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MIDTOWN REDEVELOPMENT AUTHORITY/ TIRZ#2
BOARD OF DIRECTORS MEETING
NOVEMBER 19, 2026

midtown
HOUSTON

AMENDED
MIDTOWN REDEVELOPMENT AUTHORITY
and

REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)

TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:

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Notice is hereby given that the Board of Directors of the Midtown Redevelopment Authority (the "Authority") will hold a joint regular meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone on Thursday, November 19, 2026, at 12:30 p.m. at 410 Pierce Street, 1st Floor Conference Room (enter at the Pierce St. and Brazos St. door), Houston, Texas 77002.

The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://midtownhouston.com/midtown-event/mra-board-meeting-3/

Click big blue button "TEAMs Meeting Link"

Meeting ID: 247 576 862 826
Passcode: GddGFQ
Or dial in by phone and enter the phone ID when prompted
Phone: +1 872-256-8243
Phone ID 355 736 852#

The Board of Directors of each of the Authority and the Midtown Reinvestment Zone will (i) consider, present and discuss orders, resolutions or motions; (ii) adopt, approve and ratify such orders, resolutions or motions; and (iii) take other actions as may be necessary, convenient or desirable, with respect to the following matters:

AGENDA

1. Call to Order, Introduction of Guests and Board Comments

2. Public Comment

3. Consent Agenda for the Midtown Reinvestment Zone (**Board Action)**
    a. Minutes for October 22, 2026

4. Consent Agenda for the Authority (**Board Action**)
    a. Minutes for October 22, 2026

5. Monthly Financial Report for October 31, 2026 (**Board Action**)

6. Economic Development Enhancement Project (**Board Action**)

    a. Authority to create an Interlocal Agreement between MRA and MMD

7. Affordable Housing Program
    a. City of Houston Housing and Community Development Department Report
    b. New Affordable Housing Website update

8. Division Reports

9. Executive Directors Update
    a. End of Year Report
    b. MidCorp Board Update

10. With respect to the foregoing agenda items, the Authority may conduct an executive session with regards to the following, as appropriate and necessary:
    a. Consultation with attorney (Section 551.071, Texas Government Code);
    b. The purchase, exchange, lease or value of real property (Section 551.072, Texas Government Code);
    c. Personnel matters (Section 551.074, Texas Government Code);
    d. Security personnel or devices (Section 551.076, Texas Government Code); and
    e. Economic development negotiations (Sections 551.087, Texas Government Code).

    Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

    Adjournment.

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J. Allen Douglas
Chairman
AJD/kw

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ZONE
CONSENT AGENDA

MINUTES OF THE BOARD OF DIRECTORS OF
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS

October 22, 2026

A regular meeting of the Board of Directors (the "Board") of Reinvestment Zone Number Two, City of Houston, Texas, was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002 and via video conference on Thursday, October 22, 2026, at 12:30 p.m. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

Pos. #	Name	Pos. #	Name
1	Camille Foster	6	Christopher M. Johnston
2	Terence Fontaine	7	Chris Williams
3	Michael Lewis	8	James Gilford
4	Tiffani Robinson	9	Zoe Middleton
5	Allen Douglas		

and all of the above were present in person at the meeting location except Directors Lewis and Foster via video conference.

In attendance were Authority staff members Marlon Marshall, Kayler Williams, Madison Walkes, Chandler Snipe-Prince and Jeremy Rocha; Rena Leddy and Steve Gibson of Urban Place Consulting Group, Inc.; Clark Lord of Greenberg Traurig LLP; Melissa Morton of The Morton Accounting Services; Amy Connolly and Rishita Rangarh of the City of Houston Housing and Community Development; Jay Hickman of the Amanda Hansen Group; Marilyn White of Trinity East Village CDC; Juil Gonzalez of NHP Foundation.

In attendance via video conference were Authority staff members Sally Adame, David Thomas, Urias Merino, Cynthia Alvarado and Amaris Salinas of Midtown Redevelopment Authority; John Welsh of NHP Foundation; Aaron Moore of WGA LLC; and David Copeland of Lionheart Places. Chairman Douglas called the meeting to order.

MINUTES FOR SEPTEMBER 24, 2026

Director Johnston made a motion to approve the minutes for September 24, 2026. The motion was seconded by Director Robinson and unanimously approved.

EXECUTIVE SESSION

The Board did not enter a closed executive session.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

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_____
Christopher M. Johnston, Secretary

_____
Date

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AUTHORITY
CONSENT AGENDA

MINUTES OF THE BOARD OF DIRECTORS OF
THE MIDTOWN REDEVELOPMENT AUTHORITY

October 22, 2026

A regular meeting of the Board of Directors (the "Board") of the Midtown Redevelopment Authority (the "Authority") was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002 and via video conference Thursday, October 22, 2026, at 12:30 p.m. The meeting agenda is attached hereto and incorporated herein. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

Pos. #	Name	Pos. #	Name
1	Camille Foster	6	Christopher M. Johnston
2	Terence Fontaine	7	Chris Williams
3	Michael Lewis	8	James Gilford
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In attendance were Authority staff members Marlon Marshall, Kayler Williams, Madison Walkes, Chandler Snipe-Prince and Jeremy Rocha; Rena Leddy and Steve Gibson of Urban Place Consulting Group, Inc.; Clark Lord of Greenberg Traurig LLP; Melissa Morton of The Morton Accounting Services; Amy Connolly and Rishita Rangarh of the City of Houston Housing and Community Development; Jay Hickman of the Amanda Hansen Group; Marilyn White of Trinity East Village CDC; Juil Gonzalez of NHP Foundation.

In attendance via video conference were Authority staff members Sally Adame, David Thomas, Urias Merino, Cynthia Alvarado and Amaris Salinas of Midtown Redevelopment Authority; John Welsh of NHP Foundation; Aaron Moore of WGA LLC; and David Copeland of Lionheart Places.

Chairman Douglas called the meeting to order.

PUBLIC COMMENT

There was no public comment

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CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR SEPTEMBER 24, 2026

Rena Leddy Co- Executive Director presented the Consent Agenda.

Director Gilford made a motion to approve the consent agenda as presented. The motion was seconded by Director Fontaine Foster and carried by unanimous vote.

PROPOSED PROJECT AT 801 MCGOWEN STREET

Marlon Marshall provided an update on the development plat variance request for the proposed development of the retail fuel station at 801 McGowen Street. He also provided an overview of the proposed Retail Fuel Station Ordinance two-step location test presented to the City of Houston Economic Development Council Committee. Mr. Marshall indicated the development plat request has been delayed for two weeks and noted the members of the board could provide a letter regarding the variance request at 801 McGowen Street.

