are comparable to the Houston figure. The figures reported for North Central Third Ward and Northeast Third Ward are very low ($17,995 and $19,178, respectively).

TABLE 2: MEDIAN HOUSEHOLD INCOME

Geography	Median Household Income (In 2015 Inflation Adjusted Dollars)
Northwest Third Ward	$38,989
North Central Third Ward	$17,995
Northeast Third Ward	$19,178
Third Ward South of Alabama	$32,307
MacGregor	$45,660
North of Griggs	$45,750
South of Griggs	$34,010
Study Area	**$30,970**
Houston	**$46,187**

Source: American Community Survey, 5 Year Estimates, 2011-2015, U.S. Census Bureau.

Age Groupings

Age groupings are a good indicator of the type of housing households need. In general, the study area population is older than the citywide population (11.9% seniors in the study area compared to 9.6% for Houston). This is reflective of the maturity of the neighborhoods within its boundaries. MacGregor (23.4%) and North Central Third Ward (16.7%) have the largest proportions of persons who are 65 years of age and over. (*See **Table 3***.)

However, most of the sectors in the study area have a larger share of working age persons than does Houston overall. Only the North of Griggs sector has a lesser proportion of persons who are 18-64 years of age.

Persons under five years of age are not represented in the study area population in the same proportions as citywide. Only in Northwest Third Ward and North Central Third Ward do persons under five years of age approach or exceed the citywide proportions. Persons 5-17 years of age are also underrepresented compared to the figure for Houston overall.

TABLE 3: AGE GROUPINGS

Geography	Total Popula-tion	Under 5 Years		5 to 17 Years		18 to 64 Years		65 Years & Over	
		#	%	#	%	#	%	#	%
Northwest Third Ward	1,387	103	7.4%	125	9.0%	1,060	76.4%	99	7.1
North Central Third Ward	1,782	151	8.5%	236	13.2%	1,097	61.6%	298	16.7
Northeast Third Ward	3,034	122	4.0%	572	18.9%	2,028	66.8%	312	10.3
Third Ward South of Alabama	4,366	150	3.4%	703	16.1%	3,202	73.3%	311	7.1
MacGregor	16,076	625	3.9%	1,244	7.7%	12,360	76.9%	1,847	11.5
North of Griggs	2,637	167	6.3%	445	16.9%	1,409	53.4%	616	23.4
South of Griggs	5,547	348	6.3%	864	15.6%	3,674	66.2%	661	11.9
Study Area	34,829	1,666	4.8%	4,189	12.0%	24,830	71.3%	4,144	11.9
Houston	2,217,706	172,150	7.8%	389,441	17.6%	1,443,414	65.1%	212,701	9.6

Source: American Community Survey, 5 Year Estimates, 2011-2015, U.S. Census Bureau.

Household Size

Household size is a good indicator of the physical size of housing unit into which a household will comfortably fit. (When federal subsidies are involved, there is a standard applied.)

Table 4 contains household size data for Houston, the study area, and the sectors in the study area.

TABLE 4: AVERAGE HOUSEHOLD SIZE

Geography	Average Household Size
Northwest Third Ward	2.2
North Central Third Ward	2.5
Northeast Third Ward	2.6
Third Ward South of Alabama	2.2
MacGregor	2.1
North of Griggs	2.7
South of Griggs	2.9
Study Area	**2.4**
Houston	**2.7**

Source: American Community Survey, 5 Year Estimates, 2011-2015, U.S. Census Bureau.

The South of Griggs sector has the largest household size in the study area, followed by North of Griggs and Northeast Third Ward. The study team has endeavored to reflect these conditions, given the sizes and location of MRA-owned tracts, and keeping in mind that households from outside the study area will likely also occupy units built as result of the *Southeast Houston Affordable Housing Initiative*.

Housing Characteristics

The structures in the study area are vintage by Houston standards, even though new construction has lowered the median age of structures in the study area's Third Ward neighborhoods. Housing units in the sectors south of Alabama are newer, reflecting the later settlement of the neighborhoods located within those sectors.

In general, median housing values are lower than the citywide median. However, housing values in the MacGregor sector are higher than citywide and values in the Third Ward South of Alabama sector are not much lower than the citywide figure.

Gross rents are higher than the Houston figure in four sectors; exceptions are North Central Third Ward, Northeast Third Ward, and Third Ward South of Alabama, where rents are lower than citywide.



The poor condition of much of the older housing in the Third Ward sectors north of Alabama Street is due to the fact that many of these older housing units have not been maintained over time. (This is not to impugn occupants who may not have had the means or occupancy status to maintain their residences.) Adding new units to the mix will give residents an opportunity to move to standard housing.



4 MARKET CONDITIONS

The need for affordable housing in the study area is undeniable. According to the U. S. Department of Housing and Urban Development (D-HUD), families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Rents and for-sale housing prices are rising above a level that is affordable for these households.

Market conditions are assessed in this chapter, using data extracted from reports available to the study team. These are a market study commissioned by MRA in support of this Plan, a study prepared for LISC-Houston by the Rice University-Kinder Institute. and a study by the National Low Income Housing Coalition.

MARKET STUDY

A market study performed by CDS Community Development Strategies for the **Midtown Affordable Housing Plan** contains statistics pertaining to a primary Competitive Market Area (CMA), a rental CMA, and a single family CMA. According to the *Southeast Housing Market Needs Assessment*, the CMAs are the primary area from which households taking advantage of new units developed on MRA-owned tracts are likely to be drawn. Therefore, this area is larger than the study area for the **Midtown Affordable Housing Plan**. (The maps that depict the CMA boundaries can be viewed in the CDS market study, which is incorporated in this report as **Appendix L**.)

Insights from the CDS study follow.

- There is a high demand for housing in the $100,000 - $250,000 range. The median days-on-market is currently at 19 days for the primary CMA and 12 days for the single family CMA. Interviews that CDS conducted with real estate agents in the area revealed that affordable re-sale homes with minimal needed repairs are quickly sold, oftentimes receiving multiple offers within a few days.

- The supply of new single-family homes in the primary CMA has been extremely limited.

- With respect to CMA rental housing market trends, the lack of supply over the last 10 years, combined with rising occupancy rates, has led to rising rents over the last seven years.

- Despite the softening of rental markets in other parts of the Houston area, occupancies and rents have remained high since the drop in oil prices. Both CMAs have seen year over year increases in the average effective renter per SF from 2014 to 2016 YTD. (Southeast Housing Market Needs Assessment. CDS Community Development Strategies, May 2017.)

The analysis also infers a shortage of units with more than two bedrooms; this is supported by anecdotal evidence related to the size of the Houston Housing Authority's waiting list for large bedroom units.

RICE UNIVERSITY KINDER INSTITUTE STUDY

In a report prepared for Local Initiatives Support Corporation-Houston, the Rice University's Kinder Institute for Urban Research presents Harris County data that demonstrates a need for affordable housing in Harris County. The study area is a geographical subset of Harris County, so this study is relevant.

The Rice University Kinder Institute analysis determined that 47.2 percent of Harris County renters are cost-burdened and 24.5 percent of homeowners are cost burdened. *(Houston and Harris County Housing Conversation – Event Report. Houston LISC and Rice University's Kinder Institute for Urban Research, February 20, 2017.)*

Additional insights from the Kinder Institute/Rice University study are as follows:

- Approximately 630,000 households in Harris County make less than 80% of HUD's area median income for Harris County. Sixty-nine percent of these households make less than 80% of HUD's area median income for Harris County and are cost burdened (paying at least 30% of their income for housing) or live in units with one or more major problems (lacking kitchen, bath, or more than one person per bedroom).

- The demand for affordable housing ranges from 215,000 to 435,000 units. To assist the poorest who are spending the most on housing, the need is 215,000 units; to assist all units that are burdened, 435,000 units are needed. Supply is estimated at 90,000 units.

THE GAP: A SHORTAGE OF AFFORDABLE HOMES

Houston is near the top of a list of large metropolitan areas that face shortages of units for Extremely Low Income (ELI) renters, defined as renter households that have at or below 30% Area Median Income (AMI). The National Low Income Housing Coalition's **The Gap: A Shortage of Affordable Homes** reports that of the 50 largest metropolitan areas, Extremely Low Income (ELI) renters face the largest relative shortages in Las Vegas, Nevada, with 12 affordable and available rental homes for every 100 ELI renter households; in Los Angeles, California, with16 homes for every 100 ELI renter households; in Houston, with18 homes for every 100 ELI renter households); and in Orlando, Florida, with 8 homes for every 100 renter households). *(The Gap: A Shortage of Affordable Homes.* National Low Income Housing Coalition, March 2017.)

Moreover, the report indicates that in the Houston-The Woodlands-Sugar Land region, the deficit of units for ELI renters is 185,197 and the deficit is 180,872 units for households at or below 50% of Area Median Income (AMI). *(The Gap: A Shortage of Affordable Homes.* National Low Income Housing Coalition, March 2017.)

5 AFFORDABILITY ANALYSIS

As mentioned previously, according to HUD, households that pay more than 30% of gross income for housing and utilities are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and health care. The amount of affordable rent that a household can pay is based on a combination of the income segment in which a household falls, household size, and income as a percentage of the area median income (AMI). As previously stated, the incomes targeted for the Southeast Houston Affordable Housing Initiative range from 30% AMI to 120% AMI..





AFFORDABILITY ANALYSIS – HOMEBUYERS

The home ownership affordability analysis reveals that only four-person households with incomes at 80% of the Area Median Income and above will be able to afford a for-sale home. As indicated on **Table 4**, the total down payment subsidy that will be required to assist these households with the purchase of the average sized single family detached house (1,200 square feet) in the Development Program $1,350,720.

The calculation is 268 homes times down payment assistance of $5,040 per household for a 1,200 square foot home, based on development costs of $120 per square foot. (This is a rough calculation of necessity; since unit sizes will vary, as may development costs, the amount of down payment assistance needed will vary also.)

TABLE 5: AFFORDABILITY ANALYSIS - HOMEBUYERS

4 Person Household @ 30yr, 6% Interest, 3.5% down payment							
Income Level		**30% of AMI**	**50% of AMI**	**60% of AMI**	**80% of AMI**	**100% of AMI**	**120% of AMI**
Affordable monthly payment		**$536**	**$894**	**$1,073**	**$1,430**	**$1,788**	**$2,145**
1,200 sq. ft. unit, 268 for-sale units	Sales Price	$144,000	$144,000	$144,000	$144,000	$144,000	$144,000
	Monthly mortgage payment	$1,405	$1,405	$1,405	$1,405	$1,405	$1,405
	Monthly mortgage payment minus affordable monthly payment	($869)	($511)	($332)	$25	$383	$740
	Subsidy Required per Household per Month	$869	$511	$332	$0	$0	$0
	Down Payment Required per Unit	$5,040	$5,040	$5,040	$5,040	$5,040	$5,040
	Total Annual Mortgage Subsidy Required	$2,794,704	$1,643,376	$1,067,712	$0	$0	$0
	Total Down Payment Subsidy Required	$1,350,720	$1,350,720	$1,350,720	$1,350,720	$1,350,720	$1,350,720
	Total First Year Subsidy Required	$4,145,424	$2,994,096	$2,418,432	$1,350,720	$1,350,720	$1,350,720

AFFORDABILITY ANALYSIS – RENTER HOUSEHOLDS

HUD publishes data that identifies affordable rents for different family sizes, segmented by percentages of Area Median Income (AMI). (The AMI for Harris County, according to the 2017 HUD guidelines, is $71,500 for a four-person household.)

The study team has used this data to identify the rents that would be affordable if a household is not to be rent-burdened, that is, if the rent does not result in a family or household paying more than 30% of income for rent. These rents are linked to assumptions made in the Development Program about unit size. The analysis results in an estimate of the annual subsidy required for the proposed prototypes, using a family of four as the benchmark.

Not surprisingly, as shown on **Table 6**, the need for subsidies is greater the lower the household income.

TABLE 6: AFFORDABILITY ANALYSIS – RENTERS

Prototype	Average square feet per Development Program	Rent at $1 per square foot	Affordable monthly payment based on 30% of monthly income	# of Units in Develop-ment Program	Monthly subsidy needed per unit	Goal		Aggregate Monthly Subsidy Required	Aggregate Annual Subsidy Required
						#	%		
30% of AMI/Family of 4									
Single-Family	1,200	$1,200	$536	15	$664	1	5%	$664	$7,968
Duplex - 8-plex	750	$750	$536	695	$214	35	5%	$7,490	$89,880
Micro units	430	$430	$536	216	$0	11	5%	$0	$0
Multi-family	940	$940	$536	1,594	$404	80	5%	$32,320	$387,840
50% of AMI/Family of 4									
Single-Family	1,200	$1,200	$894	15	$306	3	20%	$918	$11,016
Duplex - 8-plex	750	$750	$894	695	$0	139	20%	$0	$0
Micro units	430	$430	$894	216	$0	43	20%	$0	$0
Multi-family	940	$940	$894	1,594	$46	319	20%	$14,674	$176,088
60% of AMI/Family of 4									
Single-Family	1,200	$1,200	$1,073	15	$127	8	50%	$1,016.00	$12,192
Duplex - 8-plex	750	$750	$1,073	695	$0	348	50%	$0	$0
Micro units	430	$430	$1,073	216	$0	108	50%	$0	$0
Multi-family	940	$940	$1,073	1,594	$0	797	50%	$0	$0
Total Annual Subsidy Required - Estimate				**2,520**		**1,892**	**75%**	**$57,082**	**$684,984**

Table 7 contains data related to the size of unit that would be affordable for households at various income levels without subsidy. The data demonstrates that lower income levels might be able to afford an appropriately sized unit. For example, units for households with AMI below 30% would have to be inappropriately sized to be affordable for the standard size household used for such calculations, which is a four-person household.

TABLE 7: UNIT SIZE THAT IS AFFORDABLE WITHOUT SUBSIDY

Income as Percentage of AMI	Housing Affordability (30% of Income)	Household Size							
		1	2	3	4	5	6	7	8
30%	Monthly Housing Affordability (30%)	$376	$430	$484	$536	$580	$623	$665	$709
	Affordable square footage at $1 per square foot.	376	430	484	536	580	623	665	709
50%	Monthly Housing Affordability (30%)	$626	$715	$805	$894	$966	$1,038	$1,109	$1,180
	Affordable square footage at $1 per square foot.	626	715	805	894	966	1,038	1,109	1,180
60%	Monthly Housing Affordability (30%)	$752	$858	$966	$1,073	$1,160	$1,245	$1,331	$1,416
	Affordable square footage at $1 per square foot.	752	858	966	1,073	1,160	1,245	1,331	1,416
80%	Monthly Housing Affordability (30%)	$1,001	$1,145	$1,288	$1,430	$1,545	$1,660	$1,774	$1,889
	Affordable square footage at $1 per square foot.	1,001	1,145	1,288	1,430	1,545	1,660	1,774	1,889
100%	Monthly Housing Affordability (30%)	$1,272	$1,425	$1,596	$1,788	$2,002	$2,242	$2,511	$2,813
	Affordable square footage at $1 per square foot.	1,272	1,425	1,596	1,788	2,002	2,242	2,511	2,813
120%	Monthly Housing Affordability (30%)	$1,527	$1,710	$1,915	$2,145	$2,402	$2,691	$3,014	$3,375
	Affordable square footage at $1 per square foot.	$1,527	$1,710	$1,915	$2,145	$2,402	$2,691	$3,014	$3,375

To illustrate the point made earlier, **Table 7** shows that a family of four with income that is 30% of Area Median Income would have to occupy a unit that is 536 square feet in size to avoid being rent burdened, unless the unit's rent is subsidized.

6 DESIGN GUIDELINES

The guidelines in this chapter can serve as an implementation tool and as a tool for evaluating proposals submitted by housing sponsors. They are intended to be flexible to avoid unreasonable constraints on development. They are qualitative and are not intended to usurp official governmental codes.

Guidelines that apply to all sectors and housing prototypes are presented, as well as guidelines that apply to specific housing prototypes. The design guidelines inform the Development Program presented in **Chapter 7** and are intended to be applied to the development of the tracts of land that are the subject of this Plan.

GENERAL GUIDELINES

The guidelines below apply to all sectors (except where noted) and to all housing prototypes in the study area.

- The building elevations of new residential structures should reflect the prevailing elevations of existing buildings on a block.
- The front façade of new residential structures should be in alignment (build-to-line) with the façades of adjacent residential buildings.
- Native plants must be used for landscaping.
- Mature trees must be retained if at all possible.
- Opaque walls are discouraged.
- Green walls are encouraged.
- Chain link fences are prohibited.
- The use of aluminum siding over an entire building façade is prohibited.
- Expanses of paving or other hard surface materials are strongly discouraged.
- New residential structures should be designed to respect the mass, rhythm, height, scale, and ornamentation of existing buildings.
- New construction should use durable materials that are sympathetic to neighborhood character. The use of materials such as fiberglass, plastic, foam products, or concrete block is not permitted.

The use of stucco or exterior insulation and finishing systems (EIFIS) is allowed as long as the developer or builder secures certificates of proper installation and warranties and the detailing is compatible with the architecture of surrounding residential buildings. However, the use of EIFIS, residential vinyl and aluminum siding, and corrugated metal siding are inappropriate on ground floor commercial spaces in mixed-use buildings.

- Infill structures should be of similar height and scale as surrounding structures.

- Residential building types shall have "eyes on the street" resulting from the construction of as many windows as possible that face the street. Exceptions shall require justification based on the layout of the tract and affordability and shall require permission from the Design Review Committee.

- Major entrances to residential units are required to face the street.

- Podium parking will be allowed for some multi-family structures. The purpose of this accommodation is to increase the number of affordable units that can be built on a parcel and comply with City of Houston parking regulations.

- Surface parking in podium buildings must be architecturally screened.

- In the Third Ward sectors, doors that face public rights-of-way should include some level of ornamentation to add architectural interest to building façades in the Third Ward sectors.

- To enhance the architectural qualities of building, the number of colors should be kept to a minimum. New buildings shall also adopt the design approach of complementing color of the exterior cladding materials used. Select colors for trim that are in the same color range.

- It is preferred that parking areas for multi-family structures be located at the rear of the structure.

- In the Northwest Third Ward, North Central Third Ward, and Northeast Third Ward sectors, *t*he use of ornamentation is encouraged to enhance the visual richness of buildings in this historic portion of the study area.

- Façade treatments similar in appearance to the prevailing treatments on a block face are encouraged.

- If more than one housing unit is constructed on a single parcel, the architectural style shall be consistent among all of the prototypes.

- Front porches are encouraged on block faces where front porches are prevalent. This will primarily apply to the Northwest Third Ward, North Central Third Ward, and Northeast Third Ward sectors.

PROTOTYPE-SPECIFIC GUIDELINES

Following are guidelines specific to the prototypes that the Development Program incorporates.

Multi-Family High Density (50 Units and Higher)

All of the sectors in the study area are characterized by low vertical densities, so guidelines are reflective of this. In addition, neighborhoods within study area sectors are more than 50 years old and are therefore verdant, so the adoption of green infrastructure is desirable, wherever feasible.

- High density multi-family structures may rise to no more than four stories, to maintain consistency with community character. However, if the structure faces a major thoroughfare, it may rise to a maximum of five stories. Access to service bays and to parking should be from secondary streets or alleys.

- Landscaped parking lots are encouraged.

- Housing units may be constructed above a one-story parking podium if the tracts are identified in the Development Program as an acceptable site for a podium building. However, the housing sponsor must still demonstrate that a podium-style building on the tract would increase the number of housing units that can be constructed and that the design cannot impede walkability or security.



Multi-Family High Density – 50 Units and Higher with Commercial (Mixed-Use)

This category can include family housing, student housing, faculty housing, senior housing, buildings that contain micro units (*aka* studio apartments), and single room occupancy units.



Above is a depiction of The Icon, a multi-family student housing with commercial/retail on the ground floor; drawing extracted from http://www.newquest.com. The property is located at Scott and Elgin streets, major thoroughfares in Northeast Third Ward.

- Housing units may be constructed above a one-story parking podium if the tracts are identified in the Development Program as an acceptable site for a podium building. Access to service bays and to parking should be from secondary streets. The housing sponsor must still demonstrate that a podium-style building on the tract would increase the number of housing units that can be constructed and that the design will not impede walkability or security.

- Building designs should create a sense of enclosure by placing buildings on the lot lines along major streets. At least 50% of the first floor of the primary façade should be articulated with building entrances, display windows, and windows allowing views into retail and office spaces. Blank walls facing the street are inappropriate. Window and door openings should have a vertical orientation and should be vertically aligned between stories. Materials, textures, and colors should be appropriate for the building's design and surrounding context.

- Canopies and awnings on multi-family mixed-use buildings are appropriate above entrances and storefronts. They should enhance the expression of the building entrance and add a high-quality element to the streetscape.

- Signage on mixed-use buildings should contribute to a vibrant pedestrian environment and should be scaled and oriented to the pedestrian.

- Lighting fixtures on mixed-use buildings should complement the building. Pedestrian scale lighting fixtures should shine downward and emit a warm light along walkways. The lights should be concealed from view to prevent glare.

Multi-Family Medium Density - 26-49 Units

As is true of the guidelines for multi-family high density structures, multi-family medium density guidelines reflect the fact that vertical densities are relatively low throughout the study area.



