



midtown
H O U S T O N

ccppi

FREQUENTLY ASKED QUESTIONS

CCPPI / MRA 100-HOMES INITIATIVE

What is the Midtown Redevelopment Authority?

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

In Texas, there are two types of TIRZs and Midtown Redevelopment Authority (MRA)/Tax Increment Reinvestment Zone No. 2 (TIRZ) is the type that can extend its redevelopment activities outside of its TIRZ boundary, as long as there is an economic development benefit. As a petition TIRZ, MRA is required by legislation to allocate 30% of its revenue to affordable housing. Consequently, MRA has purchased land in neighborhoods where land costs are affordable and has, in turn, conveyed it to developers at a cost that enables them to produce housing that low-to-moderate income households can afford.

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

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

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

It has been well documented that there is a substantial shortage of affordable housing in Houston. The *100-Homes Initiative* will significantly increase the supply of quality affordable housing available to Houston’s low-to-moderate income households. The

well-designed, walkable, tree-lined communities that will be built in the first phase of the initiative will harmonize with nearby subdivisions.

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

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

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

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

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

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

How will developers be chosen?

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

What is the track record of the partners to date?

Previously, for-sale homes, apartment homes, and single-room occupancy (SRO) units for formerly homeless persons have been built on land tracts that MRA has made

available to affordable housing developers. The number and type of units built and the neighborhoods in which they are located are shown below.

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

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

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

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

What happens going forward?

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

In some instances, small scale adjacent tracts will be aggregated and made available to developers to build infill housing in the form of duplexes, triplexes, and fourplexes. In other instances, tracts that are larger in scale will be made available for the construction of infill apartment developments. In addition, large-scale single-family developments like the three that are featured in the Phase I of the *100-Homes Initiative* will be constructed.

Phase II will begin in 2019.