Director Gilford made a motion to provide a letter on behalf of the MRA Board of Directors in objection to development plat variance request for 801 McGowen Street. The motion was seconded by Director Fontaine and carried by unanimous vote.

Chairman Douglas provided and update on the meeting held at City Hall regarding how the new retail fuel station ordinance will be structured based on the two-step location test, variance options and environmental issues.

Director Gilford made a motion to provide a letter on behalf of the MRA Board of Directors in objection to the variance request for development of 801 McGowen Street and for consideration of the policy direction reflected in the proposed Retail Fuel Station Ordinance, including deferring action until the ordinance has been considered by City Council. The motion was seconded by Director Johnston and carried by unanimous vote.

ANNUAL REVIEW OF INVESTMENT POLICY AND LIST OF QUALIFIED BROKER/DEALERS

Melissa Morton of The Morton Accounting Services presented the annual review of the Authority's investment policy and list of qualified broker/dealers. Ms. Morton reported that the list of qualified broker/dealers is recognized and qualified. There are no other changes to the investment policy this year.

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Director Williams made a motion to approve the resolution regarding the annual review of the Authority's investment policy and list of qualified/broker dealers as presented. The motion was seconded by Director Johnston and carried by unanimous

FINANCE AND BUDGET

MONTHLY FINANCAIL REPORT FOR SEPTEMBER 30, 2026

Melissa Morton of The Morton Accounting Services provided an overview of the financial report ending September 30, 2026. Total income equaled $1,100,806 with expenses totaling $3,255,684 with a net income of ($2,141,078). Total assets equaled $209,976,130 with liabilities totaling $100,168,427.

Director Fontaine made a motion to approve the monthly financials for September 30, 2026, as presented. The motion was seconded by Directors Robinson and Williams and carried by unanimous vote.

PRESENT INVESTMENT REPORT OFR THE QUARTER ENDING SEPTEMBER 30, 2026

Melissa Morton of The Morton Accounting Services presented the investment report for quarter ending September 30, 2026.

Director Johnston made a motion to approve the investment report for the quarter ending September 30, 2026. The motion was seconded by Director Williams and carried by unanimous vote.

LANDSCAPE ARCHITECTURE SERVICES WORK ORDER RENEWAL-DESIGN WORKSHOP

Marlon Marshall, COO presented a work order renewal for authorization in an amount not to exceed $49,720.00 as part of existing professional services agreement with Design Workshop to provide on-call general landscape architecture services.

Following discussion, Director Gilford made a motion to approve the Landscape Services Work Order Renewal – Design Workshop in an amount not to exceed $49,720.00. The motion was seconded by Director Fontaine and carried by unanimous vote.

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AFFORDABLE HOUSING PROGRAM

a. CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Amy Connolly of the City of Houston Housing and Community Development Department presented the October 2026 Monthly Affordable Housing Report. The report identified 26 tracts held by MRA, 49 tracts completed and sold, 54 tracts held by developers, 78 tracts under construction, and 2 completed tracts and sold.

Ms. Connolly mentioned the scope of work being cataloged which includes GIS Mapping, Development Agreement Tracking, and Movement in Verification.

Ms. Connolly reported that an RFP for the Third Ward and Southeast Houston Affordable Housing & Infrastructure Implementation Plan has been issued. It will assess MRA properties in greater Third Ward, current and projected affordable housing demand and community needs in the area.

b. TRINITY EAST VILLAGE COMMNUNITY DEVELOPMENT REQUEST FOR SECOND AMENDMENT TO EXCLUSIVE OPTION AGREEMENT

Juli Gonzalez of The NHP Foundation presented the Trinity East Village Community Development Corporation and NHP Foundation Request for a Second Amendment to the Exclusive Option Agreement. Extend the Phase II Option Period deadline to December 31, 2027; and Extend the Phase II Completion deadline to December 31, 2029.

Director Johnston made a motion to authorize the Trinity East Village Community Development Corporation and NHP Foundation Request for a Second Amendment to the Exclusive Option Agreement. The motion was seconded by Director Williams and carried by unanimous vote.

EXECUTIVE DIRECTORS REPORT – URBAN PLACE CONSULTING

Rena Leddy of Urban Place Consulting reported that Urban Place is creating a Midtown Year-End Report on its work, the Midtown Clean and Safe Ambassador pilot program which will begin on November 1 at the field office located at 3510-B Main Street, and developing an Economic Enhancement area program to target blighted property in Midtown and work with property owners to be more accountable.

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ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

_____
Christopher M. Johnston, Secretary

_____
Date

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FINANCIAL REPORT

Midtown Redevelopment Authority
Balance Sheet
As of October 31, 2026

	Oct 31, 26
ASSETS	
Current Assets	
Checking/Savings	
100000 · Checking and Savings GF	26,260,862.35
104000 · Affordable Housing Accounts	15,323,660.87
105000 · Trustee Investments	
105001 · Pledge Revenue Fund 422885	16,595.25
105002 · Debt Service Fund	5,211,874.09
105003 · Reserve Fund 422897	7,295,764.55
105009 · Austin Park Maint. Fund 422919	4,212.40
107000 · BOND FUNDS	5,339.56
Total 105000 · Trustee Investments	12,533,785.85
Total Checking/Savings	54,118,309.07
Accounts Receivable	257,372.94
Total Current Assets	54,375,682.01
Fixed Assets	154,752,187.00
Other Assets	
180100 · Long Term Receivable	241,870.57
180500 · Leases	-33,124.30
Total Other Assets	208,746.27
TOTAL ASSETS	209,336,615.28
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	429,065.21
Other Current Liabilities	
200001 · Current Liablities	63,371.21
203500 · Prepaid Rental Income Liab	12,400.00
205000 · Current Loan Liabilities	3,775,000.00
25000 · Retainage Payable	87,854.87
Total Other Current Liabilities	3,938,626.08
Total Current Liabilities	4,367,691.29
Long Term Liabilities	
210000 · Long Term Liabilities	
210050 · Bond Payable Series 2017	32,195,000.00
210061 · Series 2017 Bond Premium	2,393,146.00
210063 · Series 2020 Bond Premium	1,093,936.00
210064 · Bonds Payable Series 2020	5,620,000.00
210065 · Bonds Payable Series 2022	17,040,000.00
210100 · Security Deposit LT	17,113.06
Total 210000 · Long Term Liabilities	58,359,195.06

