CITY OF HOUSTON - CITY COUNCIL
Meeting Date: 7/12/2016
District D
Item Creation Date: 2/1/2016

HCD16-64 Sunrise Orchard

Agenda Item#:

Background:

In response to the lack of housing for youth aging out of foster care, Tejano Center for Community Concerns has joined the The Vecino Group to develop a 52-unit affordable housing community which will provide supportive services geared towards the specific needs of this segment of the homeless population. The Housing and Community Development Department (HCDD) recommends Council approve an Ordinance authorizing a Performance Based Loan for up to $3,500,000 for construction of this facility. Total project costs are anticipated to be $9,533,703.

The project will include one- and two-bedroom units. All residents will sign individual leases for a minimum of 12 months. All units will be considered permanent supportive housing, with extensive social services provided to the tenants.

Tejano Center has operated a youth shelter and foster care program on the Sunrise Road site for approximately 20 years. The Center will provide services in conjunction with the Salvation Army, Baylor College of Medicine, Legacy Community Health, and Service Employment Redevelopment (SER) Jobs for Progress. Development expertise will be provided by The Vecino Group, a development firm based in Springfield, MO.

The project's total cost will be financed as follows:

Sources	Total	Uses	Total	Residential
Harris County	$1,684,991	Land Acquisition	$415,000	$349,845
Tax Credit Equity	2,639,730	Hard Cost	5,871,948	4,950,052
Deferred Developer Fee	150,000	Soft Cost	1,900,361	1,602,005
Land Contribution	15,000	Reserves	273,769	230,787
NeighborWorks America	25,000	Developer Fee	$1,072,625	$904,223
FHLB	500,000	Total	$9,533,703	$8,036,912
CSH Grant	1,018,982			
HCDD HOME Grant	$3,500,000			
Total	$9,533,703			

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Brenda Scott, Interim Acting Director

Amount of Funding:

$3,500,000.00 HOME Investment Partnership

Contact Information:

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