

COMMUNITY SERVICES DEPARTMENT COORDINATION COPY/ROUTING FORM



Harris County Commissioners Court

Request for Court Action

Department: Community Services

Department Head/Elected Official: Adrienne Holloway, Ph.D.

Regular or Supplemental RCA:

☒ Regular RCA

☐ Supplemental RCA

Type of Request: Public Necessity

Project ID (if applicable): UPIN 19035MF19U01

Vendor/Entity Legal Name (if applicable): Harris County Housing Authority and Greystone North
American Investments LLC

MWDBE Participation (if applicable):

Request Summary (Agenda Caption):

Recommendation for authorization of certain projects, decreeing the projects to be a public necessity and convenience, directing the Harris County Real Property Division on behalf of the Community Services Department to acquire three (3) tracts for the public project known as HCSFNC – Harris County Single Family New Construction Program - 2019, for the purpose of acquiring new single family homes for resale and affordable housing construction, UPIN 19035MF19U01, Precincts 1 & 2.

Background and Discussion:

For the acquisition of the Lake Houston tract, the Single Family New Construction Program (SFNCP) will be developing a subdivision that will serve 59 families who have a Low-to-Moderate Income (LMI). Eligible families will be able to purchase these homes at an affordable price.

For the acquisition of the two tracts on Gaston St, two homes are being constructed by Greystone Homes, and SFNCP will sell these homes at a reduced rate to eligible homebuyers.

Expected Impact:

Sixty-one eligible families will be able to become homeowners of new, quality, affordable houses.

Alternative Options:

N/A

Alignment with Goal(s):

☐ Justice and Safety

DS
Executive Director

Chief Operations Officer

Chief Com Services Officer

Chief Housing Com. Dev. Officer

Chief Financial Officer

DR & Resiliency Directors

Director
Social Services

Director
Transit

Assist. Director
IMG Legal Services

Assist. Director
Disaster Recovery

Assist. Director
Finance

Assist. Director
Grants Management

Assist. Director
Housing Programs

Assist. Director
Planning & Dev.

Assist. Director
Marketing & Com

Assist. Director
Social Services

Assist. Director
Transit

Assist. Director
IT

Deputy Assist. Director
Finance

Deputy Assist. Director
Housing Construction

Deputy Assist. Director
Outreach & Engagement

Deputy Assist. Director
Planning & Dev.

Deputy Assist. Director
Transit

Housing Programs Lending Manager



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Type of Request: Public Necessity

Project ID (if applicable): UPIN 19035MF19U01

Vendor/Entity Legal Name (if applicable): Any Applicable Landowner and/or Property Interest Holder

MWDBE Participation (if applicable):

Request Summary (Agenda Caption):

Recommendation for authorization of certain projects, decreeing the projects to be a public necessity and convenience, directing the Harris County Real Property Division on behalf of the Community Services Department to acquire three (3) tracts for the public project known as HCSFNC – Harris County Single Family New Construction Program - 2019, for the purpose of acquiring new single family homes for resale and affordable housing construction, UPIN 19035MF19U01, Precincts 1 & 2.

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Expected Impact:

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Alternative Options:

N/A

Alignment with Goal(s):

☐ Justice and Safety

☐ Economic Opportunity

☒ Housing

☐ Public Health

☐ Transportation

☐ Flooding

☐ Environment

☐ Governance and Customer Service

Prior Court Action (if any):**Location:**

Address (if applicable list below):

☐ Countywide☒ Precinct 1☒ Precinct 2☐ Precinct 3☐ Precinct 4**Fiscal and Personnel Summary**

Service Name	-	FY 21-22	Estimates	
			FY 22	Next 3 FYs
Incremental Expenditures				
	Labor Expenditures	-	-	
	Non-Labor Expenditures	-	-	-
	Total Incremental Expenditures	-	-	-
Funding Sources (General Fund, PIC Fund, Debt or CP, Grants, or Other – Please Specify)				
Existing Budget	-	-	-	-
	-	-	-	-
	-	-	-	-
Total Current Budget		-	-	-
Additional Budget Requested	-	-	-	-
	-	-	-	-
	-	-	-	-
Total Additional Budget Requested		-	-	-
Total Funding Sources		-	-	-
Personnel (Fill out section only if requesting new PCNs)				
Current Position Count for Service		-	-	-
Additional Positions Requested		-	-	-
Total Personnel		-	-	-

Anticipated Implementation Date: September 14, 2021**Emergency/Disaster Recovery Note:**☐ Not an emergency, disaster recovery, or COVID-19 related item☐ Emergency Item☐ COVID-19 related Item☒ Disaster Recovery related Item**Contact(s) name, title, department:**

Jenn Garrett, Manager, CSD

Attachments (if applicable): Findings and Declarations; Maps of site locations.

FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as HCSFNC – Harris County Single Family New Construction Program - 2019, UPIN 19035MF19U01, for the purpose of acquiring new single family homes for resale and affordable housing construction, in Harris County, Texas (referred to herein as “the Project”), and the Harris County Real Property Division is authorized to acquire 3 tracts.