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No assurance is provided no these financial statements

Midtown Redevelopment Authority
Balance Sheet
As of October 31, 2026

	Oct 31, 26
210400 · ION Garage	37,586,313.00
Total Long Term Liabilities	95,945,508.06
Total Liabilities	100,313,199.35
Equity	
1110 · Retained Earnings	111,948,780.93
Net Income	-2,925,365.00
Total Equity	109,023,415.93
TOTAL LIABILITIES & EQUITY	209,336,615.28

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No assurance is provided no these financial statements

Midtown Redevelopment Authority
Profit & Loss Prev Year Comparison
July through October 2026

	Jul - Oct 26	Jul - Oct 25	$ Change	% Change
Ordinary Income/Expense				
Income				
400000 · Revenue & Support				
400025 · Interest-Debt Service & Reserve	90,486.51	101,017.04	-10,530.53	-10.4%
400026 · Interest-Other Bond Funds	69.16	74.44	-5.28	-7.1%
400029 · Interest - Affordable Housing	178,134.55	165,188.70	12,945.85	7.8%
400030 · Interest-Operating Funds	327,292.52	340,956.50	-13,663.98	-4.0%
400031 · Interest Income	14,094.43	6,841.12	7,253.31	106.0%
400041 · Affordable Housing Apts Units	32,923.59	43,182.94	-10,259.35	-23.8%
Total 400000 · Revenue & Support	643,000.76	657,260.74	-14,259.98	-2.2%
400039 · Park Revenue	42,781.35		42,781.35	100.0%
400040 · 3131 EMANCIPATION	45,620.32	231,688.75	-186,068.43	-80.3%
400042 · 402 & 410 Tenant Inome	141,376.52	73,179.27	68,197.25	93.2%
40010 · Other Revenue	11,600.26	271,778.14	-260,177.88	-95.7%
400400 · FTA/Other Grants - Income	200,000.00		200,000.00	100.0%
400441 · Bagby Park Kiosk Lease	27,991.00	26,792.06	1,198.94	4.5%
451000 · Gain/Loss on Cancelled Leases	250,210.93		250,210.93	100.0%
Total Income	1,362,581.14	1,260,698.96	101,882.18	8.1%
Gross Profit	1,362,581.14	1,260,698.96	101,882.18	8.1%
Expense				
510000 · INCREMENT PROJECTS/EXPENSE				
500007 · T-0234 Parks and Open Space		2,347.50	-2,347.50	-100.0%
500015 · T-0222 Street Overlay	53,930.43	136,182.35	-82,251.92	-60.4%
500021 · T-0203 Entry Portals	-944.45	-20,000.00	19,055.55	95.3%
500412 · T-0239 Brazos St Recon		1,685.90	-1,685.90	-100.0%
510008 · T-0220 Afford Housing Land Bnk	471,036.63	1,109,361.48	-638,324.85	-57.5%
510019 · T-0214 Caroline St		44,007.65	-44,007.65	-100.0%
510024 · T-0204 Street Lights		165.50	-165.50	-100.0%
510040 · Developer Reimbursement	237,115.78	274,524.85	-37,409.07	-13.6%
510041 · CIP Program Expenses		14,311.25	-14,311.25	-100.0%
510043 · T-0234 Parks & Open Space & Mob	15,415.00	33,972.68	-18,557.68	-54.6%
510044 · T-0236 Bagby Park	49,033.50		49,033.50	100.0%
510045 · T-0224 HTC - Bldg Maint. Pierce	102,628.31	99,332.92	3,295.39	3.3%
510046 · T-0221 Midtown Pk	274,822.92	1,620.33	273,202.59	16,860.9%
510053 · T-0233 Midtown Garage	86,760.02		86,760.02	100.0%
510096 · T-0207 Opr of Zone Prj Faciliti	436,357.25	287,038.80	149,318.45	52.0%
510102 · HMAAC Interest Expense		1,495.69	-1,495.69	-100.0%
510400 · Kiosk at Bagby Park		14,587.68	-14,587.68	-100.0%
510534 · T-0225 Mobility & Pedest Imprv	15,924.14	43,181.34	-27,257.20	-63.1%
510700 · Municipal Services Costs	65,594.41	53,277.61	12,316.80	23.1%
511111 · Safe Sidewalks	8,504.86		8,504.86	100.0%
Total 510000 · INCREMENT PROJECTS/EXPENSE	1,816,178.80	2,097,093.53	-280,914.73	-13.4%
550000 · General & Admin. Expense				
550002 · Contract Labor		5,607.00	-5,607.00	-100.0%
550003 · Rent Expense		3,600.00	-3,600.00	-100.0%
550004 · Salaries	909,436.58	736,223.85	173,212.73	23.5%
550006 · Advertising & Promotions	8,191.50	20,396.43	-12,204.93	-59.8%
550007 · Courier Service	929.26	333.20	596.06	178.9%
550008 · Office Supply & Expense	11,985.17	13,827.11	-1,841.94	-13.3%
550010 · Telephone & Utilities	4,667.10	3,813.70	853.40	22.4%

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No assurance is provided on these financial statements

Midtown Redevelopment Authority
Profit & Loss Prev Year Comparison
July through October 2026