- Medium density multi-family developments are required to be architecturally compatible with surrounding buildings.
- The number of stories must conform to what is set forth in the Development Program.
- Landscaped parking lots are encouraged.

Low Density Multi-Family – 10-25 Units

Low density multi-family developments are proposed for locations where they will not disturb existing community character. Typically, these units are proposed to be placed in proximity to other low density multi-family units or proximate to community facilities.



- Low-density multi-family developments can be stacked and/or attached modules, depending on what is set forth in the Development Program.
- Landscaped parking lots are encouraged.
- The number of stories must conform to densities set forth in the Development Program.

Multi-Family Very Low Density (Triplexes, 4-plexes, 6-plexes, and 8-plexes)

These prototypes can range from one to three stories and are recommended for tracts with appropriate dimensions; in some instances, adjacent tracts are proposed to be aggregated to form a larger tract that would accommodate this prototype. The Development Program identifies tracts on which one or more very low density developments are proposed to be placed.



Duplexes

The duplex prototype is a building that contains two living units that share a common wall. This prototype can take a variety of forms, as illustrated on the next page.

Locally, Project Row House CDC has sponsored stacked duplexes that fit in with the character of the surrounding communities where they have been placed, i.e. in the Third Ward sectors north of Alabama Street. The Row House-CDC duplex design type is particularly well suited for narrow MRA-owned tracts in the Third Ward sectors. This design type enables more density to be achieved on these narrow tracts, integrating nicely with the scale and look of the surrounding mostly wood frame housing units.

- More than one set of duplexes on the same site shall have the same architectural style.
- Driveways that do not face an arterial are discouraged.



Single Family Detached Units

Single family detached units are proposed primarily for MacGregor, North of Griggs, and South of Griggs, although some single family detached rental units are proposed for the Third Ward sectors, as mentioned in the next chapter. Single family detached micro units, described in the next chapter, are included in this category.

- Parking garages located at the front of the house are discouraged in the Third Ward sectors that are located north of Alabama Street.
- Driveways that do not face an arterial are discouraged.



7 DEVELOPMENT PROGRAM

The study team prepared a Development Program that is informed by the Design Guidelines in the preceding chapter. The Development Program presents an estimate of the number of units that can be developed on each tract of MRA-owned land. Since there are a number of variables that have an impact on the number of units that can be developed on a tract of land, the program is intended to serve as a framework. (These variables include City of Houston regulations pertaining to parking, drainage, and land development; availability and levels of subsidies to lower development costs and costs to the consumer; the availability of Low Income Housing Tax Credits; the availability of financing at favorable terms; platting requirements; soft costs; drainage requirements; labor costs; and materials costs.)

DEVELOPMENT PROGRAM

The Development Program is guided by objectives that were not always easy to balance. For example, the objective of maximizing the number of units on a tract in order to serve more households sometimes had to be balanced against the objective of maintaining the existing character of a block face.

The objectives that follow reflect this balancing act and are as follows:

- Maximize the number of units placed on MRA-owned tracts so as to serve the maximum number of low-moderate income households, given the dire need that exists.
- Avoid placing higher density housing prototypes in locations where these prototypes would dramatically alter community character to undesirable effect While acknowledging the eclectic mix of housing prototypes that sometimes already exist in a neighborhood or on a block face,.
- Place high density and medium density multi-family units on or near METRORail Purple Line light rail transit stations and major arterials, whenever feasible. Exceptions are medium density units proposed for minor arterials where there are apartments or non-residential development in proximity.
- Place micro units near the METRORail Purple Line whenever feasible.

DESIGN PROTOTYPES

As shown in **Chapter 7**, the Development Program incorporates seven housing design prototypes. These are: repeated, as follows: mullti-family high density; 50+ units; multi-family high density with commercial: 50+ units with commercial; multi-family medium density: 26-49 units; multi-family low density: 10-25 units; multi-family very low density — 8-plexes, 6-plexes, 4-plexes, and triplexes; duplexes; and single family detached units.

Single family detached units include micro units, which are smaller units in the 430 square foot range as shown below. Micro units are also proposed to be located in some multi-family developments that exclusively contain micro units. In the latter context, micro units will also be called studio apartments.

UNIT SIZE ASSUMPTIONS

The following unit size assumptions underlie the number of units proposed for each tract in the Development Program.

UNIT TYPE	AVERAGE UNIT SIZE
Single Family Detached	1,200 square feet
Micro Units (SF Detached & in MF Building)	430 square feet
8-plex, 6-plex, 4-plex, Triplex, Duplex	750 square feet
Multi-Family and Multi-Family with Commercial/Retail on Ground Floor	940 square feet

DEVELOPMENT PROGRAM SUMMARY

- In some instances, tracts are proposed to be aggregated to form a larger tract so that the highest and best residential use can be placed on it.

- It is proposed that multi-family development be placed mainly on large tracts that face major arterials.

- It is proposed that some of the multi-family structures contain a mixture of micro units and larger sized units. In other instances, it is proposed that some multi-family structures only contain micro units, are also referred to as studio apartments in this context. Each unit will contain a separate bathroom and kitchen.

- To align with existing community character, it is proposed that very low density multi-family development be placed on interior streets.

- High density multi-family development with commercial/retail on the ground floor is proposed to be constructed in the Emancipation Avenue Mixed-Use District, which is a subarea of the Third Ward Northwest sector and also in the South of Griggs sector. The latter has been identified herein as a transit-oriented development (TOD) zone. This development would occur on single MRA-owned tracts of land that are either already of sufficient size to hold high density multi-family development, or on tracts that are proposed to be aggregated to form tracts of sufficient size to hold 50 or more units.

- Also proposed for the Emancipation Avenue Mixed-Use District are 20 multi-family units at the site of the mixed-use office building at Emancipation Avenue at Elgin Street.

- Medium density multi-family developments (26-49 units) are proposed to be constructed in the North Central Third Ward sector and in the North of Griggs sector.

- Low density multi-family developments (10-25 units) are proposed to be constructed primarily in the Third Ward sectors that are north of Alabama, in the MacGregor sector, and in the South of Griggs sector.

- The 4-plexes that are proposed would primarily be constructed in the Third Ward sectors that are north of Alabama. These developments would typically be located at intersections of interior streets or on major thoroughfares and major collector streets, and would be constructed where 4-plexes already exist, so as not to disrupt existing community character.

- Triplexes are primarily proposed to be constructed in all of the Third Ward sectors and in the South of Griggs sector.

- New duplexes are proposed for every sector except MacGregor.

- Single-family units are defined as detached, stand-alone units and include micro units. It is proposed that single family detached units be made available for purchase in the MacGregor, North of Griggs, and South of Griggs sectors.

- There is a smattering of single family detached rental units proposed for Third Ward sectors and it is proposed most of these units contain four bedrooms. These units would be made available to large families, who have difficulty finding housing of adequate size.

- Rental housing would be the primary focus in the Northwest Third Ward, Northeast Third Ward, and North Central Third Ward sectors.

- In the South of Alabama sector, the program incorporates the senior housing that the Montrose Center is proposing to build.

- For-rent and for-sale housing is proposed for the South of Griggs, MacGregor, and North of Griggs sectors.

- High-density multi-family development with commercial uses on the ground floor is described as mixed-use development. Commercial uses are likely to be commercial/retail establishments, but commercial uses of a non-retail nature would also be allowed.

- The Development Program posits 2,488 rental units and 268 for-sale units. The table in **Appendix B** contains details regarding the estimated number of rental units and for-sale units that can be constructed.

It is understood that housing sponsors will likely want to work with CCPPI (in collaboration with the design Review Committee) to make refinements to modify unit size and production numbers, due to design preferences, financing constraints, infrastructure costs, and the availability of subsidies to underwrite hard and soft costs.

Table 7 summarizes the Development Program in tabular form. The table depicts the estimated number of units that can be constructed in each sector, by housing prototype. These numbers can serve as production goals. (There is more detailed data pertaining to the Development Program in *Appendices C-I*.)

Figures 9–15 illustrate the Development Program for each sector in map format.

TABLE 8: SUMMARY OF DEVELOPMENT PROGRAM

Sectors	Multi-Family (unit)									Duplex	Single Family Detached (including micro units)	Total Units
	50+ units	Mixed-Use with Commercial	Micro Units	26-49 Units	10-25 Units	8-plex	6-plex	4-plex	Triplex			
Northwest Third Ward	0	200	0	65	0	12	12	3	16	1	0	309
North Central Third Ward	104	0	83	114	56	24	44	24	90	5	12	556
Northeast Third Ward	0	0	29	64	0	60	80	24	214	9	0	480
Third Ward South of Alabama	112	0	0	0	0	0	0	6	2	0	0	120
MacGregor	0	0	0	50	24	0	0	0	0	1	0	75
North of Griggs	228	0	75	0	8	0	80	0	12	83	0	486
South of Griggs	592	0	0	97	0	0	0	30	16	23	4	762
TOTAL	1,036	200	187	390	88	96	216	87	350	122	16	2,788