IT IS, THEREFORE, DECLARED that:

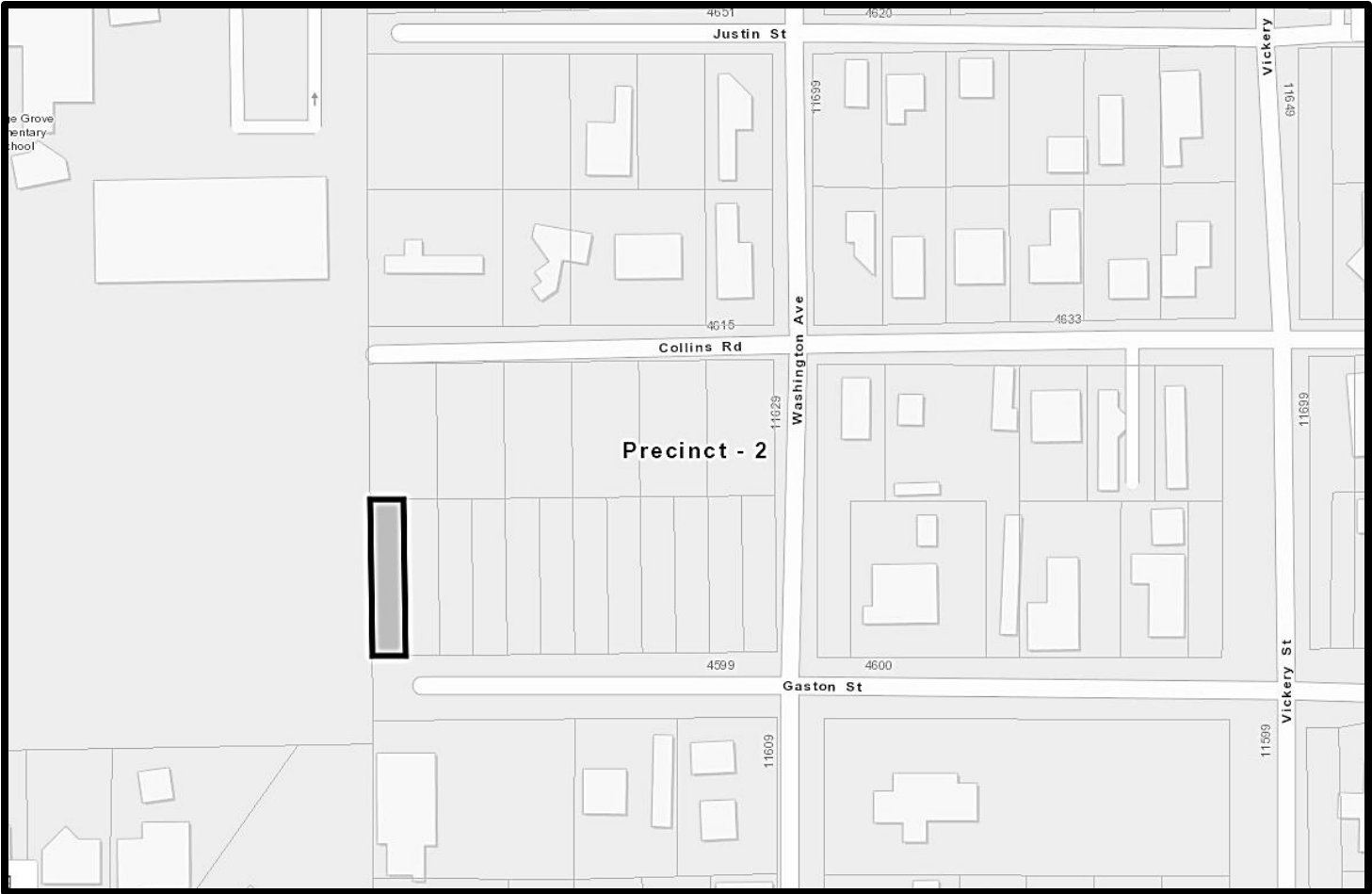
1. Public necessity exists for the Project and for the voluntary acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of fee simple in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

Tract List

Tract No.	Address	Acreage	Lot	Block	Section	Subdivision	Property Interest
G-1	0 Gaston St., Houston, TX 77093 <i>(Proposed 4501 Gaston St.)</i>	0.07	18	15		North Houston Heights	fee simple
G-2	0 Gaston St., Houston, TX 77093 <i>(Proposed 4503 Gaston St.)</i>	0.07	17	15		North Houston Heights	fee simple
LH-1	0 N. Lake Houston Pky./ 0 W. Lake Houston Pky., Houston, TX 77044	18.40	LTS 1, 4, 9A, 11, 12; TRS 2A, 3, 3A, 4A, 10	F, G		Dooley Partition (ABST 2) V Blanco	fee simple

HCSFNC – Harris County Single Family New Construction Program – 2019

Tract G-1



Tract G-2



Tract LH-1