	Jul - Oct 26	Jul - Oct 25	$ Change	% Change
550012 · Postage	351.27	97.98	253.29	258.5%
550022 · Bank Charges & Fees	11,695.23	11,224.69	470.54	4.2%
550023 · Trust Expenses	15,615.00	3,195.00	12,420.00	388.7%
550025 · Professional Services		10,755.00	-10,755.00	-100.0%
550026 · Accounting Consultants	133,592.43	124,600.45	8,991.98	7.2%
550027 · Financial Audit	24,075.00	42,500.00	-18,425.00	-43.4%
550028 · Legal Consultants	60,325.00	256,156.75	-195,831.75	-76.5%
550029 · Admin Insurance		609.12	-609.12	-100.0%
550030 · Planning Consultants	66,000.00	63,962.07	2,037.93	3.2%
550031 · HTC Bldg Maintenance		87.49	-87.49	-100.0%
550032 · Engineering Consultants	23,580.12	24,406.25	-826.13	-3.4%
550033 · Professional Fees/Other Consult	271,200.00	48,429.50	222,770.50	460.0%
550034 · Equip Rent & Lease Expense	-578.52	3,257.65	-3,836.17	-117.8%
550036 · Licenses & Fees	167.80		167.80	100.0%
550038 · Insurance - All	5,769.00	27,351.21	-21,582.21	-78.9%
550039 · Computers & Repairs & Maint	19,593.50	29,877.20	-10,283.70	-34.4%
550040 · Repair & Maintenance		2,253.68	-2,253.68	-100.0%
550043 · Financial and Tax Advisors	2,000.00		2,000.00	100.0%
550045 · Payroll Fees	10,669.05	10,919.50	-250.45	-2.3%
550046 · Reimb. Employee Office Exp.		444.24	-444.24	-100.0%
550058 · Travel and Meals	1,325.04	1,359.72	-34.68	-2.6%
550061 · Public Relations		124.84	-124.84	-100.0%
550065 · Training and Conferences	2,079.42		2,079.42	100.0%
550000 · General & Admin. Expense - Other	5,000.00		5,000.00	100.0%
Total 550000 · General & Admin. Expense	1,587,668.95	1,445,413.63	142,255.32	9.8%
550050 · Depreciation Expense	875,813.39	-117,861.88	993,675.27	843.1%
Total Expense	4,279,661.14	3,424,645.28	855,015.86	25.0%
Net Ordinary Income	-2,917,080.00	-2,163,946.32	-753,133.68	-34.8%
Other Income/Expense				
Other Expense				
59000 · Other Expense	8,285.00		8,285.00	100.0%
Total Other Expense	8,285.00		8,285.00	100.0%
Net Other Income	-8,285.00		-8,285.00	-100.0%
Net Income	-2,925,365.00	-2,163,946.32	-761,418.68	-35.2%

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No assurance is provided on these financial statements

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ECONOMIC DEVELOPMENT ENHANCEMENT PROJECT

AGENDA ITEM	Economic Development Enhancement Project (EDEP) – Interlocal Agreement between MRA and MMD
REQUEST	Authorize the execution by the appropriate officers of the Authority of an Interlocal Agreement with the Midtown Management District (MMD), and the transfer of funds between the Authority and MMD, in support of the Economic Development Enhancement Project.
ITEM HISTORY	**August 2026:** Midtown Management District Board approves funding for a focused Midtown Clean & Safe Pilot Program to enhance economic development and provide cleanliness, safety, and the coordination of field services within targeted areas of Midtown. **September 2026:** Midtown Redevelopment Authority Board approved FY2027 Budget which includes funding for Real Estate Development (Project T-0240) to address blight mitigation and encourage economic development in Midtown. **November 2026:** Midtown Clean & Safe Pilot Program begins providing services in area bounded by Alabama, Caroline, McGowen, and Milam Streets.
DESCRIPTION	The Economic Development Enhancement Project (EDEP) is an economic development tool to facilitate private investment in Midtown. The EDEP goes beyond an enhanced cleanup program with code enforcement and homelessness outreach components. It uses layered strategies to improve the condition and safety of vacant and underused properties, as well as the public realm, to mitigate blight and encourage economic development in Midtown. The EDEP includes eight components: 1. **Identification and mapping of blighted properties.** Inventory vacant and underused parcels (owner, code violations, 311 and police calls), categorize them by blight severity, and monitor changes in conditions. 2. **Property-owner accountability.** Notify owners of physical conditions such as illegal dumping, debris, overgrowth, graffiti, and vagrancy, and provide information on standards for securing property (fencing, boarding, mowing, lighting) and on enforcement procedures, notices, and fines. 3. **Police and code enforcement coordination.** Coordinate enforcement and abatement tools with the City's Dangerous Buildings and Neighborhood Protection offices. 4. **Focused Clean & Safe Program.** Expand ambassador, patrol, and cleaning services, and implement Pedestrian Lighting Assessment and Crime Prevention Through Environmental Design (CPTED) recommendations (lighting, sightlines, landscaping) around blighted properties.

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	5. **Homelessness outreach coordination.** Fund coordinated outreach with partner organizations. 6. **Temporary art activations.** Coordinate cultural art activations to attract private investment. 7. **Financial incentives.** Establish incentives such as façade, demolition, and site-preparation grants, coordinated cleanup services, technical and permitting assistance, and incentives for entrepreneurs and creatives to open small businesses in vacant retail. 8. **Acquisition and disposition.** Create a list of priority blighted redevelopment sites and establish a program to acquire, demolish, and/or sell properties. MMD currently operates the Clean & Safe Program, which is Component 4 of the EDEP. The Pilot Program uses ambassadors to provide coordinated services which enhance cleanliness and safety in the area bounded by Alabama, Caroline, McGowen, and Milam Streets. Staff recommends the transfer funds through an Interlocal Agreement to support and expand the Program's services as part of the broader EDEP. The proposed Interlocal Agreement provides for the following: • Transfer of up to $715,000 from MRA to MMD from T-0240 of MRA FY27 Budget for the Clean & Safe Program beginning January 1, 2027 through June 30, 2027. • Transfer of $200,000 from MRA to MMD from T-0235 (Public Art) of MRA FY27 Budget for match requirement of 2027 Houston Endowment Cultural Arts grant. • Transfer of $500,000 from MMD to MRA for annual administration fee for MMD operations. Staff recommends the Board authorize the transfer of funds to support the EDEP effort to attract and retain economic investment and provide a clean, safe, and economically appealing Midtown for residents, businesses, and prospective investors.
CONTACTS	MRA: Steve Gibson, Rena Leddy, Marlon Marshall