FIGURE 9: NORTHWEST THIRD WARD SECTOR

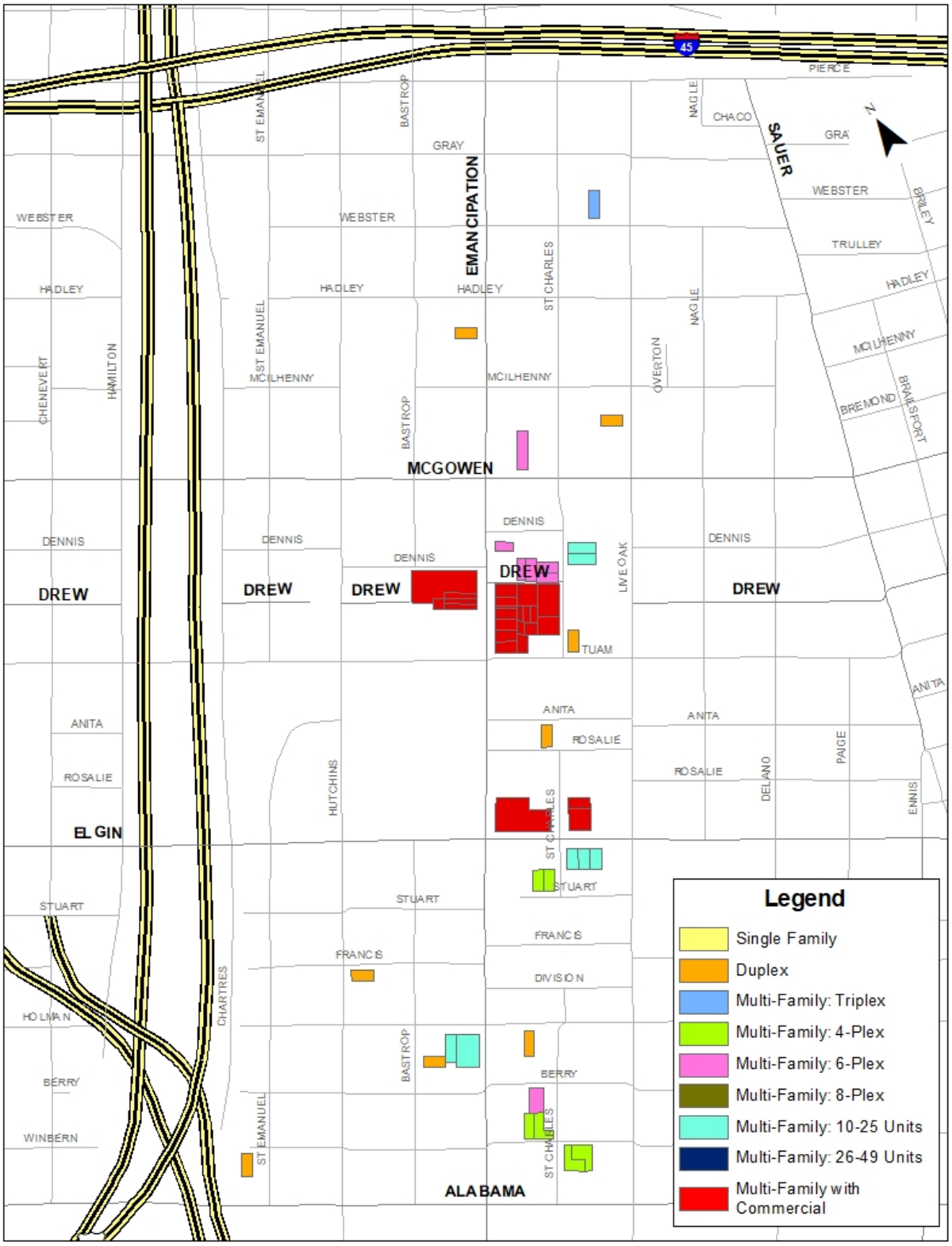


FIGURE 10: NORTH CENTRAL THIRD WARD SECTOR

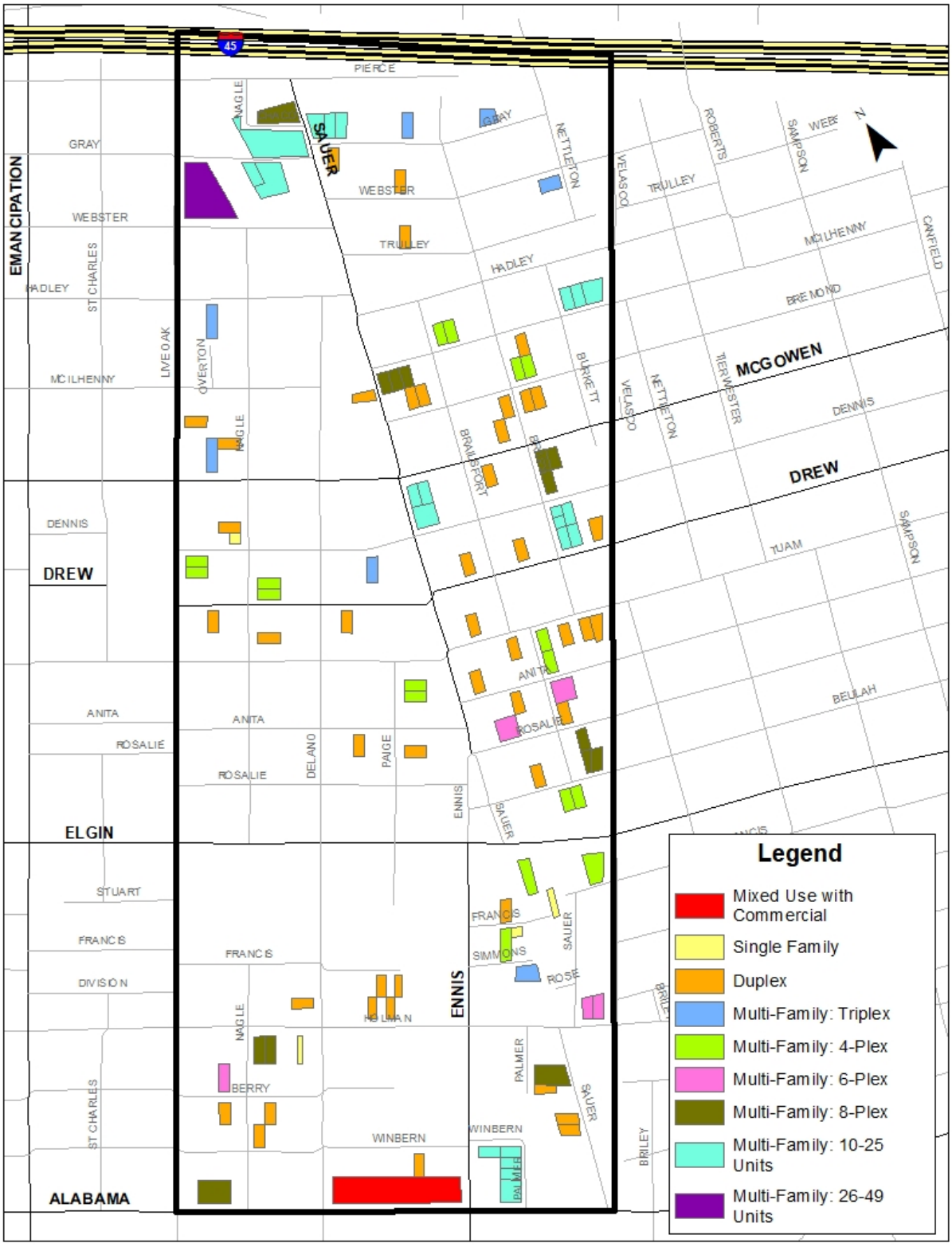


FIGURE 11: NORTHEAST THIRD WARD SECTOR



FIGURE 12: THIRD WARD SOUTH OF ALABAMA SECTOR

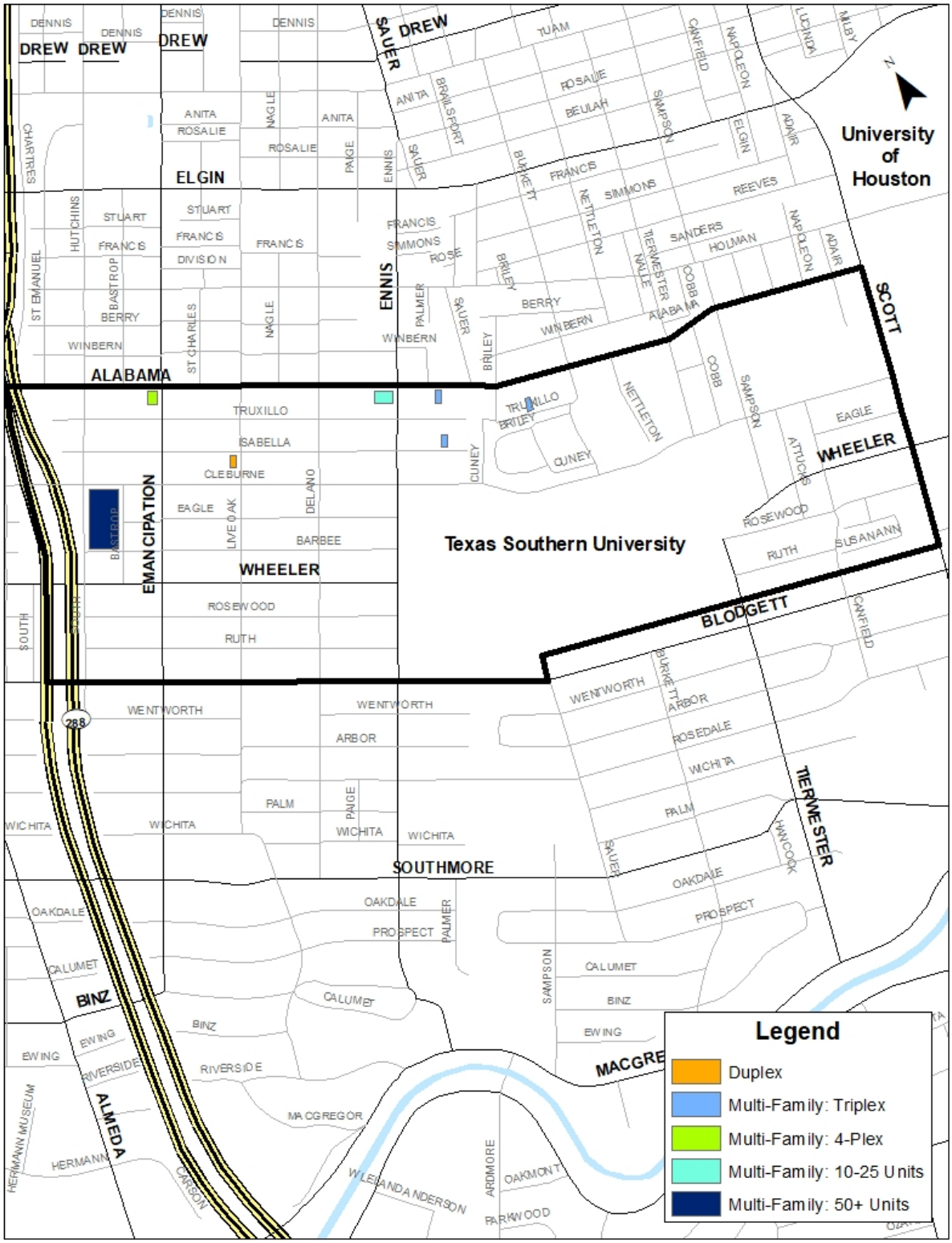


FIGURE 13: MACGREGOR SECTOR

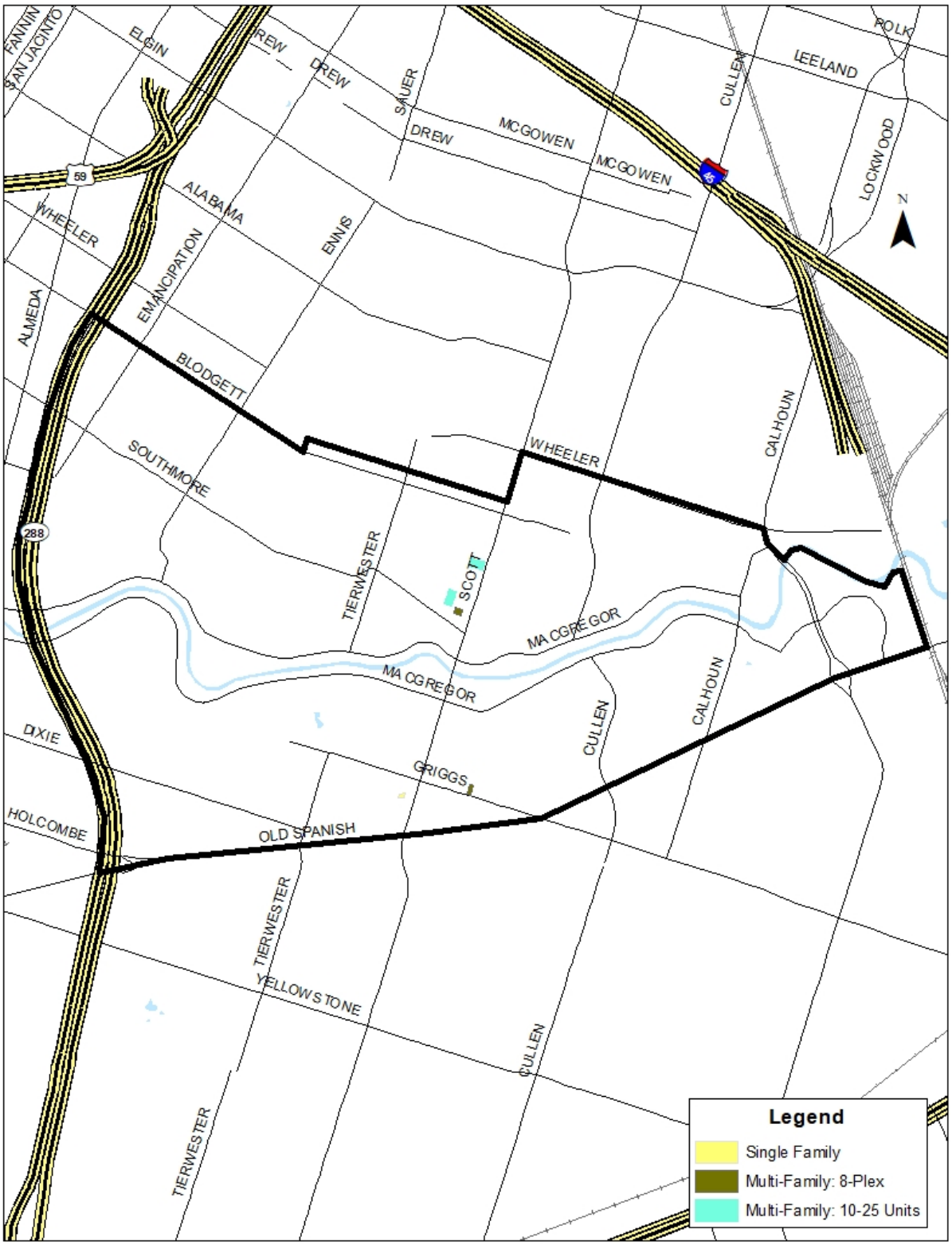


FIGURE 14: NORTH OF GRIGGS SECTOR

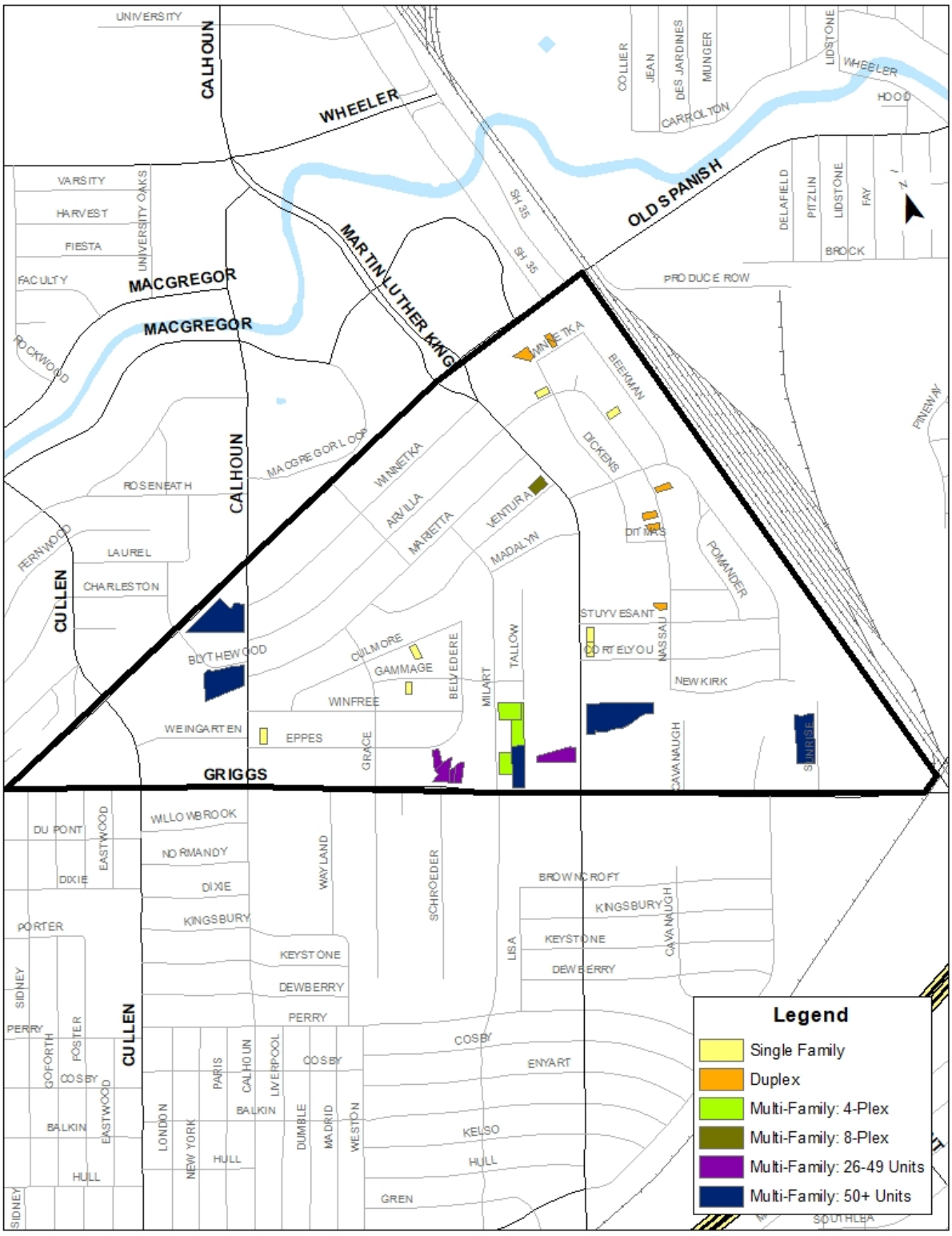
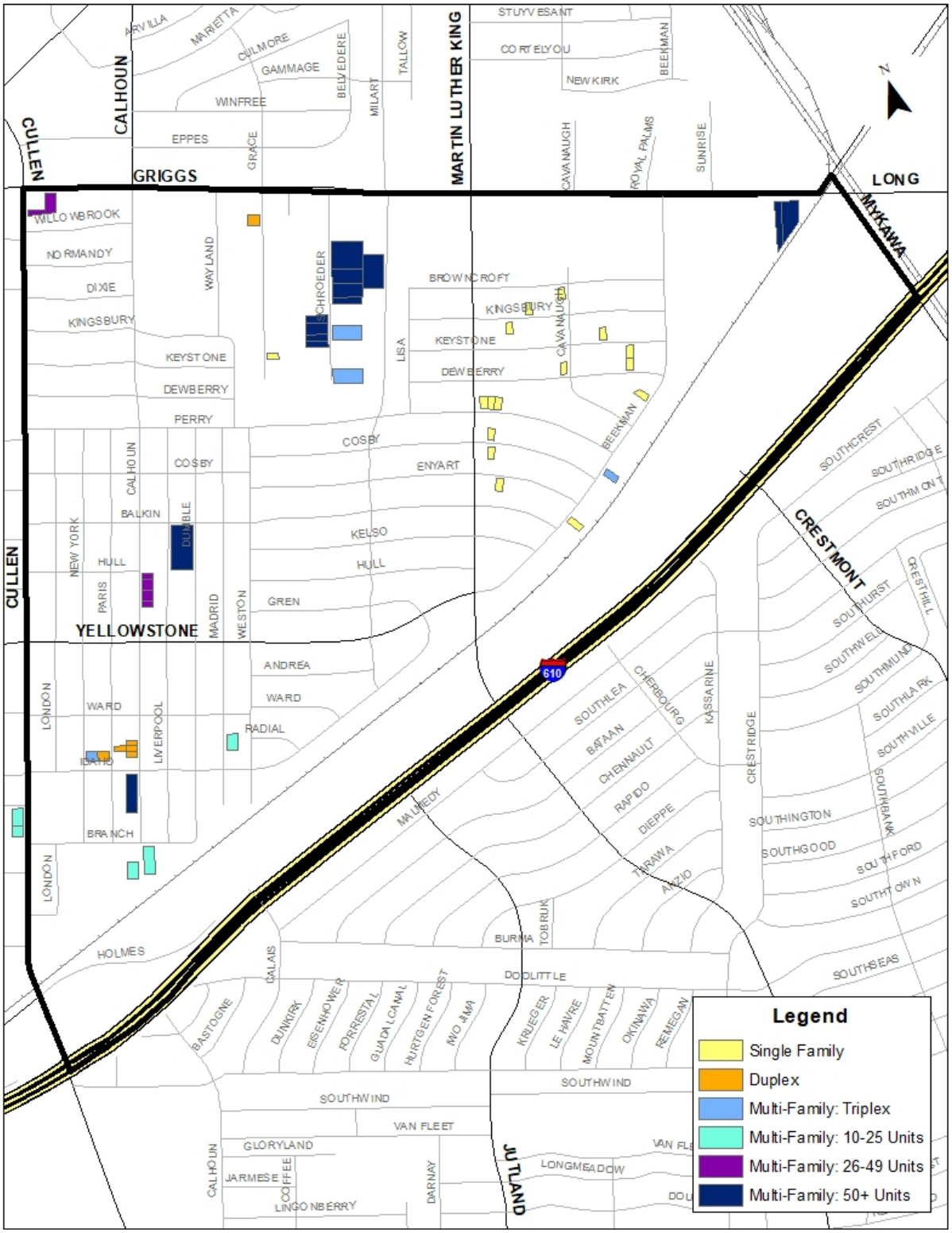


FIGURE 15: SOUTH OF GRIGGS SECTOR



ESTIMATED COST OF THE DEVELOPMENT PROGRAM

The study team has estimated the cost of the Development Program. The basis for the estimate is development costs of $120 per square foot (including soft costs) for all prototypes, except units proposed to be located in a podium structure. The cost of developing podium buildings is higher and this is reflected in the numbers.

TABLE 9: ESTIMATED COST OF DEVELOPMENT PROGRAM

Prototype	Average Size in Sq. Ft.	Average Construction Cost per Sq. Ft.	Average Cost Per Unit	# of Units	Total Cost
Podium Building	940	$150	$141,000	609	$85,869,000
Duplex - 8-plex	750	$120	$90,000	837	$75,330,000
SF Detached Micro Units	430	$120	$51,600	16	$825,600
Single Family Detached	1200	$120	$144,000	122	$17,568,000
Multi-Family	940	$120	$112,800	1,204	$135,811,200
Total				**2,788**	**$315,403,800**

As shown on **Table 9**, the estimated cost of the Development Program is $315,403,800.

IMPLEMENTATION TIMING

It is anticipated that the program will require at least 10 years to implement. It is feasible for development to occur in more than one sector at the same time.

It is recommended that the focus of the first phase of housing production be the multi-family catalyst project proposed for the Emancipation Avenue Mixed-Use District, which is located between Interstate Highway 45 and Elgin Street The development of the Mixed-Use Affordable Housing Development, along with the development of the mixed-use building that will house the On the Ground Operations Center referenced in **Chapter 9**, will serve notice to the public that projects of the first order of magnitude are underway in the Emancipation Avenue Mixed-Use District. These projects will animate Emancipation Avenue and stimulate other development.

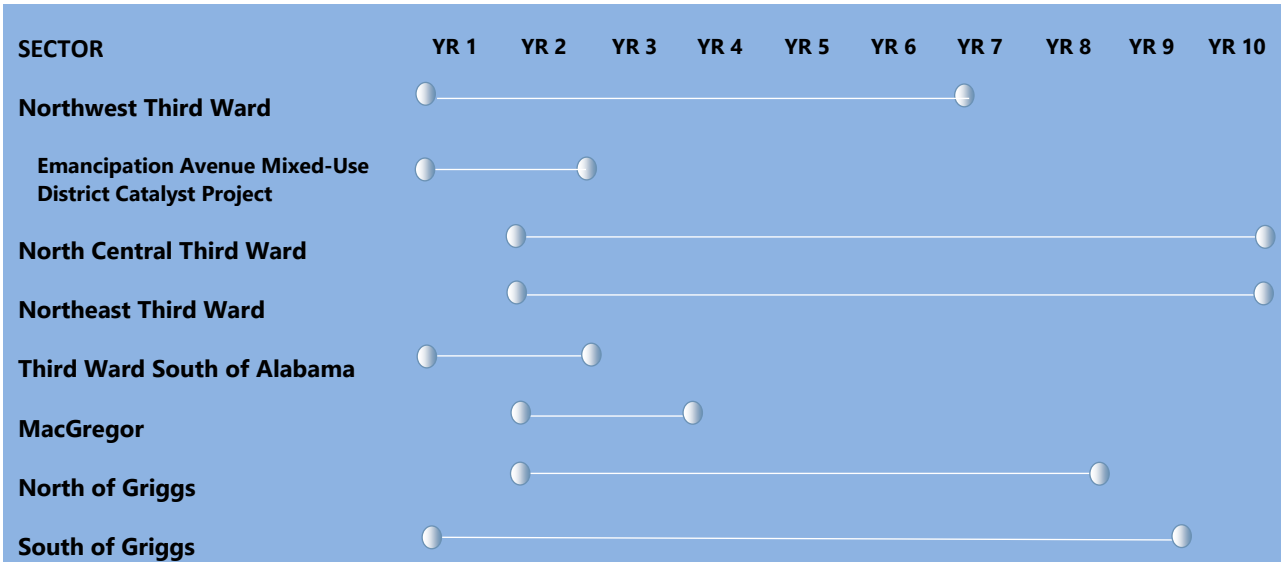
It is proposed that the South of Griggs sector also be slated for early-stage development. In this sector, MRA is conveying land to Houston Habitat for Humanity for the construction of seven single-family for-sale units. Also, MRA owns large tracts of land in the sector that are suitable for the development of multi-family structures and town homes. Furthermore, there is a lot of ongoing activity at the Martin Luther King Jr. Boulevard/Griggs Road node in the South of Griggs sector, including a park and YMCA and a light rail transit station, compounding the fact that this sector would be a good location for

development to begin in years 1 and 2. The South of Griggs sector is on the other end of the study area from the Emancipation Avenue Mixed-Use District, so that early projects in that sector would have a separate, but equally beneficial impact.

There are also opportunities for early phase development on small tracts in the other sectors. Early on, these small tracts of land identified by CCPPI and conveyed to housing sponsors that have a good track record, at first, with MRA and later, with CCPPI.

The proposed development timetable appears below. This timetable reflects the period when development begins until it ends. For example, the expectation is that the housing development that is part of the catalyst project will take longer than two years to come to fruition, but the expectation is that it will be completed two years from the time that construction begins.

TABLE 10: DEVELOPMENT PROGRAM IMPLEMENTATION TIMELINE



The development paradigm that is chosen (see **Chapter 9**) will affect this timetable. If more than one master developer is involved with implementing the Development Program, the timing can potentially be accelerated.

8 AFFORDABLE HOUSING GOALS

The goals that have been established reflect a vision of inclusion. The Southeast Houston Affordable Housing Initiative is meant to reach as broad a range of categories of low-moderate income households as feasible.

The goals that are set forth reflect the fact that it will be more feasible to provide for-sale housing at the higher reaches of Area Median Income (AMI).

TABLE 11: AFFORDABLE HOUSING GOALS BY INCOME SEGMENT, FOR-SALE UNITS

INCOME RANGE	FOR SALE UNIT GOAL	
	Number	Percent
80-100% of AMI	217	81
101-120% of AMI	51	19
Totals	**268**	**100**

Renter households can more feasibly be served across a broad spectrum, although households with income below 30% of AMI will not be possible to serve. (See "Potential Challenges to Goal Attainment" below.)

TABLE 12: AFFORDABLE HOUSING GOALS BY INCOME SEGMENT RENTAL UNITS

INCOME RANGE	RENTAL UNIT GOALS	
	Number	Percent
Extremely low income (at or below 30% of AMI)	249	10%
Very low income (31%-50% of AMI)	498	20%
Low income (51-80% of AMI)	1,244	49%
Middle Income (81-100% of AMI)	498	20%
Above AMI	32	1%
Totals	**2,520**	**100%**

These goals are based on the study team's analysis of what can reasonably be achieved; inputs include the foregoing affordability analysis and a review of conditions that relate to affordable housing resources. For example, the affordability analysis indicates that it would be very difficult to house a four-person household with income that places it in the 30% of AMI category in a unit of adequate size without deep subsidies, thus the relatively insubstantial goal for this income group, which has traditionally been served by public housing agencies, due to the deep subsidy required to serve them.

POTENTIAL CHALLENGES TO GOAL ATTAINMENT

Delivering affordable housing units is a nationwide challenge and this is no less true where the Southeast Houston Affordable Housing Initiative is concerned. Unlike in other cities, zoning does not pose a challenge, but there are other near-universal challenges, such as the time that it takes to secure permits and re-plats, resistance from neighbors, inadequate funding available to close affordability gaps, inadequate amounts of rental assistance vouchers, tight credit conditions, constraints related to the City's desire for adequate supplies of parking, and infrastructure costs.

Changing perspectives at the federal government level have resulted in a tenuous environment for production of the affordable housing units. For example, it is unknown at this writing what the fate of federal HOME and Community Development Block Grant (CDBG) funds will be in the upcoming federal budget, since the elimination of these programs has been proposed. These funds have been a steady, albeit diminishing source of funding for affordable housing for a prolonged period of time. Their elimination or substantial reduction would have a profound effect on the production of affordable housing.

In addition, there are uncertainties regarding the future of the Low Income Housing Tax Credit program, which has become the country's primary tool for creating affordable housing. Conventional wisdom holds that the program is not likely to be eliminated, but modifications may occur that could mean some deals will require additional soft funds or have to be value engineered to reduce construction costs *(*http://www.housingfinance.com/finance/big-changes-jolt-lihtc-market*)*.

The Texas Department of Community Affairs scoring system for tax credits has been a barrier to development of affordable housing in neighborhoods where schools do not receive a high rating. This criterion has been relaxed for 9% tax credits for a two-year period. However, when the two-year period ends, the challenge may resume. Another barrier for the study area is the fact that it contains minority concentrations and this could pose a fair housing challenge.

Public housing agencies have traditionally provided housing for families at or below 30% of Area Median Income, receiving funds from HUD government to do so. However, this funding has substantially diminished in recent years and is expected to continue to diminish. Also, preferences have been altered to favor families at the 50% AMI level.

It is anticipated that federal funding for affordable housing will not be eliminated in the foreseeable future. Moreover, federal programs are the not only potential resource for providing resources to make it possible to provide affordable housing for households that require some form of subsidy, either on the demand side or the supply side of the equation. At any rate, even when federal resources were more abundant, they were often leveraged. However, now, more than ever, it is apparent that other resources will have to be created, tapped, and leveraged.

9 PATHWAYS TO SUCCESS

Implementation of the *Southeast Houston Affordable Housing Initiative* will require a systematic approach and the application of skill sets that are germane to land development. It is understood that CCPPI is going to organize an On the Ground Operations Center to implement the *Southeast Houston Affordable Housing Initiative* that is embodied in the **Midtown Affordable Housing Plan**.

The strategies that follow are designed to allow CCPPI to steer a path to the successful implementation of the *Southeast Houston Affordable Housing Initiative*.

BUILD CAPACITY TO IMPLEMENT THE PLAN.

The delivery of thousands of units of affordable housing is a complex undertaking of substantial magnitude. A systematic approach will be required to successfully implement the *Southeast Houston Affordable Housing Initiative* that is embodied in the **Midtown Affordable Housing Plan** and this will require adequate project management, technical, and administrative capacity. Therefore, it is recommended that the Affordable Housing Operations Center have a full complement of staff, possessing the necessary skill sets to guide the implementation of the Plan.

MANAGE THE DEVELOPMENT PROCESS.

The *Southeast Houston Affordable Houston Affordable Housing Initiative* contemplates the construction of thousands of units of housing on numerous tracts of land, spread out over a substantial geographic area. Management of the development process will require responsibility for a number of functions, as alluded to in the proceeding **Exhibit A**.

- **Choose the best paradigm for managing the development process.**

There is more one viable option for managing the development process. Following are three options.

