



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/3/2024

District B

Item Creation Date: 10/14/2024

HCD24-101 A Caring Safe Place, Inc, Second Amendment to the Developer Agreement
(CHDO Program)

Agenda Item#: 53.

Summary:

ORDINANCE approving and authorizing a Second Amendment to Developer Agreement between the City of Houston and **A CARING SAFE PLACE, INC** under the City of Houston Community Housing Development Organization Single-Family Home Development Program to amend cost projections, increase the amount of time the Director may extend the time of performance, and change provisions regarding definitions, the affordability period, and sales contracts; authorizing the Mayor to execute said Second Amendment to Developer Agreement with A Caring Safe Place, Inc - **DISTRICT B - JACKSON**

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Second Amendment to the "Developer Agreement (CHDO Single-Family Home Community Housing Development Program)" between the City of Houston and A Caring Safe Place, Inc. (ACSP) to (1) reduce the maximum amount of the agreement by \$554,000.00 from \$3,868,000.00 to \$3,132,000.00; (2) reduce the total number of CHDO Homes that A Caring Safe Place, Inc. may build from thirteen to eleven; (3) amend cost projections; (4) extend the amount of time the Director may extend the time of performance; (5) change provisions regarding definitions, CHDO Proceeds, Recapture Requirements, the affordability period, and sales contracts; and (6) replace the forms of the Homebuyer HOME Statement, Homebuyer Note, and Homebuyer Deed of Trust.

The initial Developer Agreement, by Ordinance 2020-1074, authorized the development of up to nine (9) affordable single-family homes. On July 12, 2023, by Ordinance 2023-552, City Council approved an Ordinance authorizing a First Amendment to amend the Developer Agreement and relevant provisions, exhibits, and related documents (1) to increase the maximum number of affordable single-family homes that ACSP may build pursuant to the Developer Agreement from nine (9) to thirteen (13); and (2) increase funding from \$2,286,000.00 to \$3,686,000.00 in HOME funds for the development of the additional homes and to cover construction cost increases.

The CHDO Single-Family Home Development Program administers newly constructed affordable-family homes for sale to eligible low- and moderate-income homebuyers and expands nonprofit housing providers' capacity.

No funding is attached to this item.

The Housing and Affordability Committee (HAC) Chair was briefed on this item on November 19, 2024.

DocuSigned by:

Michael Nichols, Director

Prior Council Action:

02/12/2019 (O) 2019-0082; 12/09/2020 (O) 2020-1074; 07/12/2023 (O) 2023-552

Contact Information:

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ATTACHMENTS:

Description	Type
Cover Sheet	Signed Cover sheet
Public Notice	Public Notice
Ordinance 2019-0082	Backup Material
Ordinance 2020-1074	Backup Material
Ordinance 2023-0552	Backup Material
Ownership Form	Backup Material
Tax Report	Backup Material
Departmental Sign-Offs	Backup Material
Caption	Other