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Development Environment	10.1 to 12.31	1.1. to 6.30 27	Total 10.1 to 6.30.27	7.1 to 12.31 27	Total Cost 15 months
1. Safe Ambassadors BBB	$ 52,346.24	$ 157,038.72	$ 209,384.96	$ 157,038.72	$ 366,423.68
a. Equipment	$ 11,092.00	$ -	$ 11,092.00	$ 5,000.00	$ 16,092.00
2. Clean Ambassadors BBB	$ 37,945.60	$ 75,891.20	$ 113,836.80	$ -	$ 113,836.80
a. Equipment	$ 21,652.00	$ 2,000.00	$ 23,652.00	$ 6,000.00	$ 29,652.00
3. BBB/HDMD fee	$ 27,641.62	$ 55,282.38	$ 82,924.00	$ -	$ 82,924.00
3. Clean Ambassadors CRR	$ 26,908.00	$ 121,086.00	$ 147,994.00	$ 322,896.00	$ 470,890.00
a. Equipment	$ 11,000.00	$ 2,000.00	$ 13,000.00	$ 5,000.00	$ 18,000.00
Total Ambassador Program	$ 188,585.46	$ 413,298.30	$ 601,883.76	$ 495,934.72	$ 1,097,818.48
4. Seal Security 152 hrs week	$ 25,945.00	$ 155,569.00	$ 181,514.00	$ 155,569.00	$ 337,083.00
5. Constables 2 deputies 112 hrs week	$ 36,110.00	$ 108,328.80	$ 144,438.80	$ 108,328.80	$ 252,767.60
Total Law enforcement	$ 62,055.00	$ 263,897.80	$ 325,952.80	$ 263,897.80	$ 589,850.60
Field Office			$ -		$ -
1. rent	$ 8,400.00	$ 16,800.00	$ 25,200.00	$ 16,800.00	$ 42,000.00
2. Utiities/Internet/Misc $1500 month	$ 4,500.00	$ 9,000.00	$ 13,500.00	$ 9,000.00	$ 22,500.00
Total Field Office	$ 12,900.00	$ 25,800.00	$ 38,700.00	$ 25,800.00	$ 64,500.00
Communication $2000 month	$ 6,000.00	$ 12,000.00	$ 18,000.00	$ 12,000.00	$ 30,000.00
Total Development Environment	**$ 269,540.46**	**$ 714,996.10**	**$ 984,536.56**	**$ 797,632.52**	**$ 1,782,169.08**

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AFFORDABLE HOUSING PROGRAM

MIDTOWN REDEVELOPMENT AUTHORITY · BOARD OF DIRECTORS

Affordable Housing Program Monthly Report

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November 2026

Reporting period: October 16 – November 10, 2026

Prepared by the City of Houston Housing and Community Development Department

CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT

midtown HOUSTON

Summary of tract status

Status description	November 2026	October 2026	Change
Total single-family tracts in working database	**669**	669	–
1. Tracts available for purchase	**244**	244	–
2. Tracts encumbered by affordable housing development agreement	**222**	222	–
2.1 Held by MRA – not under construction	**25**	26	**–1**
2.2 Held by developer – not under construction	**53**	54	**–1**
2.3 Under construction	**74**	78	**–4**
2.4 Construction completed & sale pending	**19**	15	**+4**
2.5 Construction completed & sold	**51**	49	**+2**
3. Historical completed and sold tracts	**203**	203	–

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Total = 244 + 222 + 203 = 669. No conveyance closed this period. Non-single-family holdings (10 multifamily tracts under four agreements and one commercial tract) are not included.

Active Agreements - Single family portfolio at a glance

222	25	53	74	19	51
Encumbered by agreement	Held by MRA	Held by developer, not started	Under construction	Complete, awaiting sale	Completed & sold
No change	–1 vs Oct	–1 vs Oct	–4 vs Oct	+4 vs Oct	+2 vs Oct

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What moved since October

7	homes completed
1	home sold
3	new starts found on the Nov 6 field inspection
2	records corrected

9 of 15 agreements reported (169 of 222 tracts). HCD inspected 88 single family lots, Palmetto Place and three multiple family sites on November 6.

Key points for the Board

01 Seven homes completed

Six at Mayberry's Southern Palm with a Certificate of Occupancy, plus Epic Homes' 3029 Drew Street.

02 Sales are still slow

One closing: 3411 Webster Street (Habitat). 19 completed homes are waiting for a buyer: Mayberry 10, Habitat 7, Epic 2.

03 Two new 120-day extensions

Epic Homes and Herbert Stroman, both executed November 3. New deadline for both: March 3, 2027.

04 Stroman Foundation has a new contractor

Osiris Construction is the new prime contractor.

05 Trinity East Village – Senior moved fast

The first pad had just been poured in October. In November, wood framing was up across several buildings.

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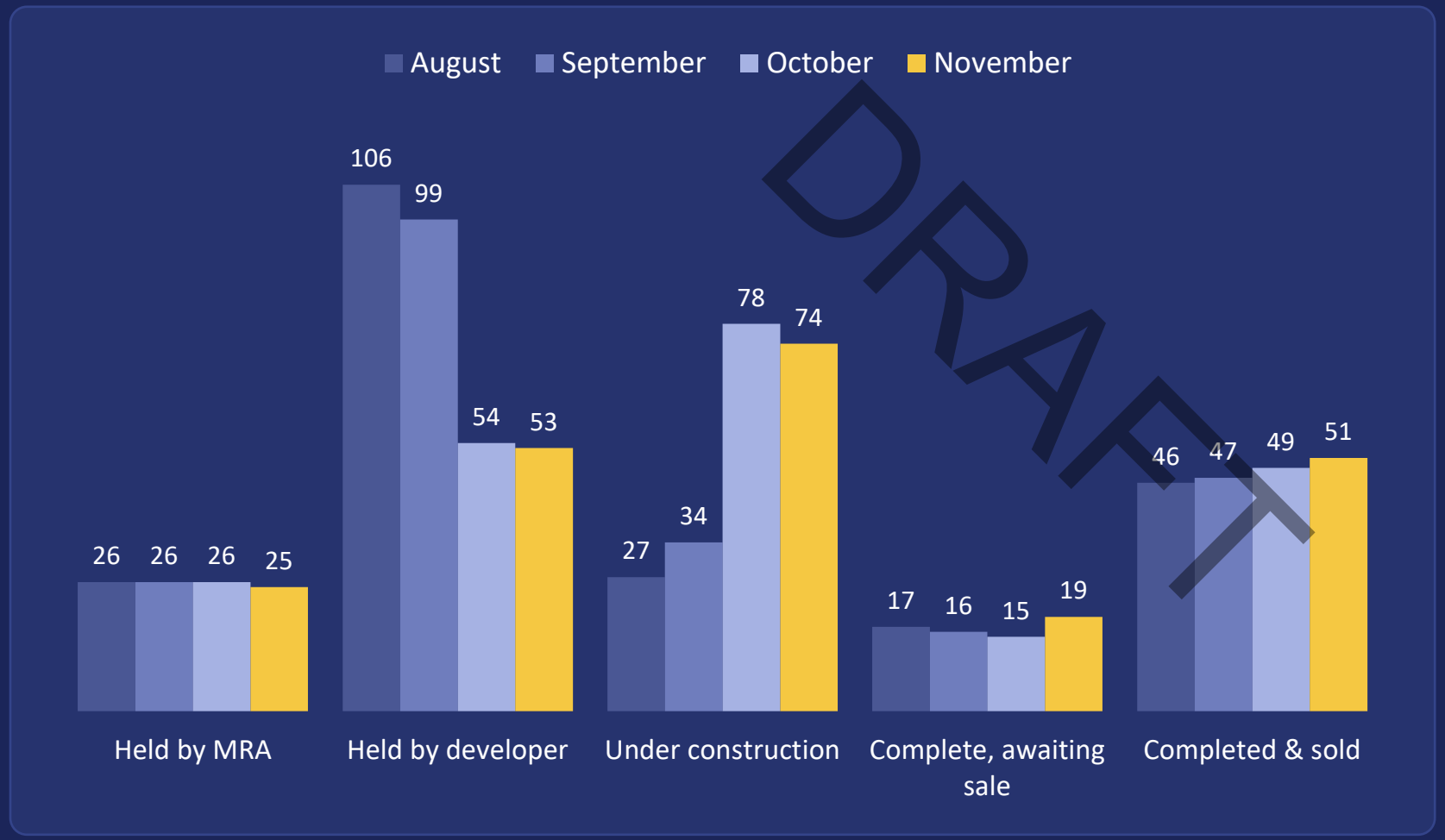
Open development and grant agreements