Option 1

One or more master developers could be engaged by CCPPI to perform specified development functions. This paradigm could result in a number of efficiencies and also reduce CCPPI's risk. In this scenario, CCPI would enter into a binding contract with one or more master developers, setting forth the terms and conditions of the relationship between CCPPI and the master developer(s). Since there are a number of tracts of land to be "taken down," the procurement of more than one master developer might prove to be the optimum approach, if CCPPI chooses this option. This might also enable an acceleration of the timetable depicted in **Chapter 7**.

Option 2

Alternatively, CCPPI can choose to act as master developer. In this scenario, CCPPI would engage and monitor contractors who would construct units on the tracts of land purchased for inclusion in Southeast Houston Affordable Housing Initiative.

Option 3

Thirdly, CCPPI could act as master developer for Emancipation Avenue Mixed-Use District catalyst projects, engaging contractors to construct the buildings. Subsequently, CCPPI could engage one or more master developers to manage the development process for the remaining tracts of land, under CCPPI's direction.

Austin and Galveston have used the master developer paradigm to beneficial effect. In these cities, master developers have been engaged to coordinate the development of large amounts of land. The functions listed in **Exhibit A** are mostly extracted from the unique, but similar mix of responsibilities with which the contracting entities have tasked their master developers. (Additional details pertaining to how these Texas cities have used the master developer paradigm appear in **Appendix A**.)

EXHIBIT A
SAMPLING OF MASTER DEVELOPER FUNCTIONS

- Acquire the property in phases and deconstruct existing improvements where required.
- Develop housing units on MRA-owned tracts of land other than tracts not set aside for small housing sponsors or arrange for contractors to develop housing on the aforementioned tracts of land.
- Arrange for development financing.
- Secure permits, environmental reviews, and where applicable, development re-plats.
- Monitor production goals and timetables and periodically make adjustments, as needed. (Variables that are not knowable at this writing will affect the production goals presented herein, which are not meant to be final.)
- Review existing restrictive covenants to determine whether modifications are needed in order to ensure that property conveyed to sponsors remains affordable, is used for its intended purposes, and continues to meet design criteria once conveyed to the affordable housing consumer.
- Engage in marketing and promotion efforts to fill the units and attract tenants to mixed-use developments.
- Identify additional, strategically located properties for acquisition.
- Prepare development pro formas for developments to be managed by master developer.
- Review and analyze the development pro formas of small housing sponsors.
- Arrange for the management of rental properties.

- **Solicit public sector resources to support implementation of the plan.**

As the foregoing analysis shows, many affordable housing developments adopt a mixed-financing model to ensure affordability for the consumer. Moreover, post-construction, many households will require some form of direct subsidy to ensure affordability. Thus, one necessary function is to seek resources that make it possible for low-moderate income families to afford a unit that is not cost-burdened and is appropriately sized. (**Appendix J** contains a brief description of affordable housing resources that are known to be currently available, as well as those that are potentially available. Additional resources could potentially be sought out and developed by On The Ground Operations Center staff.)

Examples of public sector support include construction financing, infrastructure improvements or financing for infrastructure improvements, rehabilitation of substandard housing units in the study area, down payment assistance for for-sale units, subsidies for rental units, low-cost financing and grants, among other public sector resources and incentives.

As a community selected for the City of Houston's Complete Communities initiative, collaboration with the City of Houston could be expedited.

Parking requirements and infrastructure have surfaced repeatedly as issues that inhibit the production of affordable housing. These are issues that especially need to be the focus of dialogue with the City of Houston. If parking requirements could be relaxed within the sectors, especially the Emancipation Avenue Mixed-Use District, more units could be produced.

Also, the extension of the setback guidelines that have been adopted for urban corridors and transit streets would have a beneficial impact in the Emancipation Avenue Mixed-Use District.

It is recommended that the City of Houston be asked to consider creating special set-asides for funding the production of housing under the Southeast Houston Affordable Housing Initiative and special funding set-asides for needed infrastructure improvements, in addition to agreeing to setback allowances, parking allowances, and funding set-asides for the demolition of dangerous buildings and the rehabilitation of buildings that need repair. In addition, it would be desirable for the City to accelerate CIP funding for improvements to the two parks identified in the Parks Master Plan as being deficient (Zurrie Malone and Moses Leroy parks). There are substantial MRA-owned tracts in the vicinity of these parks.

- **Collaborate with TIRZ #7 and Houston Southeast to fund infrastructure improvements.**

  TIRZ #7 and Houston Southeast have the ability to fund infrastructure and have previously collaborated on a **Joint Infrastructure Plan**. Thus, it is recommended that CCPPI enter into discussions with these entities regarding support for the financing of infrastructure improvements, specifically in the support of multi-family developments.

- **Seek non-governmental support for implementation of the plan.**

  Resources from non-governmental entities, such as foundations, corporations, lenders, and nonprofit entities can serve to leverage public sector resources. These could include construction financing, technical assistance, staffing for workshops, and reproduction of workshop materials, among other support.

- **Periodically convene Design Review Committee.**

  The Design Guidelines presented in **Chapter 6** will need to be enforced. It is recommended that a Design Review Committee be formed that consists of CCCPI representatives, MRA representatives, and design professionals and affordable housing practitioners who are willing to volunteer their time to meet periodically to review designs submitted by housing sponsors. If CCPPI does not opt to serve as the Master Developer, it is recommended that the Master Developer(s) participate as a committee member.

- **Administer small housing sponsor carve-out program.**

  In collaboration with MRA, identify smaller tracts that can be set aside for smaller housing sponsors that have previously built housing on MRA-owned land and others that have demonstrated competence. These "carve-outs" could be proximate tracts in amounts that are feasible to develop during the same time frame.

- **Periodically convene housing sponsor working sessions.**

  It would be beneficial for housing sponsors to periodically meet with staff of the On the Ground Operations Center to work through issues that arise, either separately or in a group setting, depending on the topic. These might include issues related to design, financing, and marketing and promotion.

- **Offer capacity-building training for housing sponsors in need of it.**

Some entities that wish to participate in the initiative as housing sponsors will need training to successfully engage. This is an ongoing issue with some of the local Community Development Corporations and Community Housing Development Organizations. In order to facilitate the involvement of these entities, it is recommended that CCPPI offer training in partnership with the City of Houston and other organizations that are involved with housing development, such as Local Initiatives Support Corporation-Houston.

The ability of small housing sponsors to take advantage of the "carve-outs" that have been previously mentioned might be enhanced through training. This could ultimately lead to the achievement of the underlying economic development goal of supporting small housing sponsors.

- **Establish a system for determining which households get preference for occupancy of the new units.**

In anticipation that demand for new, sound close-in housing will be high, it is recommended that a system be established for determining which households get first preference for the units that are constructed under the auspices of the *Houston Southeast Affordable Housing Initiative*. For example, first preference could be given to households that currently occupy substandard housing in the study area.

- **Identify, form, and manage development partnerships.**

Viable partnerships are going to be critical to the success of the *Southeast Houston Affordable Housing Initiative*. It is a fact that across the nation, delivering affordable housing is a "heavy lift" and requires partnerships among numerous entities to make development occur. Therefore, it is recommended that CCPPI engage with others involved in affordable housing and other community-building activities. **Appendix K** contains a table that lists and describes the role of potential partners.

ADOPT ELEMENTS OF SUCCESSFUL TENANT STEWARDSHIP AND HOMEOWNERSHIP COUNSELING MODELS.

The majority of the units in the Development Program are rental units. To ensure tenancy that stabilizes neighborhoods and inculcates a sense of stewardship that results in better property maintenance and diminished social problems, it is recommended that models be adopted that ensure positive outcomes. Incorporating aspects of rental Community Land Trust, public housing, Department of Housing and Urban Development HOPE VI, and mutual housing models could achieve the desired outcome. Habitat for Humanity models are also applicable, although for-sale homes are the focus of Habitat.

Effective approaches might include the formation of resident associations and crime watch groups, the formation of litter patrols, and the implementation of periodic clean-up efforts.

ENCOURAGE RESIDENT PARTICIPATION IN CIVIC LIFE AND PERSONAL ENRICHMENT ACTIVITIES.

There is an active Super Neighborhood Council and active civic clubs in each sector with which occupants of the new housing can engage. There are also numerous social service programs that are designed to enhance quality of life and improve socio-economic prospects. Therefore, it is proposed that staff of the On the Ground Operations Center encourage residents to become involved with civic and family and individual enrichment endeavors.

JOIN WITH OTHERS TO SUPPORT STATE AND LOCAL POLICIES THAT AMPLIFY SUPPORT FOR AFFORDABLE HOUSING.

An example of a state policy that needs to be reviewed includes Low Income Housing Tax Credit policy that impedes the development of affordable housing in low-moderate income neighborhoods. Also, policy pertaining to their property needs to be modified to reduce blight caused by nonpayment of taxes by long distance and unknowing heirs. The reduction of blight will support the revitalization goals of the *Midtown Affordable Housing Initiative*.

CONTINUE TO WORK ON COMMUNITY SCHOOL ISSUES.

School issues are related two things: (1) the fact that the LIHTC scoring system penalizes proposed developments in study area neighborhoods due to the low ratings that its schools receive and (2) there is no middle school in the neighborhood that feeds into Yates High School. It is recommended that CCPPI continue to work on both issues related to schools because a quality education is key to success in life and because community schools stabilize neighborhoods.

ENGAGE WITH THE MAYOR'S COMPLETE COMMUNITIES TASK FORCE.

The fact that Houston's Mayor has created a Complete Communities Initiative has been previously referenced. The Mayor has also assembled a Complete Communities Task Force that is guiding this effort. The work of this task force will affect the Southeast Houston Affordable Housing Initiative, so it is recommended that the leadership of the On the Ground Operations Center seek involvement with the task force.

INVESTIGATE METHODS FOR PROVIDING IN A MANNER THAT WOULD FORESTALL WINDFALL PROFITS.

The Development Program contains no for-sale units proposed for the sectors north of Alabama because of the potential for windfall profits. If a means can be found to forestall this, such as via restrictive covenants, for-sale units should be considered for those sectors. The objective of this is to enhance neighborhood stability.

APPENDICES

APPENDIX A
MASTER DEVELOPER PRECEDENT EXAMPLES

Mueller Airport Property

After accepting the Mueller Airport Master Redevelopment Plan, the City of Austin distributed an RFP for an entity to develop the Mueller site in accordance with the master plan. A development corporation was selected from a pool of bidders. The city and the development corporation entered into an Exclusive Negotiation Agreement giving the development corporation rights to negotiate the terms of an agreement for the redevelopment of the airport property. The agreement enables the City of Austin to minimize its financial risk and maximize its long term financial benefit.

Following are responsibilities extracted from the Mueller Airport Master Developer Agreement scope, which appears at *www.austintexas.gov/page/mueller-master-development-agreement***.**

- Acquire the property in phases and deconstruct existing improvements
- Conduct surveying, site investigations, soils investigations, inspections, and sales and marketing activities
- Construct infrastructure (roads and utilities)
- Prepare and amend pro formas
- Solicit bids from contractors
- Monitor project costs
- Make payments to contractors
- Notify the City of defects in infrastructure work, causing the defects to be corrected, and providing as-built drawings for infrastructure
- Assess, sample, monitor, report, or engage in investigatory activities related to environmental matters, including removal or remediation as required; and deconstructing existing buildings and improvements.

Galveston Housing Authority

- The Galveston Master Development Agreement was prepared and executed to enable the implementation of the Galveston Housing Authority Revitalization Plan. Following are Master Developer responsibilities cited in the Master Developer's scope, which is contained in the Agreement that appears at *www.ghatx.org*. The MDA is required to ensure: a) that all goals identified in the Rebuilding Plan are to be accomplished through specific activities and programs; b) that all such activities and programs are assigned to specific individuals and/or teams, whether on the Authority staff (as directed by the Authority), Developer staff, or through a contract; c) that adequate funding sources are identified and funds are budgeted to accomplish all activities and programs; and d) that for each such substantial activity or program there are appropriate performance measures and deadlines; provided however, that Developer shall have no responsibility for obligations that are within the sole control of the Authority to meet or that are the Authority's responsibility pursuant to this Agreement.[1] The MDA receives compensation for its services in the form of a Developer Fee. Constraints on the amount are included in the Agreement, as are conditions for its payment.[2]

  Responsibilities of the Master Developer include:

  Initiate, coordinate, and carry out or contract for all design, financing, and construction activities in connection with the development, construction and completion of each Rental Phase under the Rebuilding Plan, subject to delivery by the Authority to the Developer or appropriate Rental Owner Entities of Development Sites in Clean and Buildable Condition and more generally as further provided in and subject to the terms of this Agreement.

  Pursue the award and commitment of all sources of construction, gap and permanent financing needed for each Rental Phase in accordance with the Development Budget (including, as needed and as feasible, pursuing alternate sources of funding such as Federal Home Loan Bank and other state and local funds), other than CDBG-DR Funds, Insurance Proceeds and any other Authority Funds.

  Close allocations of Federal low-income housing tax credits and/or access to tax-exempt bond volume cap (each as applicable for a given Rental Phase in accordance with the Development Budget), and for tax and financial structuring. Notwithstanding the foregoing, if the Authority or its Affiliate is serving as issuer of tax-exempt bonds then the Authority shall be responsible for associated issuer approvals, including allocation of tax-exempt bond volume cap. The Authority agrees to provide funding commitments and ground lease options necessary to support funding applications submitted by Developer. As such, Developer will provide the proposed program description, pro forma, ownership structure. and draft commitments to the Authority for review a minimum of fourteen (14) days, or a time period otherwise determined by the parties, prior to application due date so that the Authority can comment on and complete the required commitment documents.

  The MDA is required to ensure: a) that all goals identified in the Rebuilding Plan are to be accomplished through specific activities and programs; b) that all such activities and programs are assigned to specific individuals and/or teams, whether on the Authority staff (as directed by the Authority), Developer staff, or through a contract; c) that adequate

funding sources are identified and funds are budgeted to accomplish all activities and programs; and d) that for each such substantial activity or program there are appropriate performance measures and deadlines; provided however, that Developer shall have no responsibility for obligations that are within the sole control of the Authority to meet or that are the Authority's responsibility pursuant to this Agreement.

The Developer is responsible for soliciting and selecting third-party lenders and the Investor for each Rental Phase. The Developer will provide the Authority with an opportunity to review and comment on Developer's proposal for soliciting an Investor and lender, and an opportunity to add one or more potential Investors and/or lenders to the list of potential respondents that will receive the proposal (provided that Developer shall not be required to solicit proposals from a potential respondent recommended by the Authority unless the potential respondent would qualify as an acceptable equity partner or lender by reasonable industry standards). The Developer will provide the Authority with copies of all Investor and lender proposals received together with a summary analysis and assessment of the proposals. The Authority shall be invited to comment on any proposals received and to participate in any interviews with respondents scheduled by Developer, but final selection of the Investor and lender shall be the function and responsibility of the Developer, based on demonstrated competitiveness of the selected proposal under then-current market conditions in terms of pricing and related terms and conditions, including pay-in schedule, required guaranties, and bridge financing, and demonstrated reliability of performance in comparable transactions and provided that such selection does not materially increase the risk or responsibility of the Authority from that contemplated pursuant to this Agreement.

The Developer shall disclose, in writing, to the Authority all direct and indirect relationships which the Developer or any of its Affiliates has with the potential Investors or lenders in regard to low-income housing tax credits, bonds and loans, as well as the amounts of any funds, fees, sums, reimbursements or other moneys (regardless of characterization) received or to be received directly or indirectly by the Developer or its Affiliates in regard to the syndication transaction.[3]

[1] www.ghatx.org
[2] www.ghatx.org
[3] www.ghatx.org

APPENDIX B
FOR-SALE AND RENTAL UNIT COUNT, BY PROTOTYPE & SECTOR

Sector	For- Sale Units					Rental Units				Total Units
	Single Family	SF Detached Micro Units	Duplexes-8-plexes	Multi-Family	Sum of For-Sale Units	Single Family	Duplexes-8-plexes	Multi-Family	Sum of Rental Units	
Northwest Third Ward	0	0	0	0	**0**	1	43	265	**309**	309
North Central Third Ward	0	0	0	0	**0**	5	238	313	**556**	556
Northeast Third Ward	0	0	0	0	**0**	9	378	93	**480**	480
Third Ward South of Alabama	0	0	0	0	**0**	0	8	112	**120**	120
MacGregor	1	0	24	0	**25**	0	0	50	**50**	75
North of Griggs	83	0	20	80	**183**	0	0	303	**303**	486
South of Griggs	23	4	18	15	**60**	0	28	674	**702**	762
Study Area	**107**	**4**	**62**	**95**	**268**	**15**	**695**	**1,810**	**2,520**	2,788

APPENDIX C
PROPOSED DEVELOPMENT PROGRAM
NORTHWEST THIRD WARD SECTOR

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
2405 TUAM	3,806	0.10		Single Family	1	For Rent	For-rent single family detached unit
2701 ST CHARLES	6,237	0.14	0.28	Multi-Family/Low Density (MF/LD)	12	For Rent	Three-story development, two-three units per story, east of St Charles
2703 SAINT CHARLES	6,269	0.14					
2501 TUAM	5,021	0.11		Duplex	2	For Rent	Two-story development, one unit per story
2418 ANITA	5,024	0.12		Duplex	2	For Rent	Two-story development, one unit per story
2522 WEBSTER	6,251	0.10		MF/VLD: Triplex	3	For Rent	Three -story town home development - one unit per story (across street from five-story senior housing development)
2411 MCGOWEN	8,750	0.20		MF/LD: 6-Plex	6	For Rent	Three-story development, two units per story
2406 LIVE OAK	4,989	0.10		Duplex	2	For Rent	Two-story development, one unit per story
0 EMANCIPATION	5,000	0.10		Duplex	2	For Rent	Two-story development, one unit per story
0 WINBERN	5,006	0.11		Duplex	2	For Rent	Two-story development, one unit per story
2208 FRANCIS S	5,000	0.11		Duplex	2	For Rent	Two-story development, one unit per story
3502 EMANCIPATION	15,240	0.34	0.48	MF/MD	21	For Rent	Three-story apartment building, proximate to three-unit town home development
0 HOLMAN	6,325	0.14					
2415 STUART	4,858	0.11	0.22	MF/VLD: 4-Plex	4	For Rent	Four-unit development, two units per story, could replicate the PRH-CDC model to get higher number of units
3201 SAINT CHARLES	4,787	0.11					
2508 ELGIN	5,168	0.11	0.33	MF/LD	12	For Rent	Three-story apartment building, aggregated tracts
2504 ELGIN	5,177	0.11					
2502 ELGIN	5,207	0.11					
0 HOLMAN	5,084	0.12		Duplex	2	For Rent	Two-story development, one unit per story
2722 EMANCIPATION	3,750	0.09	3.50	Multi-Family/High Density (MF/HD) +Commercial	168	For Rent	Four-story apartment building with ground story commercial/retail, in the Emancipation Avenue Mixed-Use Demonstration District, both sides of the Emancipation Avenue
2720 EMANCIPATION	3,750	0.09					
0 EMANCIPATION	3,750	0.09					
2718 EMANCIPATION	36,009	0.80					
2806 EMANCIPATION	2,500	0.06					
2807 EMANCIPATION	5,000	0.11					

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
2809 EMANCIPATION	5,000	0.11					
2717 EMANCIPATION	6,400	0.15					
0 EMANCIPATION	3,600	0.08					
2808 ST CHARLES	8,450	0.12					
2700 ST CHARLES	13,284	0.32					
0 ST CHARLES	15,000	0.33					
2405 JONES	1,746	0.05					
0 ST CHARLES	2,334	0.05					
0 ST CHARLES	2,798	0.07					
2803 EMANCIPATION	1,400	0.04					
2405 TUAM	3,806	0.10					
2819 EMANCIPATION	5,000	0.11					
2819 EMANCIPATION	5,060	0.11					
2405 TUAM ST	1,858	0.04					
2806 ST CHARLES	3,290	0.10					
0 ST CHARLES	5,350	0.11					
0 ST CHARLES	5,000	0.11					
0 DREW	3,821	0.09					
2619 EMANCIPATION	3,146	0.07					
0 DREW	3,821	0.09					
3509 BASTROP	5,097	0.11		Duplex	2	For Rent	Two-story development, one unit per story. (New town home development next door)
5321 BERRY	7,904	0.18		MF/VLD:-6-Plex	6	For Rent	Three-story development, two units per story
2415 WINBERN	5,270	0.12	0.28	MF/VLD: 4-Plex	4	For Rent	Two-story development; two units per story, aggregated tracts
3618 ST CHARLES	7,064	0.16					
2500 WINBERN	7,306	0.18	0.36	MF/VLD: 4-Plex	4	For Rent	Two-story 4-plex development, two units per story, two tracts have been aggregated
2508 WINBERN	7,639	0.18					

