



midtown
H O U S T O N

ccppi

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

Houston, October 24, 2018 - In a partnership designed to serve families in need, grow neighborhoods and address Houston’s anticipated growth, the Center for Civic and Public Policy Improvement (CCPPI) and the Midtown Redevelopment Authority (MRA) are supporting the production of affordable housing in Southeast Houston. Both partners are committed to making the comfort of a safe, sound residence a possibility for Houstonians who are having difficulty making this a reality.

The “100-Homes Initiative” will set a new standard in Houston for community development by providing intact single-family subdivisions, as opposed to being scattered throughout existing subdivisions reflecting a phenomenon that has not occurred since the 1990’s.

The partners will develop three walkable subdivisions with beautiful design and lush green landscapes that are in harmony with the existing homes in this vibrant, tree-lined section of Houston (*see map*). Moreover, the homes will be built on land that Midtown Redevelopment Authority has acquired for the express purpose of adding to the supply of affordable housing.

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

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

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

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



Midtown Redevelopment Authority (MRA)

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

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

Center for Civic and Public Policy Improvement (CCPPI)

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

In collaboration with the Midtown Redevelopment Authority, CCPPI will produce 220 apartment homes on and near Emancipation Avenue, the historic main street of the

Third Ward neighborhood. In addition, the partners will develop and CCPPI will manage a mixed-use, five-story public facility that is set to be constructed on Emancipation Avenue. This facility will serve as a busy hub for sponsors and advocates of affordable housing and will also house agencies that help low-moderate income families locate housing and other services. These projects, which are proximate to the iconic Emancipation Park, are components of the CCPPI Revive Emancipation! project that is kickstarting the revitalization of Emancipation Avenue.

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

###

Click [here](#) to download high resolution images.