Agreement	Year	Total tracts	Held by MRA	Held by developer	Under constr.	Complete, awaiting sale	Completed & sold	Nov. update
TOTALS		222	25	53	74	19	51	9 of 15
HBDI – Palmetto Place	2019	43	0	0	43	0	0	Reported
Mayberry Homes – Southern Palms	2022	40	0	0	7	10	23	Reported
CR Design Build	2022	3	0	2	1	0	0	Carried
Daggett Development – Modern Palms	2022	34	0	34	0	0	0	Reported
Houston Habitat for Humanity (Feb 2023)	2023	4	0	0	0	1	3	Reported
Heart of Houston CDC (Sep 2023)	2023	11	0	0	0	0	11	Closed out
Boynton-Houston CDC	2024	13	1	10	2	0	0	Reported
Change Happens CDC (Oct 24, 2024)	2024	12	3	1	6	0	2	Field obs.
Change Happens CDC (Oct 25, 2024)	2024	10	3	1	6	0	0	Field obs.
Epic Homes LLC	2024	5	1	0	2	2	0	Reported
Herbert Stroman Foundation	2024	8	0	5	2	0	1	Reported
Houston Habitat for Humanity (Apr 2024)	2024	17	0	0	0	6	11	Reported
Titanium Builders L.L.C.	2024	6	6	0	0	0	0	Field obs.
Fifth Ward Community Redevelopment	2024	5	5	0	0	0	0	Reported
Heart of Houston CDC (Dec 2025)	2025	11	6	0	5	0	0	Field obs.

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Field obs. = developer did not report; figures use HCD's November 6 field observation. Carried = no update and not inspected; October position carried.

Portfolio movement, August to November



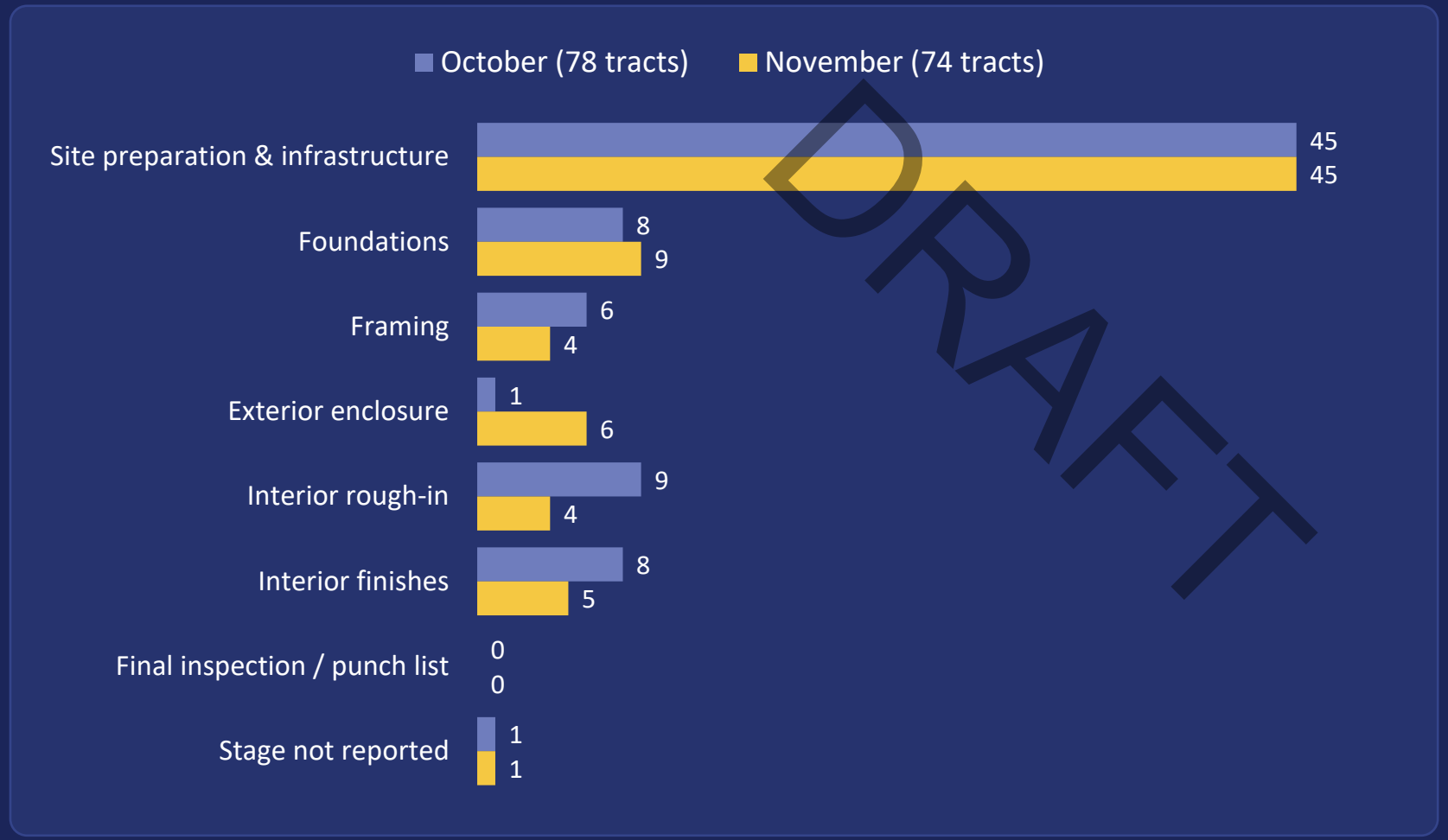
7 homes completed and left the construction count