APPENDIX D
PROPOSED DEVELOPMENT PROGRAM
NORTH CENTRAL THIRD WARD SECTOR

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3008 GRAY	5,683	0.13	0.44	Multi-Family/ Medium Density (MF/MD)	15	For Rent	Three story apartment building across from freeway
3005 GRAY	5,569	0.13					
3003 GRAY	7,653	0.18					
2620 CHACO	33,655	0.77		MF/MD	38	For Rent	Three story apartment podium across from Interstate Highway 45
0 CHACO	13,401	0.31		Multi-Family/ Very Low Density (MF/VLD): 8-Plex	8	For Rent	Two-three units per story
0 GRAY	5,585	0.14	0.56	MF/LD	18	For Rent	Three story apartment building, two tracts aggregated
0 GRAY	18,704	0.43					
3000 GRAY	5,173	0.11		Duplex	2	For Rent	Two story development, one unit per story
2604 GRAY	43,297	0.93		MF/MD	45	For Rent	Four story podium apartment building
2408 SAUER	4,562	0.11		Duplex	2	For Rent	Two story development, one unit per story
3011 BREMOND	4,898	0.11		Duplex	2	For Rent	Two story development, one unit per story
3123 MCILHENNY	5,014	0.11	0.42	MF/LD	15	For Rent	Three story apartment building
3127 MCILHENNY	5,028	0.11					
3133 MCILHENNY	8,762	0.19					
3025 MCILHENNY	3,896	0.11	0.22	MF/VLD: 4-Plex	4	For Rent	Two story development, two units per story, corner tract
3029 MCILHENNY	4,852	0.11					
3010 MCILHENNY	4,778	0.11	0.33	MF/VLD: 8-Plex	8	For Rent	Three story development, two-three units per story
3006 MCILHENNY	4,764	0.11					
3002 MCILHENNY	4,747	0.11					
0 BREMOND	4,863	0.11		Duplex	2	For Rent	Two story development, one unit per story
3106 MCILHENNY	4,975	0.11		Duplex	2	For Rent	Two story development, one unit per story
3101 BREMOND	4,985	0.11	0.22	MF/VLD: 4-Plex	4	For Rent	Four-unit development; two units per story, corner tract
3103 BREMOND	4,983	0.11					
3106 BREMOND	4,975	0.11		Duplex	2	For Rent	Two story development, one unit per story
3102 BREMOND	4,979	0.11		Duplex	2	For Rent	Two story development, one unit per story
3038 BREMOND	4,990	0.11		Duplex	2	For Rent	Two story development, one unit per story
3037 MCGOWEN	5,005	0.11		Duplex	2	For Rent	Two story development, one unit per story

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3028 MCGOWEN	4,974	0.11		Duplex	2	For Rent	Two story development, one unit per story
0 MCGOWEN	4,995	0.11	0.45	MF/LD	15	For Rent	Three story apartment building
3002 MCGOWEN	4,992	0.11					
3001 DENNIS	10,030	0.23					
3104 MCGOWEN	4,982	0.11	0.33	MF/VLD: 8-Plex	8	For Rent	Three story development, two-three units per story
3102 MCGOWEN	4,984	0.11					
3101 DENNIS	5,026	0.11					
3106 DENNIS	4,974	0.11	0.45	MF/LD	15	For Rent	Three story apartment building; two houses from the Columbia Tap Trail, aggregated tracts
3102 DENNIS	2,463	0.06					
3101 DREW	5,001	0.11					
3103 DREW	4,998	0.11					
2709 BRILEY	2,507	0.06					
3121 DREW	5,188	0.11		Duplex	2	For Rent	Two story development, one unit per story
3015 DREW	5,027	0.11		Duplex	2	For Rent	Two story development, one unit per story
0 DREW	5,032	0.11		Duplex	2	For Rent	Two story development, one unit per story
3005 ANITA	5,056	0.11		Duplex	2	For Rent	Two story development, one unit per story
3101 ANITA	4,981	0.11	0.22	MF/LD: 4-Plex	4	For Rent	Two story development, two units per story, aggregated tracts, corner lot
2901 BRAILSFORT	5,007	0.11					
3114 TUAM	4,986	0.11		Duplex	2	For Rent	Two story development, one unit per story
3124 TUAM	5,068	0.12		Duplex	2	For Rent	Two story development, one unit per story, on the west side of the Columbia Tap Trail
3126 TUAM	5,310	0.12		Duplex	2	For Rent	Two story development, one unit per story
3003 BRAILSFORT	9,912	0.23		MF/LD: 6-Plex	6	For Rent	Three story development, two units per story
3013 BRAILSFORT	4,994	0.11		Duplex	2	For Rent	Two story development, one unit per story
3016 ANITA	5,001	0.11		Duplex	2	For Rent	Two story development, one unit per story
3009 ROSALIE	10,019	0.23		MF/LD: 6-Plex	6	For Rent	Three story development, two units per story
3013 BEULAH	4,998	0.11		Duplex	2	For Rent	Two story development, one unit per story
3106 ROSALIE	5,045	0.11	0.31	MF/LD: 8-Plex	8	For Rent	Three story development, two-three units per story, aggregated tracts
0 BEULAH	3,673	0.08					
3114 BEULAH	5,189	0.12					
3024 BEULAH	4,981	0.11	0.23	MF/VLD: 4-Plex	4	For Rent	Two story development, two units per story, aggregated tracts
3026 BEULAH	5,076	0.12					
3005 BEULAH	5,000	0.11	0.33	Single family	12	For Rent	Single family detached micro units proposed for

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3009 BEULAH	5,000	0.11					three adjacent, aggregated parcels
3011 BEULAH	5,000	0.11					
3409 SAUER	2,136	0.05		Single family	1	For Rent	Small tract, may be necessary to construct a small unit on it
3035 GRAY	5,497	0.13		MF/VLD: Triplex	3	For Rent	Three story development, one unit per story, proximate to very low density development
3115 GRAY	5,647	0.13		MF/VLD: Triplex	3	For Rent	Three story development, two units per story (one block from the Columbia Tap Trail)
3128 WEBSTER	6,100	0.14		MF/VLD: Triplex	3	For Rent	Three story development, one unit per story (across the street from five-story senior housing development)
2610 HADLEY	7,531	0.17		MF/VLD: Triplex	3	For Rent	Three story development, one unit per story
2520 NAGLE	4,999	0.11		Duplex	2	For Rent	Two story development, one unit per story
2609 MCGOWEN	7,498	0.17		MF/VLD: Triplex	3	For Rent	Three story development, one unit per story
0 LIVE OAK	4,999	0.11		Duplex	2	For Rent	Two story development, one unit per story
2804 DREW	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story
2620 NAGLE	2,530	0.06		Single family detached	1	For Rent	Single family rental unit
2614 NAGLE	4,983	0.11		Duplex	2	For Rent	Two story development, one unit per story.
2701 LIVE OAK	5,000	0.11	0.22	MF/VLD: 4-Plex	4	For Rent	Two story development, two units per story, aggregated tracts
2709 LIVE OAK	5,000	0.11					
2610 DREW	4,996	0.11		Duplex	2	For Rent	Two story development, one unit per story
2811 NAGLE	4,985	0.11		Duplex	2	For Rent	Two story development, one unit per story
3413 SAUER	4,749	0.11	0.23	MF/LD: 6-Plex	6	For Rent	Six-unit development, two units per story, aggregated tracts abutting Columbia Tap, can possibly achieve higher rents due to views
0 HOLMAN	5,212	0.12					
3002 WINBERN	4,807	0.11	0.66	MF/MD	24	For Rent	Three story apartment building, aggregated tracts
0 WINBERN	4,817	0.11					
3706 PALMER	4,806	0.11					
3710 PALMER	4,900	0.11					
3011 ALABAMA	9,678	0.22					

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
2801 ALABAMA	69,642	1.66		MF/HD (50)+ Commercial	104	For Rent	Three story apartment building with micro units (*aka* studio apartments) above one story podium with ground story commercial space; entire block across street from TSU community garden, could be transitional housing
2836 WINBERN	4,157	0.09		Duplex	2	For Rent	Two story development, one unit per story
2828 FRANCIS	3,470	0.09		Duplex	2	For Rent	Two story development, one unit per story
2908 ALABAMA	15,575	0.36		MF/MD	12	For Rent	Two story apartment building, tract is adjacent to tracts owned by TSU, could be part of a faculty and grad student housing compound or could be transitional housing.
2825 HOLMAN	3,974	0.09		Duplex	2	For Rent	Two story development, one unit per story
2817 HOLMAN	3,948	0.09		Duplex	2	For Rent	Two story development, one unit per story
2822 FRANCIS	3,973	0.09		Duplex	2	For Rent	Two story development, one unit per story
2615 BERRY	6,201	0.14		MF/VLD: 6-Plex	6	For Rent	Two story development, one unit per story
2702 HOLMAN	6,168	0.14	0.28	MFV/VLD: 8-Plex	8	For Rent	Two-story eight-unit development, two-three units per story, aggregated tracts
0 HOLMAN	6,142	0.14					
2716 HOLMAN	3,119	0.07		Single Family	1	For Rent	Single family detached rental unit
2704 BERRY	5,081	0.11		Duplex	2	For Rent	Two story development, one unit per story
2701 WINBERN	5,085	0.11		Duplex	2	For Rent	Two story development, one unit per story
2618 BERRY	5,068	0.11		Duplex	2	For Rent	Two story development, one unit per story
2605 ALABAMA	15,018	0.34		MF/VLD: 8-Plex	8	For Rent	Two story, eight unit development, two-three units per story
2314 ALABAMA	8,782	0.21		MF/VLD: 4-Plex	4	For Rent	Two story development, units per story, southwest corner of Emancipation Avenue and Alabama St.
3412 DELANO	4,407	0.10		Duplex	2	For Rent	Two story development, one unit per story
3022 TUAM	5,013	0.12		Duplex	2	For Rent	Two story development, one unit per story
3027 WEBSTER	5,237	0.12		Duplex	2	For Rent	Two story development, one unit per story

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3019 TRULLEY	5,106	0.12		Duplex	2	For Rent	Two story development, one unit per story
2715 NAGLE	4,999	0.11	0.22	MF/LD: 4-Plex	4	For Rent	Two units per story, corner lot
2717 NAGLE	5,033	0.11					
2814 DENNIS	5,757	0.14		MF/LD: Triplex	3	For Rent	Three story development, one unit per story
3005 TUAM	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story
3005 PAIGE	5,049	0.12		Duplex	2	For Rent	Two story development, one unit per story
2903 PAIGE	5,000	0.11	0.22	MF/LD: 4-Plex	4	For Rent	Two story development, two units per story
2905 PAIGE	5,000	0.11					
2810 ANITA	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story
0 HOLMAN	3,608	0.08		Single Family	1	For Rent	Single family detached rental unit
3006 ELGIN	8,255	0.18		MF/LD: 4-Plex	4	For Rent	Two story development, two units per story
3035 FRANCIS	10,986	0.19		MF/LD: 4-Plex	4	For Rent	Two story development, t2wo units per story
3013 FRANCIS	5,040	0.11		Duplex	2	For Rent	Two story development, one unit per story
3015 SIMMONS	7,253	0.17		MF/LD: 4-Plex	4	For Rent	Two story development, two units per story
0 FRANCIS	2,242	0.05		Single Family	1	For Rent	Single family rental unit
3020 SIMMONS	7,371	0.16		MF/LD: Triplex	3	For Rent	Three story development, one unit per floor
3622 SAUER	5,009	0.11		Duplex	2	For Rent	Two story development, one unit per story
3624 SAUER	4,640	0.10		Duplex	2	For Rent	Two story development, one unit per story
3519 PALMER	3,943	0.09		Duplex	2	For Rent	Two story development, one unit per story
0 ALABAMA	13,606	0.28		MF/LD: 8-Plex	8	For Rent	Two units per floor, faces Columbia Tap, amenity possibly enabling higher rents

APPENDIX E
PROPOSED DEVELOPMENT PROGRAM
NORTHEAST THIRD WARD SECTOR

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
2415 MILBY	5,055	0.11		Duplex	2	For Rent	Two story development, one unit per story
3711 BREMOND	5,034	0.11		Duplex	2	For Rent	Two story development, one unit per story
2410 CALLIE	10,080	0.23		Multi-Family/ Very Low Density (MF/VLD) : 4-Plex	4	For Rent	Two units per story; corner tract next to an industrial site.
3610 BREMOND	4,809	0.11		Duplex	2	For Rent	Two story development, one unit per story
3602 BREMOND	4,780	0.11		Duplex	2	For Rent	Two story development, one unit per story, corner tract
0 DENNIS	5,057	0.11		Duplex	2	For Rent	Two story development, one unit per story, corner lot
2610 MILBY	5,003	0.11		Duplex	2	For Rent	Town home development, one unit per story, west of Milby St.
0 MCILHENNY	2,105	0.05	0.44	MF/VLD: 6-Plex	12	For Rent	Three story, six-unit development, two-three units per story, aggregated tracts
0 MCILHENNY	1,404	0.03					
0 MCILHENNY	1,404	0.03					
0 MCILHENNY	1,755	0.04					
0 MCILHENNY	1,913	0.04					
0 MCILHENNY	1,913	0.04					
0 MCILHENNY	1,913	0.04					
0 MCILHENNY	2,104	0.05					
0 MCILHENNY	1,402	0.03					
0 MCILHENNY	1,402	0.03					
0 MCILHENNY	1,752	0.04					
3506 TUAM	4,969	0.11	0.34	Multi-Family Medium Density	25	For Rent	Twenty-five micro units (*aka* studio apartments) in a three-story apartment
2901 SCOTT	10,728	0.22					

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
				(MF/MD) + Com-mercial			building, two-three units per story, tract is located at the southeast corner of Scott and Tuam streets, in a TOD District
0 DENNIS	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story
3512 ANITA	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story
0 ANITA	4,993	0.11		Duplex	2	For Rent	Two story development, one unit per story, corner tract, northeast corner of Lucinda and Anita streets
3611 ANITA	5,023	0.11		Duplex	2	For Rent	Two story development, one unit per story
0 ANITA	4,978	0.11		Duplex	2	For Rent	Two story development, one unit per story, northwest corner of Anita and Milby streets
3703 ANITA	4,940	0.11	0.22	MF/VLD: 4-Plex	4	For Rent	Two story development, one unit per story, northeast corner of Anita and Milby streets
0 ANITA	4,939	0.11					
3719 ANITA	4,964	0.11		Duplex	2	For Rent	Two story development, one unit per story
3716 TUAM	4,903	0.11		Duplex	2	For Rent	Two story development, one unit per story
0 DREW	4,872	0.11		Duplex	2	For Rent	Two story development, one unit per story
0 DENNIS	4,963	0.11		Duplex	2	For Rent	Two story development, one unit per story.

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3519 BREMOND	5,000	0.11	0.23	MF/VLD: 4-Plex	4	For Rent	Four-unit development, two units per story; aggregated tracts
3523 BREMOND	5,000	0.11					
2714 MILBY	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story, corner lot, northwest of Drew and Milby streets
3614 DENNIS	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story
0 ANITA ST	4,928	0.11	0.22	MF/VLD: 4-Plex	4	For Rent	Two story development, one unit per story, corner tract at the SW corner of Callie and Anita streets
0 ANITA ST	4,958	0.11					
3317 DENNIS ST	5,800	0.13		Duplex	2	For Rent	Two story development, one unit per story, next to new duplexes
3316 DENNIS ST	,794	0.13	0.47	MF/MD: 4-Plex	12	For Rent	two units per story, PRH-CDC model possibly
3324 DENNIS ST	5,149	0.12					
3320 DENNIS ST	4,774	0.11					
3310 DENNIS ST	4,993	0.11					
3333 DENNIS ST	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story
2614 SAMPSON ST	5,000	0.11		Duplex	2	For Rent	Two story development, one unit per story, frontage on Sampson St., sidewalks
3318 BREMOND ST	4,994	0.11		Duplex	2	For Rent	Town home, one unit per story
3341 MCGOWEN ST	4,931	0.11		Duplex	2	For Rent	Two story development, one unit per story, corner lot
3422 BREMOND ST	4,985	0.11		Duplex	2	For Rent	Town home development, one unit per story

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
2501 SAMPSON	9,864	0.23	0.46	Multi-Family/ High Density (MF/HD)	29	For Rent	Three story multi-family (15 micro units, *aka* studio apartments, and 14 larger units), building would face McGowen St., with shared parking entrance off Sampson St.
3401 MCGOWEN	4,925	0.11					
3403 MCGOWEN	4,962	0.11					
3430 ROSALIE	5,081	0.12	0.23	MF/VLD: 4-Plex	4	For Rent	Two story development, one unit per story, corner of Rosalie and Canfield streets
3424 ROSALIE	4,972	0.11					
3411 BEULAH	5,060	0.12		Duplex	2	For Rent	Two story development, one unit per story
0 BEULAH	4,974	0.11	0.34	Multi-Family/Low Density (MF/LD)	15	For Rent	Five units per story, facing Elgin, use Beulah Street tract for parking, TOD District
0 ELGIN	2,495	0.06					
0 ELGIN	5,009	0.11					
3210 CANFIELD	2,511	0.06					
0 RUGLEY	4,913	0.11		MFV/VLD: Triplex	3	For Rent	Three story development, one unit per story, located in a TOD District
2813 CANFIELD	4,903	0.11	0.22	MF/VLD: 4-Plex	4	For Rent	Four-unit development, two units per story; two 4-plexes on aggregated tracts, possibly use PRH-CDC model, same block as PRH-CDC development
2819 CANFIELD	4,870	0.11					
2502 NAPOLEON	6,175	0.14		MF/VLD: Triplex	3	For Rent	two units per story; corner site proximate to the Purple Line LRT
0 NAPOLEON	6,229	0.14		MF/VLD: Triplex	3	For Rent	Town home development, two units per story, close to Napoleon and McGowen streets, proximate to dilapidated two-story structures at Dennis and Canfield streets

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3201 MCILHENNY	5,012	0.11	0.23	MF/VLD: 6-Plex	6	For Rent	East of the Columbia Tap, north and south of McIlhenney St., two units per story
3202 MCILHENNY	5,032	0.11					
3229 BREMOND	5,021	0.11		Duplex	2	For Rent	Two-story duplex, 1unit per story
3312 MCILHENNY	5,340	0.13	0.24	MF/VLD: 6-Plex	6	For Rent	Six-unit development; two units per story
3316 MCILHENNY	4,739	0.11					
3210 MCGOWEN	4,753	0.11		Duplex	2	For Rent	Two-unit development, one unit per story; proposing frontage on McGowen Street, with decks facing Columbia Tap Rail Trail
3213 DENNIS	5,031	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3305 DREW	1,674	0.04		Single Family	1	For Rent	Single family detached rental unit
3309 DREW	5,015	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3225 DREW	5,194	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
2718 TIERWESTER	5,079	0.12		Duplex	2	For Rent	Two-unit development, one unit per story. Frontage on Drew St, long, narrow lot
3205 DREW	4,443	0.10		Duplex	2	For Rent	Would front on Drew, with decks facing Columbia Tap Rail Trail
3223 TUAM	5,314	0.12	0.24	MF/VLD: 4-Plex	8	For Rent	Two 4-plexes, adjacent to Zurrie Malone Park, aggregated tracts
3225 TUAM	5,312	0.12					
3312 DREW	5,201	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3009 SAMPSON	4,918	0.11		Duplex	2	For Rent	Two-unit development, one unit per story

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3418 TUAM	4,997	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3408 TUAM	4,962	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3423 ANITA	4,930	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3322 DREW	5,310	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3317 TUAM	5,332	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3327 TUAM	5,301	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
0 TUAM	5,240	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3421 TUAM	5,211	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
2806 CANFIELD	4,460	0.10		Single family	1	For Rent	Single family detached rental unit
3414 DENNIS	5,010	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3425 DREW	5,004	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3427 DREW	5,015	0.12		MF/LD: Triplex	3	For Rent	one unit per story
3340 MCILHENNY	4,367	0.10		Duplex	2	For Rent	Two-unit development, one unit per story
3336 MCILHENNY	4,721	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
0 BREMOND	4,530	0.11	0.33	MF/VLD: 6-Plex	12	For Rent	two units per story
3329 BREMOND	4,526	0.11					
3333 BREMOND	4,534	0.11					
3427 BREMOND	5,076	0.11	0.22	MF/VLD: 4-Plex	4	For Rent	two units per story, corner lot
3431 BREMOND	5,055	0.11					
3316 TUAM	4,993	0.11		Duplex	2	For Rent	Two-unit development, one unit per story

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
0 NETTLETON	4,987	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3205 ANITA	5,028	0.12		Duplex	2	For Rent	one unit per story, one block from the Columbia Tap Rail Trail, frontage on Burkett Street
3302 TUAM	5,012	0.12	0.24	MF/LD	12	For Rent	Three story micro-unit/studio multi-family development
3304 TUAM	5,013	0.12					
3316 ANITA	5,006	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
0 ROSALIE	5,070	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3214 ANITA	3,995	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3220 ANITA	3,955	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
0 ROSALIE	4,011	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3215 BEULAH	5,159	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3219 BEULAH	2,747	0.06		Single Family	1	For Rent	Single family detached rental unit
3221 BEULAH	2,342	0.05		Single Family	1	For Rent	Single family detached rental unit
3212 ROSALIE	4,968	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3224 ROSALIE	4,989	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3237 BEULAH	1,696	0.04		Single Family	1	For Rent	Single family detached rental unit
3235 BEULAH	2,949	0.07		Single Family	1	For Rent	Single family detached rental unit
3239 BEULAH	1,667	0.04		Single Family	1	For Rent	Single family detached rental unit
3325 BEULAH	4,855	0.11		Duplex	2	For Rent	Two-unit development, one unit per story

