

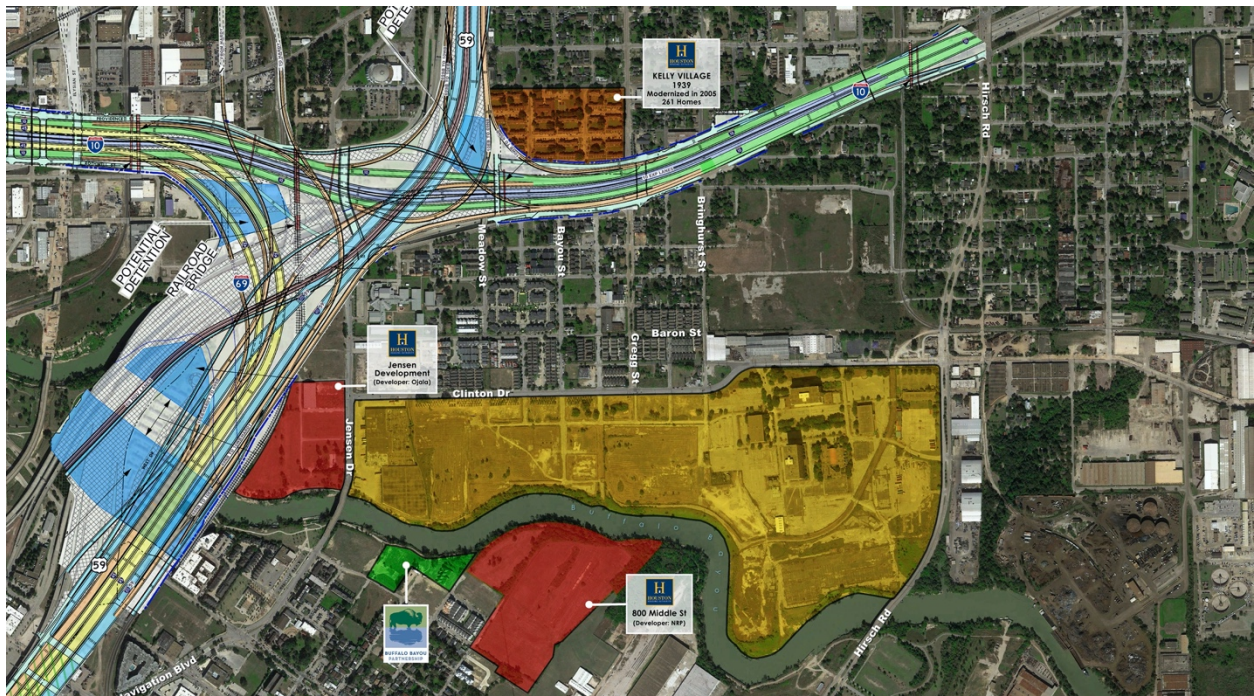
FOR IMMEDIATE RELEASE

HHA Acquires Second and Fifth Ward Land to Develop Innovative Mixed-Income Communities

The community will provide a replacement home for Clayton Homes residents and aim to help solve affordability and gentrification challenges in Second and Fifth Ward

HOUSTON—(April 9, 2020)— [Houston Housing Authority](http://HoustonHousingAuthority.com) (HHA) residents at Clayton Homes are one momentous step forward in receiving a vital, innovative [mixed-income housing](#) community to replace and enhance the affordable housing stock that will be lost to the I-45 expansion project. HHA, the largest provider of affordable housing in Houston, closed several parcels of land for this community project, which residents can learn more about at hhaeastend.com.

“Houston has always been a city full of innovation, diversity and opportunity,” HHA Board Chair LaRence Snowden said. “The new housing developments are built upon that mentality. We believe Clayton residents deserve to stay in their community, and area residents experiencing gentrification deserve a solution. These new communities will be a step toward increasing the affordable housing stock, strengthening our city, stimulating the local economy and improving the quality of life for hundreds of families.”



The property marked 800 Middle St. is a 27-acre area in Second Ward that will be developed by NRP Group, a nationally recognized for building luxury and affordable housing. The property marked Jensen Development is a 11.58-acre area in Fifth Ward that will be developed by Ojala, a Dallas-based real estate firm also specializing in luxury and affordable housing.



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2640 Fountain View Drive ■ Houston, Texas 77057 ■ 713.260.0600 P ■ www.housingforhouston.com

The Second Ward community is in dire need of affordable housing. Not only will Clayton Homes residents need a replacement community in the neighborhood they've historically called home, but also surrounding renters and ancestral residents are struggling to stay in the neighborhood with rising housing costs. 49% of renters in Second Ward are cost-burdened, meaning they spend more than 30% of their income towards rent. Additionally, this housing community will give Houston families easy access to transportation, shopping, museums, houses of worship and many centers of employment.

"Houston faces an affordable housing crisis that requires intentional and innovative action," HHA President and CEO Mark Thiele said. "We will always put those we serve first, and we look forward to working collaboratively with our residents and the surrounding community so Houston families at different income levels can have a high-quality, affordable community they are proud to call home.

Mixed-income housing is a national model that allows families at different income levels to live in one community. The benefits of this approach include reduced economic segregation, increased opportunities for low- and mid-income families and avoids displacement of gentrified families.

The community will play an instrumental role in finalizing the development plans, including the future name of the community. The current proposed plans for 800 Middle St. is a three-phase build:

- Phase 1: 385 affordable units (including some Clayton replacement)
- Phase 2: Mixed income, which will blend affordable and market rate
- Phase 3: 100+ townhomes, which may include affordable homeownership opportunity, an innovative, first-of-its kind initiative

For the Jensen development, the current proposed plans include:

- 600-unit mixed-income community, which will blend affordable and market rate (including some Clayton/ Kelly replacement)

In the coming weeks, HHA will host a virtual community meeting to let residents know more about the development and collect input to finalize the community plans. Closing on the land is a first step in a multi-year effort that requires community collaboration and partnership. Community members can visit hhaeastend.com to learn more and get involved.

ABOUT HHA

Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low income Houstonians, including over 17,000 families housed through the Housing Choice Voucher Program as well as another 5,700 living in 25 public housing and tax credit developments around the city. HHA also administers one of the nation's largest voucher program exclusively serving homeless veterans. More information about the Houston Housing Authority can be found at www.housingforhouston.com.

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