3 new starts found on the field inspection

19 completed homes waiting for a buyer (was 15)

CONSTRUCTION STAGE

How far along are the 74 homes under construction



15 at exterior enclosure or later (was 18 in October)

45 at site preparation: 43 Palmetto Place lots, 3212 Rosalie St, 3413 Beulah St

0 at final inspection so far

Multiple family developments

WALIPP – Senior Homes

102 units

73% COMPLETE

Nov 6 field visit: Siding and windows complete on most of the building; one wing still in house wrap with a crew working

NEXT Next stage Feb 1, 2027 · stabilized Mar 31, 2027

Trinity East Village – Senior

90 units

11% COMPLETE

Nov 6 field visit: Wood framing up across several buildings, further along than the foundation stage shown in October

NEXT Completion est. Q3 2027 · lease-up Oct 31, 2027

HBDI – Serenity Palms

145 units

PRE-CONSTRUCTION

Nov 6 field visit: Site is overgrown with cut brush piled along the road frontage; no construction activity

NEXT Site permit expected Mar 19, 2027

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Trinity East Village – Family (Phase II): designed at 72 units, developer seeking at least 85; funding gap of about $11.9 million. Option deadline extension to Dec 31, 2027 is pending Board action.

Upcoming deadlines and Board action

March 3, 2027

Epic Homes LLC – construction deadline

Extended 120 days on Nov 3. Two of four homes complete and waiting for sale; 3221 Beulah St at interior finishes, driveway still to be poured.

March 3, 2027

Herbert Stroman Foundation – construction deadline

Extended 120 days on Nov 3. Two homes under construction; site preparation on five tracts scheduled to start Nov 16 with the new general contractor.

December 31, 2026

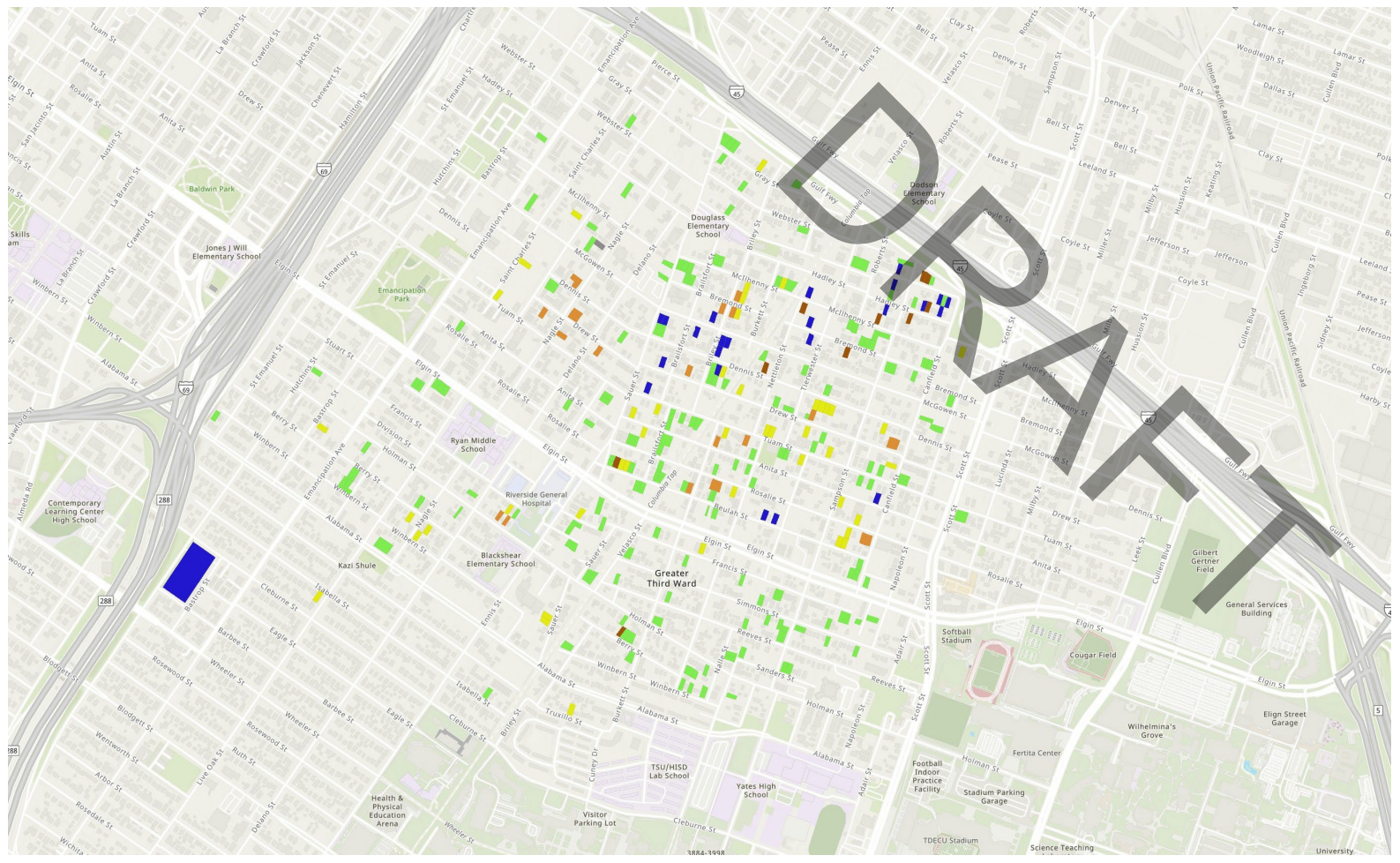
Trinity East Village – Phase II option exercise

Board decision pending. The Affordable Housing Committee recommended on Oct 7 extending the option deadline to Dec 31, 2027 and Phase II completion to Dec 31, 2029.

Affordability period (20 → 10 years): every Southern Palm homeowner has signed the amended deed restrictions; about 35–40% of mortgage companies have returned consents.