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3317 BEULAH	4,941	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3244 BEULAH	5,000	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
0 SAMPSON	5,978	0.14		MF/LD: Triplex	9	For Rent	Two triplexes, freeway frontage
3319 WEBSTER	4,027	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3318 WEBSTERT	3,998	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3317 HADLEY	4,020	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3318 HADLEY	3,993	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3335 MCILHENNY	4,000	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3407 WEBSTER	4,019	0.09	0.27	MF/MD	12	For Rent	Three story apartment development on one story podium above at-grade parking, aggregated tracts, freeway frontage
3411 WEBSTER	4,599	0.11					
3415 WEBSTER	3,181	0.07					
0 WEBSTER	3,978	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3428 WEBSTER	3,987	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3405 HADLEY	4,027	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3406 HADLEY	4,084	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3411 HADLEY	4,018	0.09		Duplex	2	For Rent	Two-unit development, one unit per story

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3415 HADLEY	4,031	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3423 HADLEY	4,024	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3308 ELGIN CT	4,578	0.11		MF/VLD: 4-Plex	4	For Rent	Two-unit development, one unit per story
3307 ELGIN	6,027	0.14		MF/VLD: 6-Plex	6	For Rent	Three story development, two units per story, in TOD district
3507 TIERWESTER	3,831	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
0 FRANCIS ST	8,000	0.18		Duplex	6	For Rent	Three duplexes, two units per story.
0 SIMMONS ST	5,000	0.11		Duplex	2	For Rent	Two-unit development, one unit per story.
3346 SIMMONS	4,004	0.09	0.37	Duplex	8	For Rent	Four two-story for-rent duplexes, four units per story
3354 SIMMONS	4,318	0.10					
3356 SAMPSON	7,665	0.18					
3346 SAMPSON	3,203	0.07		Duplex	2	For Rent	Two-unit development, one unit per story
3424 SIMMONS	4,093	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3450 SIMMONS	4,126	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3341 SAMPSON	5,118	0.12		Duplex	2	For Rent	Two-unit development, one unit per story, corner lot.
3411 SANDERS	5,030	0.12	0.24	MF/LD: 4plex	12	For Rent	Corner lot, dead ends to Holman Street Baptist Church, junk yard proximate
3413 SAMPSON	5,067	0.12					
3341 SANDERS	5,036	0.12		Duplex	2	For Rent	one unit per story, corner Lot
3419 SIMMONS	3,802	0.09		Duplex	2	For Rent	Two-unit development, one unit per story

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
0 FRANCIS	5,045	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3247 FRANCIS	5,028	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3322 FRANCIS CT	4,340	0.10		Duplex	2	For Rent	Two-unit development, one unit per story
3250 FRANCIS	4,321	0.10		Duplex	2	For Rent	Two-unit development, one unit per story
3207 SIMMONS	6,920	0.16		MF/VLD: 6-Plex	6	For Rent	two units per story, east of and adjacent to the Columbia Tap, so higher rentals may be possible
3253 REEVES	4,000	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3417 NALLE	4,011	0.09	0.18	MF/VLD: 4-Plex	4	For Rent	Two units per story. Similar to 3411 Sanders, same neighborhood
3419 NALLE	4,000	0.09					
0 HOLMAN	7,002	0.16		MF/VLD: 6-Plex	6	For Rent	Three units per story, corner lot
3228 HOLMAN	4,003	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
3235 BERRY	5,000	0.11	0.36	Duplex	8	For Rent	Eight-unit development, four units per story; proposing the aggregation of three tracts and use of the PRH-CDC model
3239 BERRY	4,005	0.09					
3251 BERRY	6,862	0.16					
3624 BRILEY	6,677	0.15		MF/LD: 6-Plex	6	For Rent	One 6-plex, two units per story,; adjacent to the Columbia Tap Rail Trail and proximate to the Third Ward Multi-Service Center
0 BERRY	6,073	0.14		MF/LD: Triplex	3	For Rent	One triplex, one unit per story, corner lot

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
3318 HOLMAN	4,019	0.09		Duplex	2	For Rent	Two-story, two- unit development, one unit per story
3501 NETTLETON	9,760	0.22		MF/LD: 4-Plex	8	For Rent	Two 4-plexes, two units per story
3517 NETTLETON	4,798	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3309 WINBERN	3,837	0.09		Duplex	2	For Rent	Two-unit development, one unit per story
0 WINBERN	5,405	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3440 FRANCIS	9,822	0.23		MF/VLD: 4-Plex	4	For Rent	Two-unit development, one unit per story
3234 BREMOND	4,974	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3238 MCGOWEN	4,925	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3412 ROSALIE	5,033	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3415 ROSALIE	5,000	0.11		Single Family	1	For Rent	Four-bedroom single family detached rental unit
3413 BEULAH	5,058	0.12		Duplex	2	For Rent	Two-unit development, one unit per story
3210 TUAM	4,963	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3214 ROSALIE	4,969	0.11		Duplex	2	For Rent	Two-unit development, one unit per story
3339 REEVES	4,000	0.09		Single Family	1	For Rent	Single family detached unit
3005 WEBSTER	3,973	0.09		Duplex	2	For Rent	Two-unit development, one unit per story

APPENDIX F

PROPOSED DEVELOPMENT PROGRAM
THIRD WARD SOUTH OF ALABAMA SECTOR

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
2223 CLEBURNE	125,017	2.87		Multi-Family High-Density	112	For Rent	Proposed site for Montrose Center-sponsored senior housing
3221 TRUXILLO	5,500	0.13		Multi-Family/ Very Low Density (MF/VLD): Triplex	3	For Rent	One-story, three-unit development, relatively long narrow lot between two single family homes, so horizontal construction preferred, alternate option is one large single family for-sale unit
0 ISABELLA	5,250	0.12		MF/VLD: Triplex	3	For Rent	One-story, three-unit development, preferred horizontal construction due to narrowness of lot and location between two one-story single family homes,
2520 ISABELLA	5,250	0.12		Duplex	2	For Rent	Two-story, two-unit development, one unit per story
3024 ALABAMA	5,796	0.13		MF/LD: Triplex	3	For Rent	Three story, three unit development, on the border with North Central Third Ward

APPENDIX G
PROPOSED DEVELOPMENT PROGRAM
MACGREGOR SECTOR

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	# of Stories	For Sale or For Rent	Notes Pertaining to Proposed Development
5134 GRANTWOOD ST	21,780	0.50	0.74	Multi-Family/Medium Density(MF/MD)	25	4	For Rent	Four story apartment building, proximate to the WALLIP senior residence on Scott
0 GRANTWOOD ST	3,049	0.07						
0 GRANTWOOD ST	3,049	0.07						
0 GRANTWOOD ST	4,356	0.10						
0 SCOTT ST	1,307	0.03	0.75	MF/MD	25	4	For Rent	Four story apartment building, proposing aggregation of numerous small tracts
0 SCOTT ST	435	0.01						
0 SCOTT ST	1,307	0.03						
0 SCOTT ST	1,307	0.03						
0 SCOTT ST	435	0.01						
0 SCOTT ST	1,307	0.03						
0 SCOTT ST	2,178	0.05						
0 SCOTT ST	1,307	0.03						
0 SCOTT ST	1,742	0.04						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,742	0.04						
0 SCOTT ST	4,791	0.11						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	216	0.005						
0 SCOTT ST	216	0.005						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
0 SCOTT ST	1,306	0.03						
3739 ODIN CT	6,534	0.15		Single Family	1	1	For Sale	One-story four-bedroom single family unit
0 GRIGGS	10,890	0.25		MF/VLD: 8-Plex	8	3	For Sale	Three-story town home, two-three units per story, located on major thoroughfare

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	# of Stories	For Sale or For Rent	Notes Pertaining to Proposed Development
0 GRIGGS	10,890	0.25		Multi-Family /Very Low Density (MF/VLD): 8-Plex	8	3	For Sale	Three-story town home, two-three units per story, lot facing major thoroughfare
5141 GRANTWOOD ST	12,632	0.29		MF/VLD: 8-Plex	8	3	For Sale	Town home, two-three units per story

APPENDIX H
PROPOSED DEVELOPMENT PROGRAM
NORTH OF GRIGGS SECTOR

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
4918 EPPES	6,970	0.16		Single Family	1	For Sale	One-story single family detached for-sale unit, consistent with community character
0 GRIGGS	6,534	0.15	1.21	Multi-Family/ Medium Density (MF/MD)	45	For Rent	Four- story apartment building in TOD district
4934 EPPES	10,890	0.25					
5001 GRIGGS	22,651	0.52					
5025 GRIGGS	12,632	0.29					
5602 MLK JR BLVD	37,462	0.86		MF/MD	30	For Rent	Four-story apartment building in TOD district
5625 MILART	30,056	0.69	1.95	Multi-Family/ Very Low Density (MF/VLD) : 4-Plex	80	For Sale	Two-story town homes (20, 4-plex buildings), two units per story, low-rise buildings to match community character
5753 MILART	23,522	0.54					
0 MILART ST	31,363	0.72					
0 MLK JR BLVD	125,453	2.88		MF/MD	100	For Rent	Podium building proposed by HBD*i* (Trails at Palm Center)
4930 CULMORE	7,841	0.18		Single Family	1	For Sale	One-story single family unit to match community character
0 CALHOUN	102,802	2.36		Mixed use			Plans for this tract already (Granada mixed use development)
0 STUYVESANT	9,148	0.21		Single Family	1	For Sale	One-story single family unit, to match community character
4918 DICKENS	7,841	0.18		Single Family	1	For Sale	One-story single family unit, to match community character
5027 NASSAU	6,970	0.16		Single Family	1	For Sale	Single family to match community character
5049 VENTURA	14,375	0.33		MF/LD: 8-Plex	8	For Sale	Three-story town homes, two-three units per story, proposing low-rise - garden style buildings to match community character
5103 CORTELYOU	9,148	0.21		Single Family	1	For Sale	One-story single family unit to match community character

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
5103 GRIGGS	42,253	0.97		Multi-Family/High Density (MF/HD)	68	For Rent	Four story multi-family development across the street from Village at Palm Center, 48 micro units (studio apartments and 20 larger apartment)s
5107	12,632	0.29		Duplex	2	For Sale	One story for-sale town homes, with two side-by-side units, on street with one story single family units, horizontal construction preferred
5600 SUNRISE	75,359	1.73		MF/MD	60	For Rent	Four story town homes
5111 NASSAU	7,841	0.18		Duplex	2	For Sale	One story for-sale town homes, with two side-by-side units, on street with one story single family units, so horizontal construction preferred
5123 WINNETKA	6,970	0.16		Duplex	2	For Sale	One story for-sale town home with two side-by-side units, tract on a street with one story single family units, horizontal construction preferred
5126 NASSAU	7,405	0.17		Duplex	2	For Sale	One story town home with two side-by-side units, tract on street with one story single family units, horizontal construction preferred
5134 NASSAU	6,534	0.15		Duplex	2	For Sale	One story town home with two units (side-by-side), tract on street with one story single family units, horizontal construction preferred
5310 NASSAU	6,098	0.14		Duplex	2	For Sale	One story town home with two units (side-by-side), tract on street with one story single family units, horizontal construction preferred

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
5510 CALHOUN	80,505	1.85		Single Family	76	For Sale	For-sale single family detached town homes
4707 EPPES	9,687	0.22		Single Family	1	For Sale	Single family detached unit which would be proximate to other single family detached units

APPENDIX I
PROPOSED DEVELOPMENT PROGRAM
SOUTH OF GRIGGS SECTOR

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
0 SCHROEDER	34,373	0.79		Single Family	7	For Sale	Conveyed to Houston Habitat already, so not counted in the Development Program
0 SCHROEDER	32,809	0.75		Single Family	7	For Sale	One-story single family detached for-sale unit (for consistency with the Habitat development)
0 SCHROEDER	34,635	0.80	1.94	Multi-Family/High Density (MF/HD)	120	For Rent	Three stories of apartments above one story podium, with parking at grade; tract is in a TOD District
6003 SCHROEDER	33,071	0.76					
6007 SCHROEDER	16,666	0.38					
5915 SCHROEDER	64,830	1.49	2.84	MF/HD	160	For Rent	Four apartment buildings – 40 units per three story building, possible senior housing, access from both Milart and Schroeder streets in TOD District
0 GRIGGS	58,832	1.35					
0 SCHROEDER	14,952	0.34	1.34	MF/HD	80	For Rent	Three stories of apartments above one story podium, parking at grade, possibly use similar style as Village at Palm Center, in TOD District
6010 SCHROEDER	20,077	0.46					
6014 SCHROEDER	11,673	0.27					
6018 SCHROEDER	11,619	0.27					
5820	10,259	0.24	0.24	Duplex	2	For Sale	One-story town home, two side-by-side units, tract surrounded by one story detached units, horizontal construction preferred
6113 GRACE	5,192	0.12	0.12	Single Family	1	For Sale	One-story single detached for-sale unit
6311 BEEKMAN	8,999	0.21	0.21	Multi-Family/ Very Low Density (MF/VLD): Triplex	3	For Sale	One-story town home, side-by-side units, tract surrounded by one- story single family detached units, horizontal construction preferred
6815 MADRID	14,724	0.34		MF/LD	15	For Rent	Three story low density rental multi-family development
6619 CALHOUN	9,695	0.22	0.33	Multi-Family	15	For Sale	Three-story multi-family development, Five units

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
6623 CALHOUN	4,868	0.11		Low Density (MF/LD)			per story, for-sale town homes
6912 CALHOUN	35,575	0.82		MF/MD	50	For Rent	Three- story, 50-unit apartment development
6823 PARIS	5,079	0.12		Duplex	2	For Sale	For-sale town home – one- story, side-by-side, tract surrounded by one story single family detached units, horizontal construction preferred
6825 NEW YORK	8,014	0.18		MF/VLD: Triplex	3	For Sale	One story for-sale town home, side-by-side, tract surrounded by one story single family detached units, horizontal construction preferred
0 CALHOUN	5,000	0.11	0.34	MF/LD	15	For Rent	Three story low density multi-family development
0 CALHOUN	10,000	0.23					
6411 BEEKMAN	8,176	0.19		Single Family	4	For Sale	Four for-sale single family detached micro units
0 CULLEN	15,450	0.35	0.59	MF/MD	20	For Sale	Low density apartment development
7014 CULLEN	10,300	0.24					
6015 SCHROEDER	33,850	0.78		MF/LD: Triplex	24	For Rent	Eight rental developments with 3 units per building, near Village at Palm Center, possibly use same or similar prototype
0 CALHOUN	24,154	0.55		MF/MD	20	For Rent	Three story apartment building, distressed-looking auto shop across the street, close to IH-610.
0 CALHOUN	14,908	0.34		MF/MD	12	For Rent	Two story apartment building
0 CALHOUN	4,663	0.11		Duplex	2	For Sale	Two-unit for-sale development, one unit per story
0 CALHOUN	4,869	0.11		Duplex	2	For Sale	Two-unit for-sale development, one unit per story
0 CALHOUN	5,033	0.12		Duplex	2	For Sale	Two-unit for-sale development, one unit per story
0 DUMBLE	80,150	1.84		Multi-Family/High Density + Commercial	110	For Rent	Three stories of apartments above a one-story podium, with surface parking, industrial development in vicinity

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
0 PARIS	7,782	0.18		Duplex	2	For Sale	One-story development, with two side-by-side units, tract surrounded by one story single family detached units, horizontal construction preferred
0 GRIGGS	24,446	0.56	1.58	MF/HD	56	For Rent	Apartment development on two aggregated tracts
5736 GRIGGS	44,479	1.02					
4518 GRIGGS	19,845	0.46		MF/MD	16	For Rent	Four story, apartment development in location surrounded by one level single occupancy commercial development
5203 PERRY	7,562	0.17		Single Family	1	For Sale	Single family detached for-sale unit
5207 PERRY	6,752	0.16		Single Family	1	For Sale	Single family detached for-sale unit
5211 PERRY	6,813	0.16		Single Family	1	For Sale	Single family detached for-sale unit
5206 COSBY	6,382	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5207 COSBY	6,669	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5218 KINGSBURY	6,691	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5231 KINGSBURY	6,355	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5250 BROWNCROFT	6,647	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5251 DEWBERRY	6,625	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5319 KEYSTONE	6,473	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5334 KEYSTONE	6,660	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5335 DEWBERRY ST	6,403	0.15		Single Family	1	For Sale	Single family detached for-sale unit
5210 ENYART	6,935	0.16		Single Family	1	For Sale	Single family detached for-sale unit
5031 ENYART	6,771	0.16		Duplex	2	For Rent	Side by side duplex proposed
5306 BROWNCROFT	6,904	0.16		Single Family	1	For Sale	Four-bedroom single family detached unit, single family neighborhood
5103 KEYSTONE	6,600	0.15		Single Family	1	For Sale	Four-bedroom single family detached unit, single family neighborhood

Address	SQFT	Acres	Aggregated Acreage	Prototype	# of Units	For Sale or For Rent	Notes Pertaining to Proposed Development
6421 CALHOUN	5,000	0.11		Duplex	2	For Rent	Two-story duplex, proximate to a motel

APPENDIX J
AFFORDABLE HOUSING RESOURCES

CITY OF HOUSTON – DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

The programs below are administered by the Department of Housing and Community Development. They are detailed in the City of Houston's Consolidated Plan, 2015-2019. The descriptions below were extracted from *http://houstontx.gov/housing/Draft-2017-Annual-Action-Plan-031317.pdf*.

Community Development Block Grant (CDBG)

CDBG funds finance housing, public facilities and improvements, public services, and economic development assistance activities. CDBG funds are combined with public and private funds to create a greater impact in neighborhoods.

HOME Investment Partnerships Grant

HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable housing. HOME funds are leveraged with private and public funding sources to support multi-family and single family development activities. The Multi-family Housing Program's activities are funded through a request for proposal process in which greater preference is given to proposals that have other sources of equity and debt financing.

Housing Opportunities for Persons with AIDS Grant

Organizations applying for HOPWA funding are selected through a competitive request for proposal process, and sources of leverage include public funding, such as Ryan White or Shelter Plus Care, and private funding, such as in-kind resources, funding

Emergency Solutions Grant

Emergency Solutions Grant (ESG) funds support nonprofit organizations that help homeless persons and persons at risk of becoming homeless by providing emergency shelter, housing relocation, and stabilization services. Organizations applying for ESG funding must provide a 1 to 1 match for the ESG funds they receive and are selected through a competitive request for proposal process.

Homeless Housing Services Program (HHSP)

Beneficiaries are selected through a competitive request for proposal process. Funds are used for local homeless initiatives.

Homeless and Housing Bonds

Homeless and Housing Bonds are local funds and often leveraged with federal funding to create a greater impact for low- and moderate-income persons. Housing developments are usually selected through a competitive request for proposal process.

TIRZ Affordable Housing Set Aside

TIRZ Affordable Housing Set-Aside funds are local funds and are often leveraged with federal funding to create a greater impact for low- and moderate-income persons and communities. Housing developments are selected through a competitive request for proposal process.

CITY OF HOUSTON SECTION 380 AGREEMENTS

Chapter 380 of the Local Government Code creates a mechanism for the grant or loan of public funds to promote economic development and stimulate business and commercial development. Pursuant to this action, the City of Houston established the Chapter 380/loan/grant program. This program has been used to incentivize Downtown residential development and to support multi-family mixed-use development in Clear Lake. This program is administered by the Mayor's Office.

STATE OF TEXAS

There are several affordable housing programs administered by the Texas Department of Community Affairs that are relevant to the *Midtown Affordable Housing Initiative*. They are described below.

Low Income Housing Tax Credit Program

This **program**, created in 1986 and made permanent in 1993, is administered in the state by the Texas Department of Housing and Community Affairs. The program incentivizes the production of affordable housing by offsetting investors' federal tax liability. Tax credits are syndicated by a developer to generate capital used in exchange for the development of affordable rental properties or the rehabilitation of existing properties to maintain affordable rents for an extended period of time *(*www.tdhca.state.tx.us*)*.

Multi-family Mortgage Revenue Bond Program

Public and private for-profit and nonprofit developers can receive low-interest loans to help finance the development of affordable rental properties or the rehabilitation of existing properties to maintain

affordable rents for an extended period of time. Beneficiaries are renter households earning up to 60% area median family income *(*www.tdhca.state.tx.us*)*.

Multi-family Direct Loan Program

This statewide program funds new construction, demolition and reconstruction, or acquisition and rehabilitation of affordable multi-family rental housing. Beneficiaries are renter household tenants earning up to 80% area median family income *(*www.tdhca.state.tx.us*)*.

HOUSTON HOUSING FINANCE CORPORATION

HHFC's provides housing for low to moderate income residents of Houston primarily through issuance of single family mortgage revenue bonds and private activity bonds for multi-family housing. HHFC also issues mortgage credit certificates.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (D-HUD) SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY

This competitive program supports the provision of housing for elderly persons. Additional information is available at *www.hud.gov*.

FEDERAL HOME LOAN BANK BOARD COMMUNITY INVESTMENT PROGRAM

This program supports affordable housing (and economic development) initiatives. Additional information can be accessed at the Federal Home Loan Bank Board website.

