



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/2/2021

ALL

Item Creation Date: 10/27/2021

HCD21-123 Amendment of Ord. No. 2021-354 Uptown TIRZ Series 2021 Affordable Homes Funds for Affordable Home Development Program

Agenda Item#: 18.

### **Summary:**

ORDINANCE amending Ordinance No. 2021-354 to include the Affordable Home Development Program, to allocate funds previously appropriated under said Ordinance thereto and to make other ministerial changes

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing the amendment of Ord. No. 2021-354 to (1) add the "Affordable Home Development Program (AHDP), Large Tract Development" category to the list of single-family affordable housing project categories; (2) allocate \$33,434,885.00 from the original appropriation of \$46,717,500.00 in Uptown TIRZ Series 2021 Affordable Homes Fund for the New Home Development Program (NHDP) to the AHDP, Large Tract Development, for Program Costs and Activity Delivery Costs; (3) reduce the number of units from the "New Home Development Program (Large Tract Development and Scattered Lots)" to 53 to reflect the 607 units to be included with the AHDP; (4) rename the "New Home Development Program (Large Tract Development and Scattered Lots)," as identified in the Ord. 2021-354, to the "New Home Development Program (NHDP), Scattered Lots" to clarify the program type; and 5) correct the reference in Ord. 2021-354 to the "Homebuyer Choice Program (CLT)" to the "Homebuyer Choice Program (HCP)"; and (6) direct the remaining \$13,282,615.00 of the NHDP funds as follows (in bold):

Single Family Activities	Funding Amount	Proposed Units	Program Cost	Activity Delivery Cost
Homebuyer Choice Program (HCP)	\$52,787,500.00	410	\$47,508,750.00	\$5,278,750.00
Homebuyer Assistance Program (HAP)	495,000.00	15	\$445,500.00	\$49,500.00
Affordable Home Development Program (AHDP), Large Tract Development	\$33,434,885.00	607	\$30,091,396.50	\$3,343,488.50
New Home Development Program (NHDP), Scattered Lots	\$13,282,615.00	53	<b>\$11,954,353.50</b>	<b>\$1,328,261.50</b>
Totals	\$100,000,000.00	1,085	\$90,000,000.00	10,000,000.00

The purpose of the AHDP is to increase affordable single-family homes and homeownership opportunities for households earning from 60% to 120% of the Area Median Income (AMI). Under the AHDP, 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 AHDP Guidelines were adopted by City Council, by Ordinance no. 2021-756, on September 1, 2021 to establish the AHDP for Large Tract Development. On May 5, 2021, by Ordinance No. 2021-354, City Council approved the appropriation of \$100,000,000.00 in previously budgeted Uptown TIRZ Series 2021 Affordable Homes Fund to administer affordable home activities serving low- to moderate-income households in the Houston area.

This item was reviewed by the Housing and Community Affairs Committee on October 19, 2021.

DocuSigned by:

*Keith W. Bynam*

Keith W. Bynam, Interim Director

**Prior Council Action:**

05/05/2021 (O) 2021-354

09/01/2021 (O) 2021-756

**Amount and Source of Funding:**

\$33,434,885.00

Uptown TIRZ Series 2021 Affordable Homes Fund  
Fund 2430

(previously appropriated)

**Contact Information:**

Roxanne Lawson, Division Manager

Housing and Community Development Department

**Phone:** (832) 394-6307

**ATTACHMENTS:**

**Description**

Coversheet

Ordinance 2021-354

Ordinance 2021-756

Caption

ordinance

**Type**

Signed Cover sheet

Ordinance/Resolution/Motion

Ordinance/Resolution/Motion

Other

Ordinance/Resolution/Motion