



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/31/2021

ALL

Item Creation Date: 7/9/2021

**HCD21-96 Affordable Home Development (AHD) Program Guidelines**

Agenda Item#: 18.

**Summary:**

ORDINANCE adopting the City of Houston Affordable Home Development Program Guidelines

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance adopting the Affordable Home Development (AHD) Program Guidelines. The purpose of the AHD Program is to increase the City's stock of affordable single-family homes and create homeownership opportunities for households earning from 60% to 120% of the Area Median Income (AMI).

For-profit and nonprofit developers are eligible to apply for gap financing for their affordable single family home projects. Developers must complete and submit the pre-application and supplemental documentation to be considered for funding. Developers will be asked to submit a full application by invitation only for final award consideration. Each project will be evaluated based on its alignment with the City's affordable housing objectives and priorities, the readiness of the project, the project completion timeline, and overall community benefit.

The AHD Program Guidelines will provide specific processes and procedures for administering the AHD Program, including application, resiliency construction standards and project eligibility requirements, underwriting criteria, funding requirements, standards, closeout and monitoring, and complaint and appeals processes. The AHD Program will be funded using the Uptown TIRZ Series 2021 Affordable Homes Fund allocation to large tract development, already budgeted.

The City will administer the AHD Program in accordance with the Guidelines.

There was no formal Housing and Community Affairs Committee meeting during the month of July; therefore, the Chairs were briefed on this item on July 28, 2021.

DocuSigned by:

*Tom McLasland*

Tom McLasland, Director

**Prior Council Action:**

05/05/2021 (O) 2021-354

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**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Coversheet	Signed Cover sheet
PNFDF	Backup Material
Affordable Home Development Program Guidelines	Backup Material
Affordable Home Development Program Term Sheet	Backup Material
PGM TIRZ Initial Eligibility Checklist	Backup Material
2021-354 Ordinance caption	Backup Material
Ordinance	Other
	Ordinance/Resolution/Motion