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GIS mapping — North View



Third Ward & Midtown core

- Available for purchase
- Encumbered – not started
- Under construction
- Complete & sale pending
- Completed and sold
- Market value sale
- Pending reconciliation

GIS mapping — South View



MacGregor & OST / South Union

- Available for purchase
- Encumbered – not started
- Under construction
- Complete & sale pending
- Completed and sold
- Market value sale
- Pending reconciliation

Developer's Summit Report

November 4, 2026

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Developer Coffee & Conversation at a glance

35+	people registered
20	organizations
26	attendees
6	live poll questions

The five things we heard most

01 **Property taxes are the top concern.** New homebuyers face a tax jump after the first reappraisal, and nonprofit developers pay taxes on lots before they can finish building and sell.

02 **Homebuyers are bottlenecked.** A home can be built in 3 to 4 months, but qualified homebuyers can wait 4 to 6 months to get through the approval process.

03 **The 33% PITI (front-end) ratio is holding up sales.** Developers asked MRA to review it and, if waivers are allowed, to put the waiver process in writing.

04 **Theft and break-ins are expensive.** One builder reported $15,000 to $22,000 in repairs per home, and break-ins push back closings.

05 **Developers want flexibility and a voice.** They asked for more flexible design standards, fair access to the remaining lots, and a say before decisions are made.

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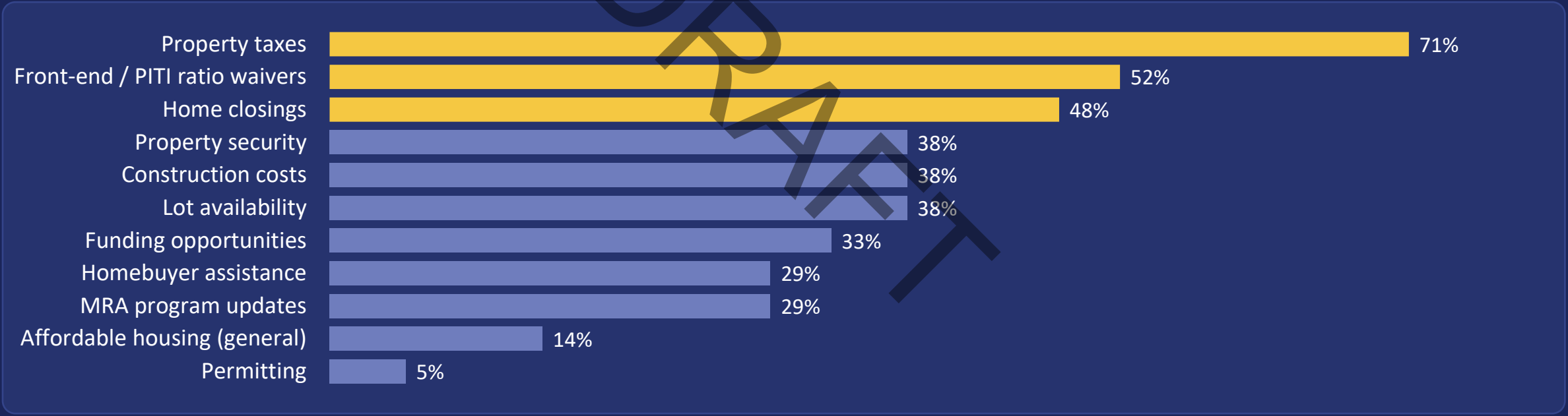
Live Polling: What the Room Said

We used live polling on phones throughout the morning. Participants responded well. Up to 26 people answered each question, giving us a real-time view of the issues that matter most to developers.

"What should we discuss today?"

21 responses. People could pick more than one topic.

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Takeaway: property taxes (71%), ratio waivers (52%) and home closings (48%) were the top three. Lot availability, construction costs and property security tied for fourth (38%). Permitting was barely a concern (5%).

LIVE POLLING

“What item raised today would make the biggest difference to you?”

16 written answers, grouped by topic. One answer can mention more than one topic.



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Affordable Housing Committee Discussion

#	Item	Why it matters
1	**Property taxes.** A property tax guide for homebuyers and developers, realistic tax estimates at closing, and the new exemption for nonprofits.	New homebuyers face a tax jump after the first reappraisal.
2	**PITI ratio and waivers.** Review the 33% PITI (front-end) ratio and adopt a short written waiver policy.	Homebuyers are waiting months; developers and lenders called this the biggest fix.
3	**Security during construction.** Explore ways to support site security.	Theft adds up to $22,000 per home and delays closings.
4	**Design standards for the next round of lots.** Allow more flexibility on materials and layout.	At least one experienced builder skipped the last RFP because of the specifications.
5	**Water and sewer tap fees.** Look into options for reimbursing water and sewer tap fees, following past programs.	Water and sewer taps cost about $6,000 per home.

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Program team follow-ups

#	Follow-up	Suggested lead
1	Launch the developer reporting portal for monthly updates	HCD
2	One document portal for homebuyers; regular check-ins on open files with lenders and realtors	HAUL and HCD
3	One-page property tax guide; realistic tax and escrow estimates at closing; check the CHDO exemption path for nonprofits	HAUL, Greenberg Traurig, HCD
4	Add a title and lien check before every lot transfer	Greenberg Traurig
5	Help file code enforcement reports for problem properties adjacent to new MRA-assisted homes; loop in District D	HCD
6	Plan the next Developer Coffee & Conversation (developers asked for it)	MRA, HCD and HAUL

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MIDTOWN REDEVELOPMENT AUTHORITY

Third Ward and Southeast Houston Affordable Housing & Infrastructure Implementation Plan

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Request for Proposals · RFP No. 2026-01

Mandatory Pre-Proposal Meeting · Tuesday, November 10, 2026 · 2:00 p.m. CT

Schedule

Solicitation Milestone	Date and Time
RFP released and posted to Civcast	Friday, October 30, 2026
Mandatory Pre-Proposal Meeting (Microsoft Teams)	Tuesday, November 10, 2026, 2:00 p.m. CT
Deadline for written questions (via Civcast)	Friday, November 13, 2026 **Friday, November 20, 2026**
MRA responses to questions (via Civcast)	Friday, November 20, 2026 **Thursday, December 3, 2026**
Proposals due (upload to Civcast)	Thursday, December 3, 2026, 2:00 p.m. CT **Thursday, December 10, 2026, 2:00 p.m. CT**
Interviews of finalists, if deemed necessary	Week of January 11–15, 2027
Preferred firm notified; negotiations begin	Tuesday, January 19, 2027
MRA Board consideration of contract	Thursday, January 28, 2027

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MRA reserves the right to revise this schedule. Any revision will be issued as an addendum on Civcast.