



Draft Housing Revitalization Plan Introduction and FAQ

Introduction

The Texas Department of Transportation (TxDOT) has engaged the Texas State Affordable Housing Corporation (TSAHC) to administer the North Houston Highway Improvement Project (NHHIP) Affordable Housing Grant Program. Through this partnership, TSAHC will administer a comprehensive grant program aimed at creating and supplementing the affordable housing inventory in the four neighborhoods most heavily impacted by the NHHIP.

TSAHC is administering the program in two phases. In the first phase, TSAHC engaged AB Land Planning to conduct a Housing Needs Assessment and Housing Revitalization Plan for the four impacted communities. Together these documents will help TSAHC create funding guidelines for the program that are responsive to the needs of each neighborhood.

TSAHC is releasing the Housing Revitalization Plan for public comment and will participate in four community meetings to provide information about the draft plan and collect public feedback. We plan to bring the plan back to the TSAHC Board of Directors for final approval at the June 2026 board meeting.

What is the NHHIP?

The I-45 NHHIP is a comprehensive infrastructure initiative aimed at improving mobility, reducing congestion, and enhancing safety along the I-45 corridor in Houston. The project includes the reconstruction and expansion of the freeway, the addition of managed lanes, and the integration of innovative design elements such as deck parks and arch bridges. By modernizing this critical transportation corridor, the NHHIP seeks to support economic growth, improve quality of life, and address the transportation needs of the region's growing population. For more information, visit: <https://www.txdot.gov/nhhip>.

How much funding is available?

TxDOT committed a total of \$30 million to the NHHIP Affordable Housing Grant Program, of which \$28.5 million will be available as grant funding to support the creation of additional

housing units in the four neighborhoods most heavily impacted by the NHHIP: Independence Heights, Near Northside, Greater Fifth Ward, and Greater Third Ward.

The funding available to each neighborhood is as follows:

1. Independence Heights: 37% (\$10,545,000)
2. Near Northside: 29% (\$8,265,000)
3. Greater Fifth Ward: 20% (\$5,700,000)
4. Greater Third Ward: 14% (\$3,990,000)

How were the funding amounts for each neighborhood determined?

The funding amounts for each neighborhood were determined by TxDOT based on the impact to each of the four neighborhoods affected by the NHHIP. The amounts are included in the Housing Revitalization Plan for context only.

How will the Housing Revitalization Plan be implemented?

TSAHC will utilize the Housing Revitalization Plan to create funding guidelines to direct the expenditure of the grant funding. The guidelines will outline eligible housing types, applicant eligibility criteria, the timing and structure of the funding, and reporting requirements. Funds will be awarded directly to organizations building affordable housing units and will not be made available to individual households seeking assistance with housing costs. This funding is separate from the relocation assistance provided to individual households directly affected by the NHHIP.

When will funding be available?

TSAHC plans to release the funding guidelines in summer 2026, and we expect initial funding to be available in fall 2026.