APPENDIX K
PARTNERSHIPS*

ORGANIZATION	FOCUS OF POTENTIAL PARTNERSHIP
City of Houston	Support through federal and general funds available for use for grants to write-down the cost of constructing affordable housing in the study area and for down payment assistance, soft costs, homeless programs, infrastructure, and community development; create set-asides for the Midtown Affordable Housing Initiative, accelerate study area projects contained listed in the CIP, expedite permitting and platting Targeted code enforcement for removal of boarded up, derelict properties in the study area Targeted litter abatement Application of TIRZ affordable housing fund to subsidizing affordable housing in the study area Utilization of Section 380 grants Construction loan for multi-family developments in the Emancipation Avenue Mixed-Use District

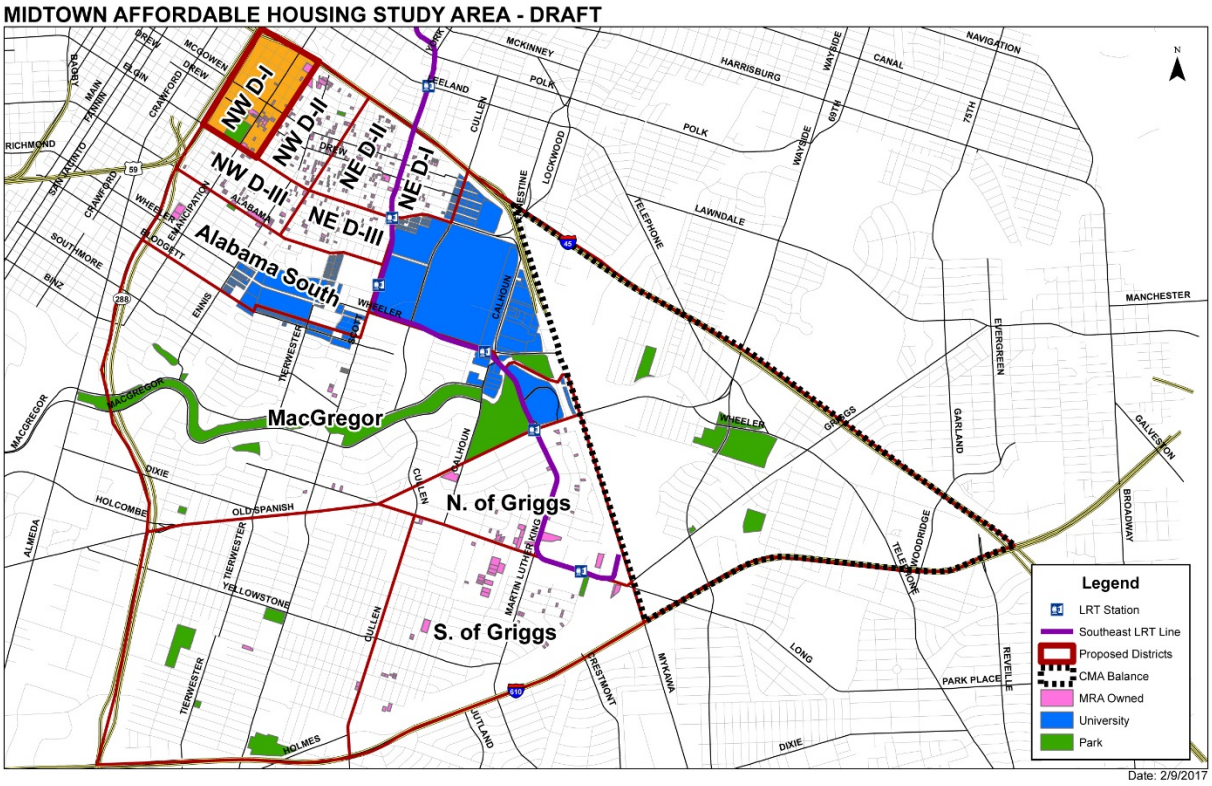
ORGANIZATION	FOCUS OF POTENTIAL PARTNERSHIP
Local Initiatives Support Corporation-Houston	Financial and technical support for the Development Program
State of Texas	Extend modification to the rule governing schools for the 9% LIHTC program beyond the two-year period legislated in the last session of the State legislature. As other states have done, modify rules governing heir property so that these properties do not continue to be a blighting influence in study area neighborhoods.
Houston Housing Authority	Partner to build affordable housing Provide housing vouchers
Harris County Housing Authority	Partner to build affordable housing
Houston Housing Finance Corporation	Partner to build affordable housing
Community Development Corporations (CDCs)	Partner to build affordable housing
Private developers	Partner to build affordable housing
TIRZ #7	Invest in infrastructure to support multi-family development
Houston Southeast	Partner to implement **Midtown Affordable Housing Plan** study area-related recommendations contained in **Houston Southeast Community Plan**
Houston Housing Finance Corporation	Provide construction financing
Foundations	Provide funding and other support for affordable housing

ORGANIZATION	FOCUS OF POTENTIAL PARTNERSHIP
Corporations	Provide funding and other support for affordable housing
Financial Institutions	Provide funding and other support for affordable housing
Metropolitan Transit Authority of Harris County (METRO)	Partner to create Transit-Oriented Developments and transit improvements
Midtown Redevelopment Authority	Provide land acquisition, capacity-building grants, infrastructure financing, and construction financing
Houston Habitat for Humanity	Partner to build affordable housing
Covenant Community Capital	Partner to build affordable housing and Smart Savers program for homebuyers
Community-based organizations	Engage in community-building activities

* It is expected that this is not a comprehensive list and that additional partners will be identified as the Southeast Houston Affordable Housing Initiative unfolds.

APPENDIX L
MIDTOWN AFFORDABLE HOUSING PROGRAM INFRASTRUCTURE ASSESSMENT

Walter P Moore (WPM) worked with the Midtown Redevelopment Authority and OST/Almeda Redevelopment Authority to address the infrastructure needs related to an ongoing strategic planning effort for Midtown's Affordable Housing Program. The project study area included the area near Emancipation Park, designated as NW D-1 on the map below highlighted in orange. The NW D-1 study area is bounded by SH 288 to the west, Elgin Street to the south, Live Oak Street to the east and IH 45 to the north.



The analysis of existing infrastructure for the study area included the following:

- Stormwater drainage (including open ditch vs. storm sewer)
- Wastewater
- Water supply
- Sidewalk infrastructure
- Bicycle network
- Capital Improvement Projects (CIP)
- METRO transit network
- Houston-Galveston Area Council (HGAC) future land use projections

Methodology

Walter P Moore obtained information regarding existing utilities within the study area from the City of Houston (COH) GIMS database to provide a baseline for the analysis. A street assessment was also conducted within the study area to evaluate the width and length of the roadway, and pavement and drainage systems to help create a baseline analysis.

This information was used to determine what infrastructure needs to be reconstructed to meet COH standards and provide adequate capacity to support redevelopment to include single-family and multi-family residential, as well as, retail and commercial development to support the neighborhood community.

Finally, conceptual cost estimates have been developed for the infrastructure that was identified as needing to be reconstructed to meet current COH standards. The ensuing sections of the report contain maps and descriptions of each infrastructure element that was analyzed.

Analysis

Stormwater Utility Infrastructure

Both maps presented in Figure 1 on the following page relate to the existing stormwater drainage network in the NW D-1 section of the study area. The map on the left shows the complete existing network, represented by the green lines. The map on the right shows the portions of the existing stormwater that are deficient. For the purposes of this study, deficient infrastructure is defined as stormwater drainage pipes that are over 50 years old (shown in red) or pipes that are less than 24" in diameter (shown in yellow). The black lines reflect sections of stormwater drainage pipes that do not have data available through GIMS. These segments require further investigation with the City of Houston to determine their age and capacity before being able to qualify as satisfactory or deficient.

When comparing the two maps in Figure 1, it becomes apparent that nearly all of the stormwater drainage network in the section of the study area is deficient, largely due to be over 50 years in age. There are a few segments in the northern portion of the study area that are deficient because of size, as well as sections that are missing data in GIMS. Although storm sewers that are over 50 years old are commonly considered to have reached the end of their useful life, they are not always replaced as storm sewers do not always deteriorate as fast as other utilities. Therefore, as development occurs, the condition of the adjacent storm sewers should be evaluated via inspection.

For purposes of this study, we have only included costs for construction of new storm sewers in areas where roadway reconstruction is proposed and ditches will be replaced with inlets and underground storm sewers.



Open Drainage Ditch

The open drainage ditch data was gathered from the COH GIMS database. As seen in Figure 1.1 on the following page, about 25% of the roadways within the study area have an open ditch drainage type. This is important for the analysis as these roadways have an opportunity to be reconstructed with not only the proper underground storm sewer drainage type but also a concrete curb and gutter to provide sidewalk infrastructure. It is recommended to upgrade all existing open ditches with a storm sewer drainage system. Cost estimates for these storm sewer system upgrades are included in this study.



Roadside Ditch

Study Area- NWD-1

Midtown Affordable Housing Infrastructure Assessment

Figure 1.1 - Roadside Ditch

0 250 500 1,000

Feet

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Wastewater Utility Infrastructure

Both maps presented in Figure 2 relate to the existing wastewater (sometimes referred to as sanitary sewer) network in the NW D-1 section of the study area. The map on the left shows the complete existing network, represented by the green lines. The map on the right shows the portions of the existing wastewater network that are deficient. For the purposes of this study, deficient infrastructure is defined as wastewater pipes that are over 50 years old (shown in red) or pipes that are less than 8" in diameter (shown in yellow). The black lines reflect sections of wastewater pipes that do not have data available through GIMS; these segments require further investigation with the City of Houston to determine their age and capacity before being able to qualify as satisfactory or deficient.

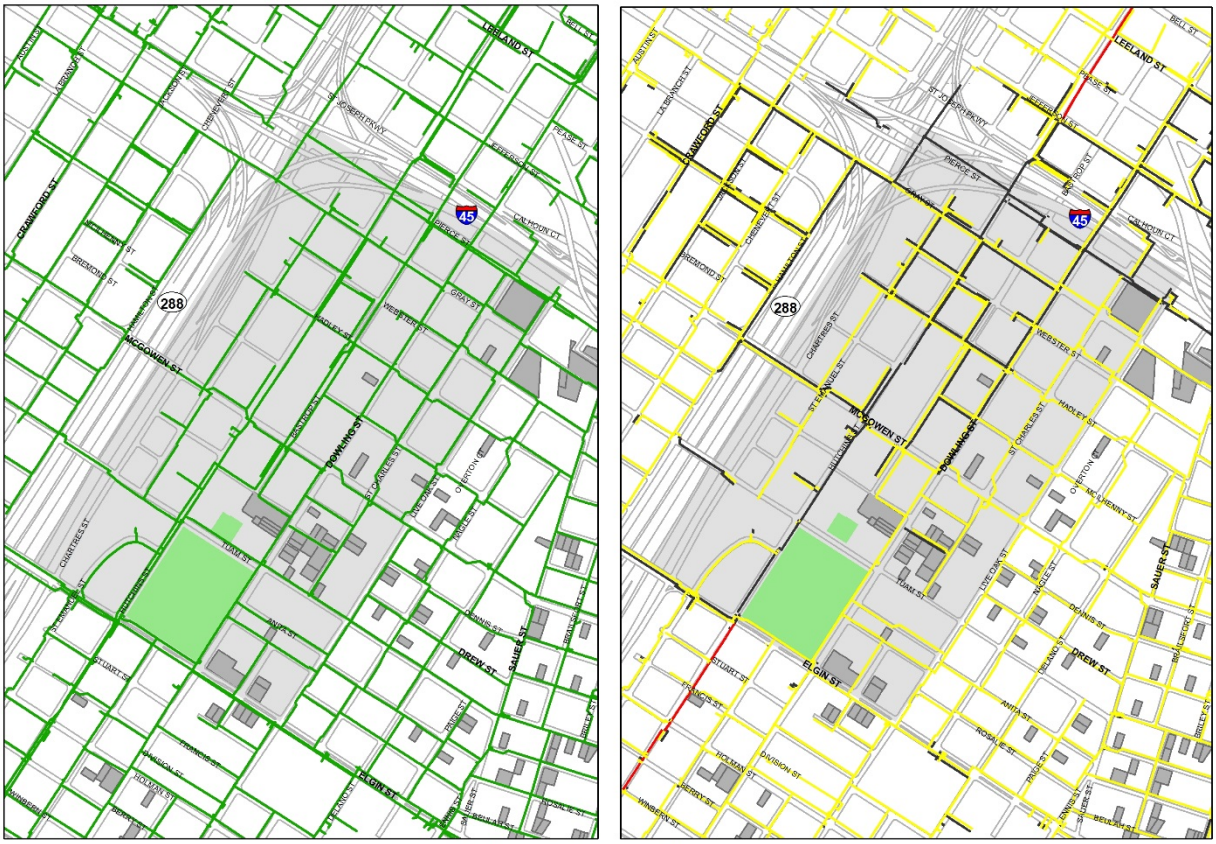
Although most of the wastewater lines were constructed over 50 years ago, almost all of them have been upgraded via rehabilitation projects in the last 20 years. Therefore, we are not recommending replacing the wastewater collection system. The proposed sanitary sewers included in the cost estimate are a contingency items for potential sanitary sewer extensions to serve new development. No proposed wastewater collection line projects are shown on the City of Houston GIMS system in the project area.



Water Utility Infrastructure

Both maps presented in Figure 3 relate to the existing water line network in the NW D-1 section of the study area. The map on the left shows the complete existing network, represented by the green lines. The map on the right shows the portions of the existing water line network that are deficient. For the purposes of this study, deficient infrastructure is defined as water line pipes that are over 50 years old (shown in red) or pipes that are less than 8" in diameter (shown in yellow). The black lines reflect sections of water line pipes that do not have data available through GIMS; these segments require further investigation with the City of Houston to determine their age and capacity before being able to qualify as satisfactory or deficient. Most of the water lines in the NW D-1 section have been replaced in the last 20 years so no significant waterline improvements are anticipated to be required for redevelopment in his area.

It is assumed that all water lines that are beyond their useful life will be replaced by the City of Houston. Many water lines in the project area are shown as having been replaced in 1997. No proposed water line projects are shown on the City of Houston GIMS system in the project area.



Sidewalk Infrastructure

The sidewalk infrastructure in the NW D-1 study area is represented in Figure 4 on the following page. For the purposes of this study, sidewalk infrastructure is defined by the presence of a sidewalk. The condition, quality, and width of a sidewalk was not taken into account. It is recommended that when development occurs along each corridor, the sidewalk infrastructure is either brought up to city standards or better. All reconstructed roadways will have sidewalks on both sides of the roadway unless prohibited by right-of-way limitations. The cost estimate included in this study assumed that all new roadway projects would include the construction of new sidewalks. Overall, approximately 75% of all roadways in the project study area would have new sidewalks that meet current COH design requirements.



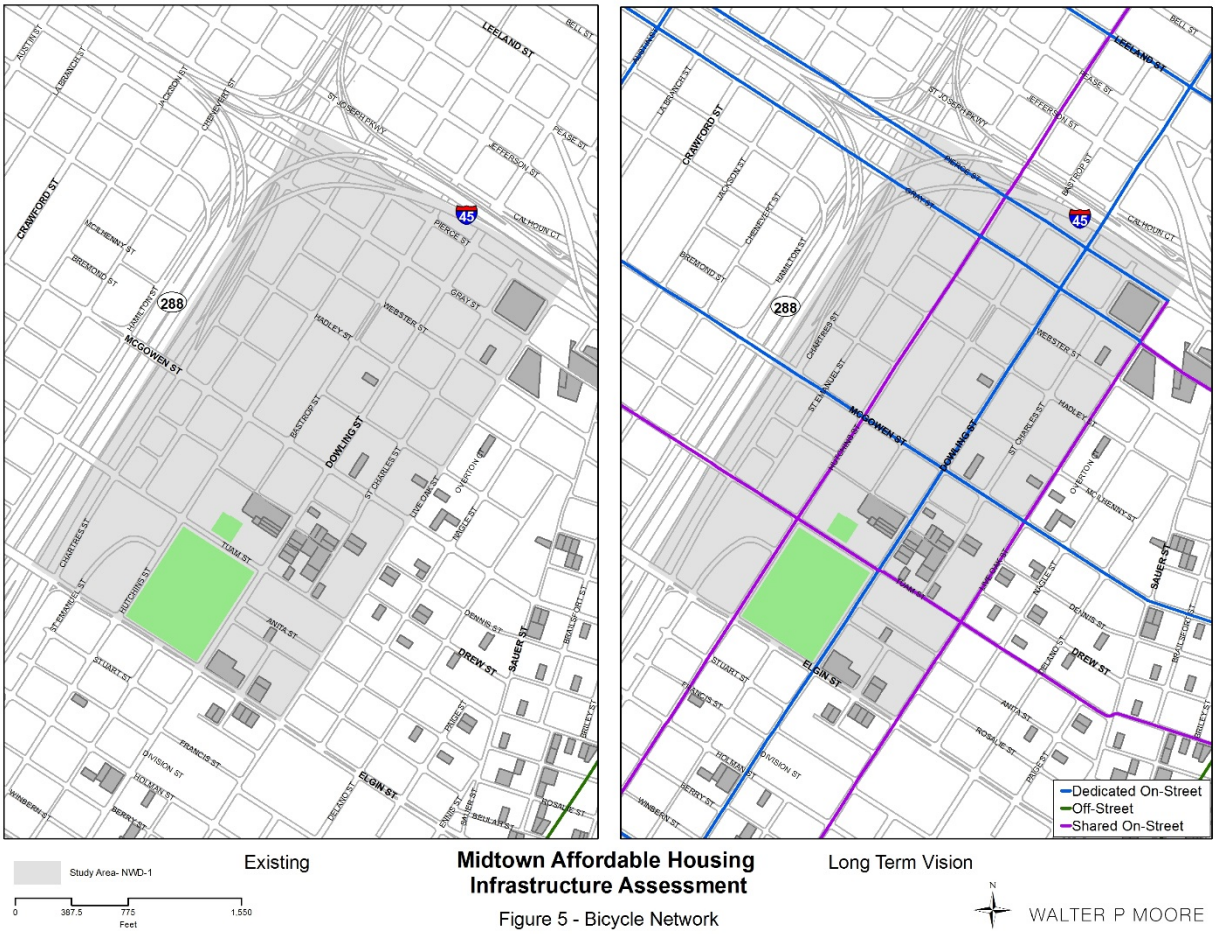
Midtown Affordable Housing Infrastructure Assessment

Figure 4 - Sidewalk Infrastructure

Houston Bicycle Network

The COH Bike Plan was recently adopted by City Council in March 2017. Through a yearlong planning effort, a long term vision was identified for the city to establish a network of bicycle connectivity. The goal of the plan was to improve safety, increase access and ridership and develop and maintain ridership. A bicycle toolbox was developed detailing bikeway standards, policy changes, and implantation strategies.

As seen in Figure 5, there is only one existing bicycle facility located adjacent to our study area along the Columbia Tap Trail. The Columbia Tap Trail is a 10-foot wide, concrete, multi-use hike and bike trail from East Downton to Brays Bayou. The map on the right represents the Long Term Vision for the study area as identified through the COH Bike Plan. There would be a dedicated on-street facilities along McGowen Street, Dowling Street, Gray Street and Pierce Street. A dedicated on-street facility represents dedicated bicycle facilities within the street right-of-way. Hutchins Street, Live Oak Street and Tuam Street are designated as shared on-street facilities. A shared on-street facility is represented as Locations where bicyclists share the travel way with vehicles.



Midtown Affordable Housing Infrastructure Assessment

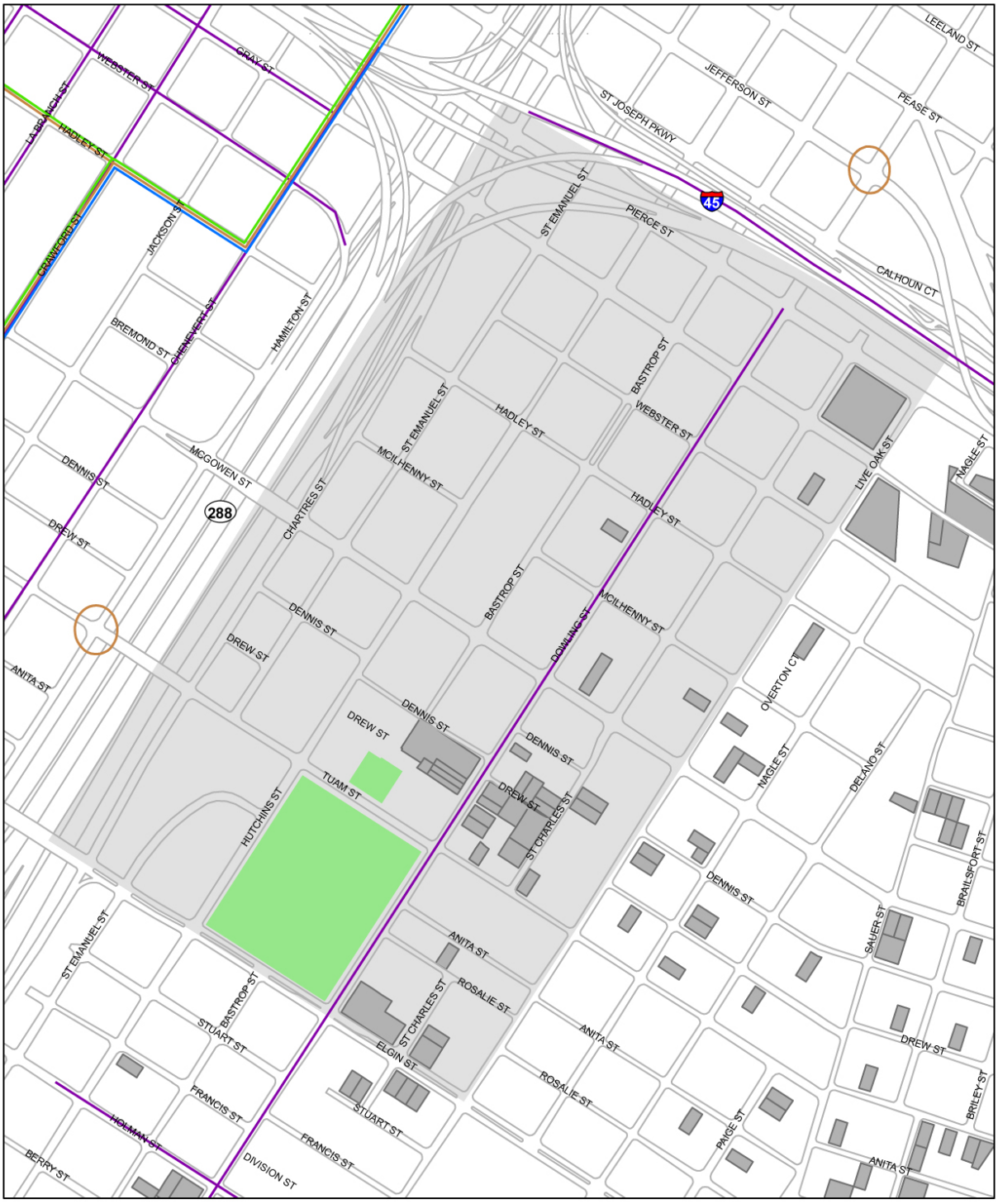
Figure 5 - Bicycle Network

WALTER P MOORE

City of Houston Capital Improvement Projects

The COH Capital Improvement Plan is a 5-year planning process that outlines the physical improvements to public facilities and infrastructure throughout Houston. The motive behind these projects is to improve safety, mobility, and have a positive impact on the economy. The plan organizes projects by priority, project capacity, and timing constraints and identifies funding sources for anticipated projects.

As seen in Figure 6, there is only one active project under construction along Dowling Street. The Dowling Street reconstruction project is from Pierce Street to Southmore Boulevard and is in conjunction with the Emancipation Park renovation. There are several street and traffic related projects that are under design along Tuam Street and Jefferson Street just beyond the study area boundaries.



Water
Storm Sewer
Street and Traffic
Interagency
Study Area- NWD-1

Midtown Affordable Housing Infrastructure Assessment

Figure 8 - CIP Projects (Feb. 2017)

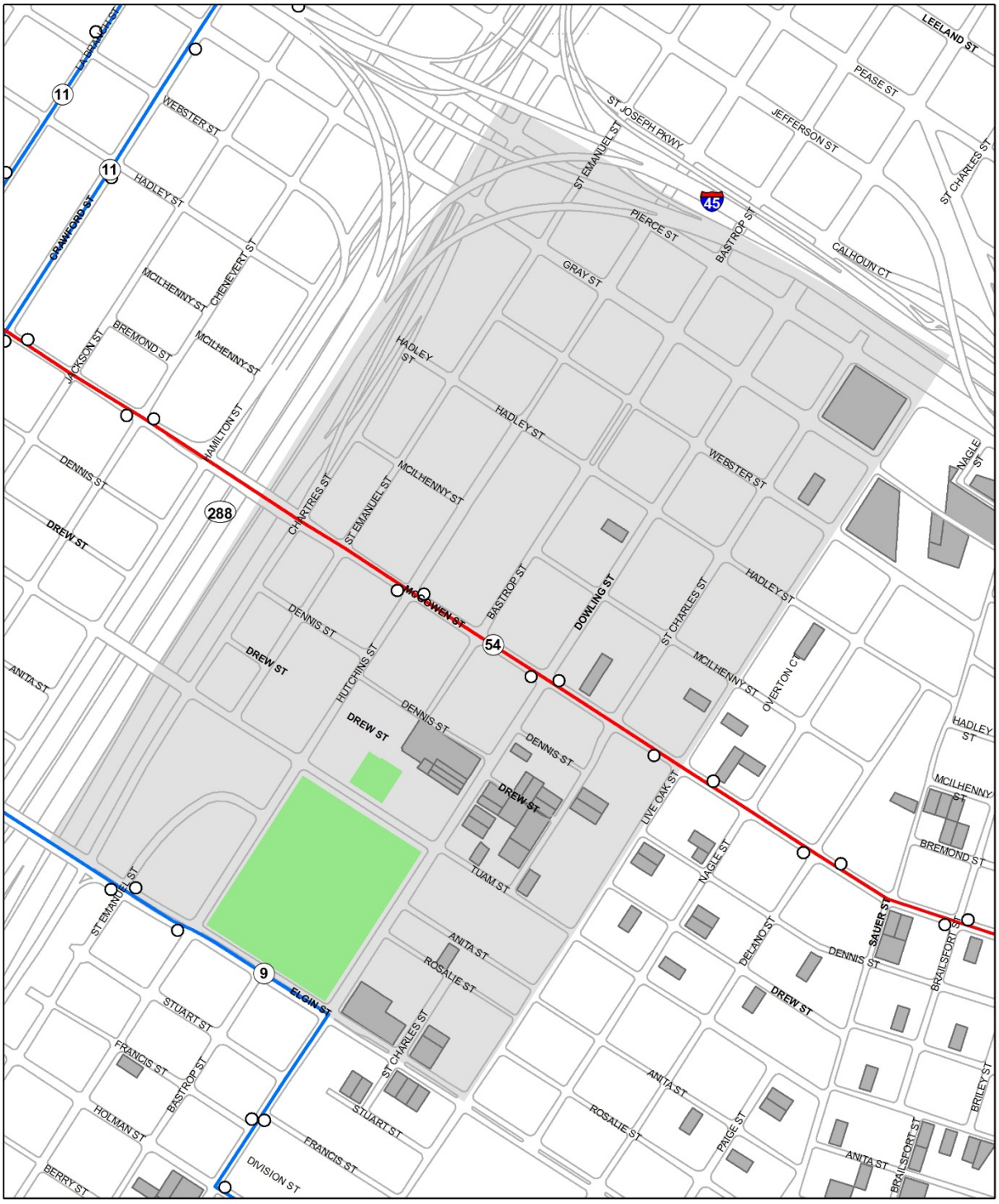
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METRO Bus Network

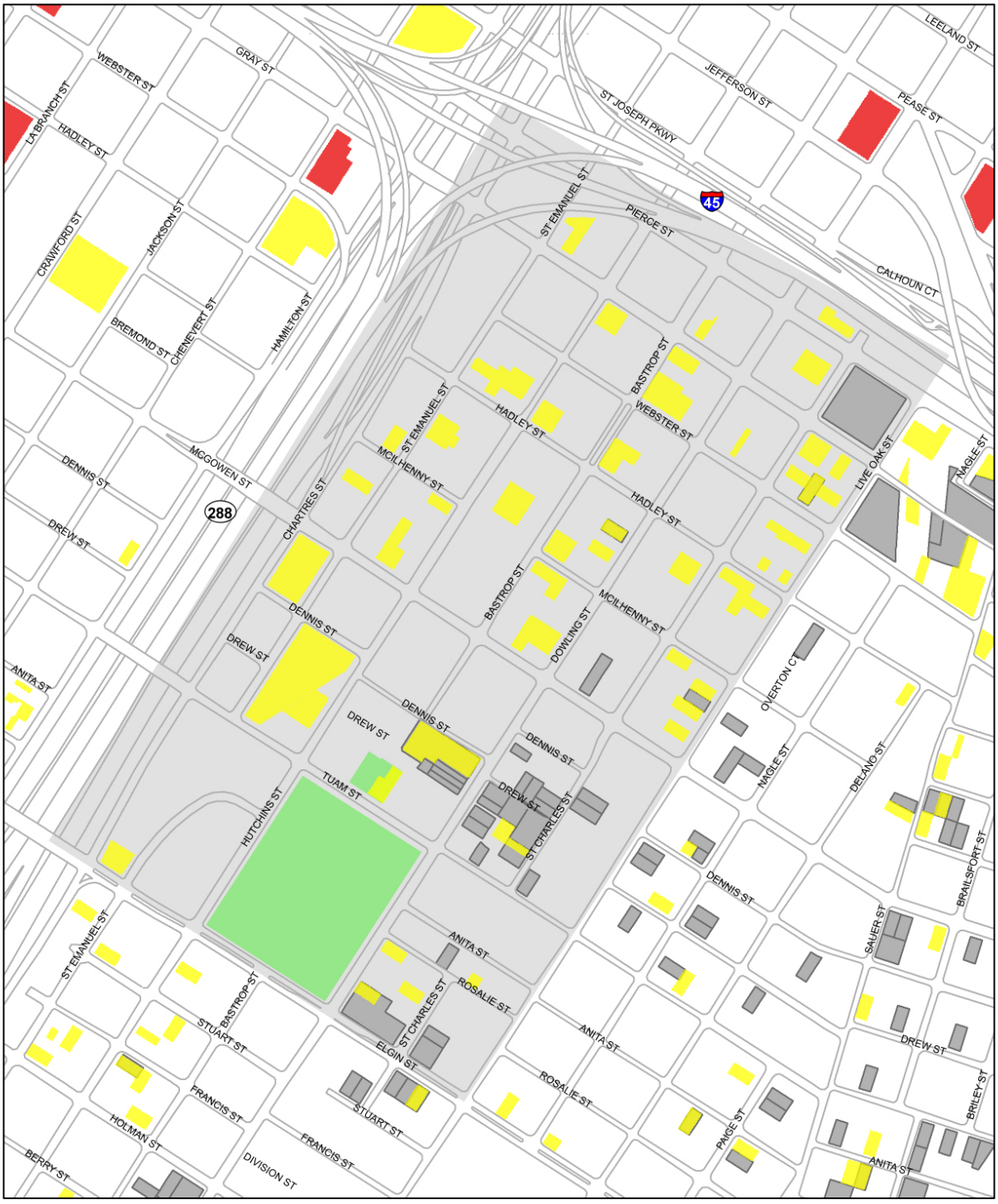
In August 2015, the Metropolitan Transit Authority of Harris County (METRO) implemented a new bus network that is less centered on Downtown than the previous system. The implementation of the new bus network identified corridors with low to high bus frequencies depending upon demand analysis. As seen in Figure 7, there are two METRO bus routes that operate within the study area. The METRO bus route #54 is an east/west local high frequency route that operates at 10 to 15 minute headways. The METRO bus route #9 is an east/west route that operates along Elgin Street at 30 minute headways.


Bus Frequency
Study Area- NWD-1
10 - 15 min
20 - 30 min
Bus Stops
Midtown Affordable Housing Infrastructure Assessment
Figure 7 - METRO Bus Network
0
250
500
1,000
Feet
N
WALTER P MOORE
LEELAND ST
PEASE ST
JEFFERSON ST
ST JOSEPH PKWY
ST EMANUEL ST
ST CHARLES ST
PIERCE ST
BASTROP ST
CALHOUN CT
GRAY ST
WEBSTER ST
HADLEY ST
MCILHENNY ST
CHENEVERT ST
CRAWFORD ST
JACKSON ST
BREMOND ST
HAMILTON ST
DENNIS ST
DREW ST
CHARTRES ST
McGOWEN ST
DOWLING ST
OVERTON CT
NAGLE ST
HUTCHINS ST
ANITA ST
TUAM ST
LIVE OAK ST
DELANO ST
SAUER ST
BRAILSFORD ST
ROSALIE ST
STUART ST
FRANCIS ST
HOLMAN ST
BERRY ST
DIVISION ST
ELGIN ST
PAIGE ST
BRILEY ST
11
288
54
9
45

HGAC Announced and Modeled Land Use Changes

The announced and modeled land use changes information shown in Figure 8 was obtained from the HGAC Regional Land Use Information System. This information is based on the 2016 Regional Growth Forecast of population, employment, and land sue data for the 8-county HGAC Transportation Management Area. This analysis is updated annually and provides information related to demographic forecasts, employment forecasts, real estate development household and employment location forecasts.

The real estate development model was used to project which parcels within the study area were identified by HGAC as an announced or potential redevelopment opportunity. As seen in Figure 8, many of the parcels are designated as a single family redevelopment opportunity. The announced land use change is dependent upon many local development resources while the model changes take into account the suitability and physical availability of land and economic feasibility.



Commercial
Residential
Study Area- NWD-1

Midtown Affordable Housing Infrastructure Assessment

Figure 8 - HGAC Land Use Announced Changes and Model Predictions

0 250 500 1,000
Feet

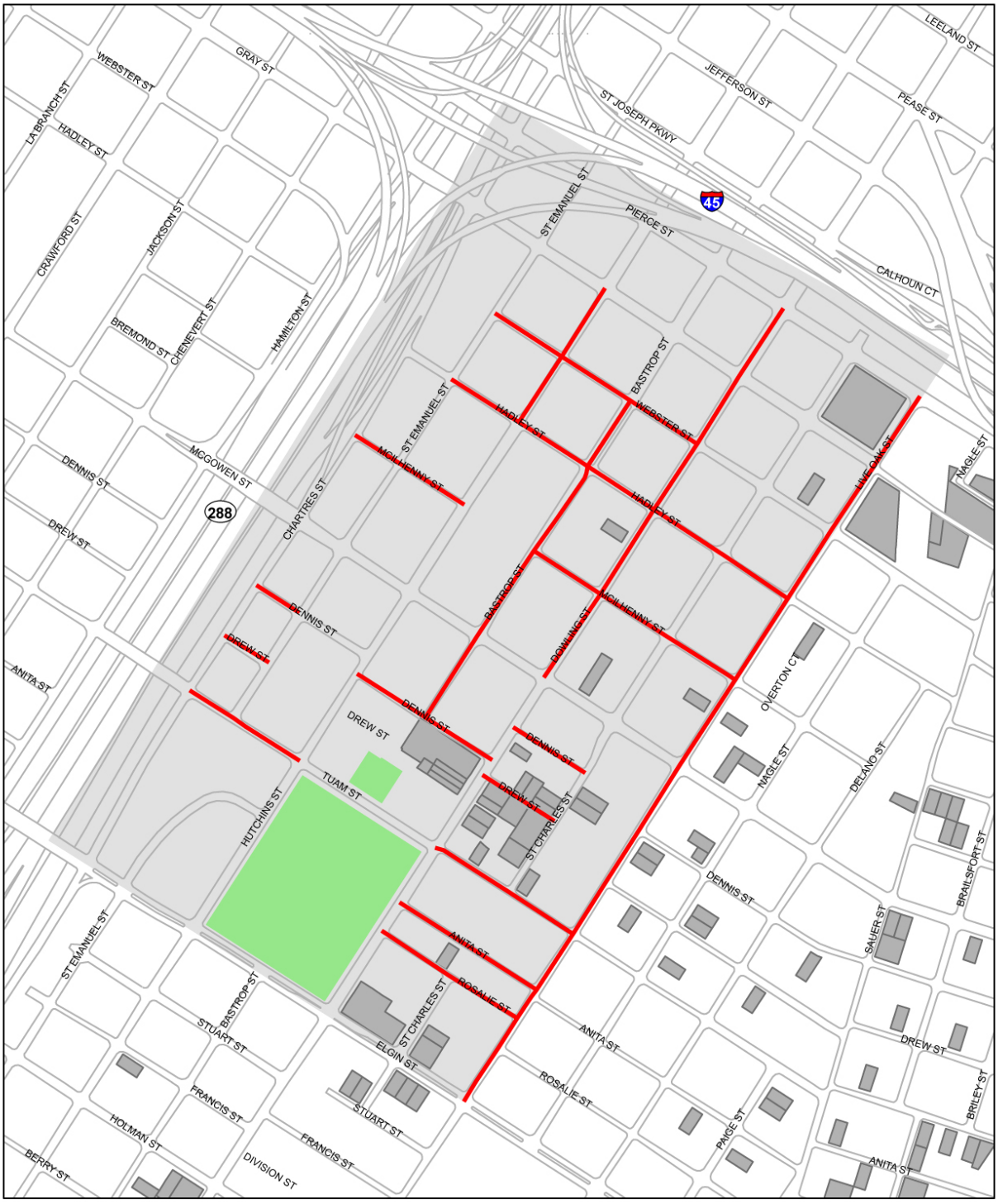
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Cost Estimate

The preliminary conceptual cost estimates provided below are based on the existing utility infrastructure and roadway analysis completed by Walter P Moore. The cost estimates were developed utilizing cost per linear foot basis for each infrastructure component. The cost estimates are represented in 2016 dollars and should be adjusted for inflation relative to the year in which the improvements will be constructed.

The existing roadways that are proposed to be improved to COH standards are shown in Figure 9. Forty percent (40%) (15,575 linear feet) of the roadways located within the study area are in need of improvements including pavement, curb and gutter and upgraded utilities. The total estimated cost for reconstruction of roadways and upgraded stormwater, wastewater and water utility systems is $16,379,761. The improvement cost per acre in the study area is $110,406. This cost estimate includes a twenty percent (20%) contingency, surveying, geotech, and design estimate, and construction phase services estimate.



Midtown Affordable Housing Infrastructure Assessment

Figure 9 - Proposed Roadway Width to COH Standards

Study Area- NWD-1

0 250 500 1,000
Feet

N

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	Description	Quantity	Unit	Unit Cost	Amount	Sub-total
DEMOLITION						
	Paving	26,018	SY	$ 10.00	$ 260,177.78	
	Sidewalk	16,725	SY	$ 8.00	$ 133,800.00	
	Driveway	5,179	SY	$ 10.00	$ 51,786.88	
						$ 445,764.65
SWPPP						
	SWPPP Lump Sum	1	LS	$ 100,000.00	$ 100,000.00	
						$ 100,000.00
PAVING						
	Concrete Paving	35,396	SY	$ 65.00	$ 2,300,711.11	
	Mill & Overlay	5,731	SY	$ 30.00	$ 171,933.33	
	Excavation	26,547	CY	$ 10.00	$ 265,466.80	
	Stabilized Subgrade w/Lime	39,820	SY	$ 7.00	$ 278,740.00	
	Curbs	31,150	LF	$ 7.00	$ 218,050.00	
	Driveways	3,894	SY	$ 70.00	$ 272,562.50	
	Sidewalk	301,050	SF	$ 8.50	$ 2,558,925.00	
						$ 6,066,388.74
STORM SEWER						
	Storm Sewer Trunk Line	13,100	LF	$ 150.00	$ 1,965,000.00	
	Storm Sewer Inlet Leads	1,790	LF	$ 75.00	$ 134,250.00	
	Storm Inlets ("B-B")	118	EA	$ 2,750.00	$ 324,500.00	
	Storm Manholes	74	EA	$ 2,750.00	$ 203,500.00	
						$ 2,627,250.00
TRAFFIC CONTROL						
	Traffic Control (Lump Sum)	1	LS	$ 400,000.00	$ 400,000.00	
						$ 400,000.00
TRAFFIC SIGNALS, SIGNAGE, AND STRIPING						
	Signage and Striping	1	LS	$ 150,000.00	$ 150,000.00	
	Traffic Signal Adjustment	4	EA	$ 55,000.00	$ 220,000.00	
						$ 370,000.00
SANITARY SEWER						
	8"-10" Wastewater Line Extension	1,000	LF	$ 140.00	$ 140,000.00	
						$ 140,000.00
WATER						
	No new water line improvements are estimated as needed for new development					
	Water Line Adjustements	12	EA	$ 10,000.00	$ 120,000.00	
						$ 120,000.00
STREETLIGHTING						
	Street Lights and Conduit/Cable	15,575	LF	$ 30.00	$ 350,437.50	
						$ 350,437.50
LANDSCAPE						
	Landscape (Trees and Sod)	1	LS	$ 300,000.00	$ 300,000.00	
						$ 300,000.00

				Total Base Construction Cost		$ 10,919,840.90
				Contingency (20%)		$ 2,183,968.18
			Subtotal Construction Cost w/Contingencies			$ 13,103,809.08
				Surveying, Geotech, Design, etc. (18%)		$ 2,358,685.63
				Construction Phase Services (7%)		$ 917,266.64
				Total Estimated Cost		$ 16,379,761.34
				Study Area (Acres)		148.36
				Improvement Cost Per Acre		$ 110,406.56
Additional public projects needed at some point for whole area by City of Houston						
WATER						
	20" Water Line Replacement	3,500	LF	$ 250.00	$ 875,000.00	
	8"-12" Water Line Replacement	4,250	LF	$ 120.00	$ 510,000.00	
						$ 1,385,000.00

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit, bidding or construction.

Engineer: Edwin C. Friedrichs
P.E. Serial Number: 50573
Date: 6/7/2017
Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856