



Legislation Details (With Text)

File #: 22-4883 **Version:** 1 **Name:**

Type: Contract - Award **Status:** Agenda Ready

File created: 8/5/2022 **In control:** Commissioners Court

On agenda: 8/23/2022 **Final action:** 8/23/2022

Title: Request for approval of a contract between Harris County, HCHA Redevelopment Authority, Inc. and First Met Apartments, LP for the First Met Senior Apartments, in Precinct 1, CDBG-DR and NSP1 funding in the amount of \$23,368,381 and \$1,631,618, respectively.

Sponsors:

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------|--------|--------|
| 8/23/2022 | 1 | Commissioners Court | | |

Department: Community Services

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

Regular or Supplemental RCA: Regular RCA

Type of Request: Contract - Award

Project ID (if applicable): D2017-090

Vendor/Entity Legal Name (if applicable): HCHA Redevelopment Authority, Inc. and First Met Apartments, LP

MWDBE Contracted Goal (if applicable): N/A

MWDBE Current Participation (if applicable): N/A

Justification for 0% MWDBE Participation Goal: N/A - Goal not applicable to request

Request Summary (Agenda Caption):

Request for approval of a contract between Harris County, HCHA Redevelopment Authority, Inc. and First Met Apartments, LP for the First Met Senior Apartments, in Precinct 1, CDBG-DR and NSP1 funding in the amount of \$23,368,381 and \$1,631,618, respectively.

Background and Discussion:

Attached for Commissioners Court review and approval is a request for funding for the new construction of First Met Senior Apartments, a new, four-story elevator-served building consisting of 157 units for low to moderate-income for seniors of Harris County, of which 81 units will be set aside as Community Development Block Grant-Disaster (CDBG-DR) assisted units through the Continuum of Care’s (CoC) Coordinated Access System. First Met Apartments, LP will maintain ownership at project completion. The total Harris County funding will be \$24,999,999. The total project cost is \$43,495,649.

On August 11, 2020, Harris County Commissioners Court approved funding for and submission of the project

(Project Number D2017-090). On November 6, 2020, the GLO notified Harris County it conditionally approved the First Met Senior Apartment project, including the Affirmatively Furthering Fair Housing review. The project was selected to receive CDBG-DR funds via a project application process that opened on November 6, 2019, and closed on January 22, 2020.

Expected Impact:

The expected impact will be for HCHA Redevelopment Authority, Inc. and First Met Apartments, LP to utilize CDBG-DR funds and enter into a loan from Harris County to fund costs for new construction of the project and increase affordable housing for low to moderate-income seniors. The fiscal impact to Harris County would be \$23,368,381 in CDBG-DR funding and \$1,631,618 in NSP1 funds.

Alternative Options:

The alternative option would be no construction of First Met Senior Apartments, as Harris County would not enter into a loan with HCHA Redevelopment Authority, Inc. to increase affordable housing for seniors.

Alignment with Goal(s):

- Justice and Safety
- Economic Opportunity
- Housing
- Public Health
- Transportation
- Flooding
- Environment
- Governance and Customer Service

Prior Court Action (if any):

| Date | Agenda Item # | Action Taken |
|-----------|---------------|--|
| 12-4-18 | 9.a. | Approval of and resolution to submit Harris County Supplemental Action Plan to the GLO |
| 8-11-2020 | 8.h.2 | Approval of funding for the First Met Senior Apartments |

Location:

Address (if applicable): 8870 West Sam Houston Parkway, Houston, Texas 77040

Precinct(s): Precinct 1

| Fiscal and Personnel Summary | | | |
|--|---------------------|------------------------|------------------------|
| Service Name | Housing Development | | |
| | SFY 22 | FY 23 | Next 3 FYs |
| Incremental Expenditures (do NOT write values in thousands or millions) | | | |
| Labor Expenditures | \$ | \$ | \$ |
| Non-Labor Expenditures | \$ | \$12,499,999.50 | \$12,499,999.50 |
| Total Incremental Expenditures | \$ | \$12,499,999.50 | \$12,499,999.50 |
| Funding Sources (do NOT write values in thousands or millions) | | | |

| | | | |
|---|----|------------------------|------------------------|
| Existing Budget | | | |
| Grant | \$ | \$ | \$ |
| Grant | \$ | \$ | \$ |
| Choose an item. | \$ | \$ | \$ |
| Total Current Budget | \$ | \$ | \$ |
| Additional Budget Requested | | | |
| Grant | \$ | \$12,499,999.50 | \$12,499,999.50 |
| Choose an item. | \$ | \$ | \$ |
| Choose an item. | \$ | \$ | \$ |
| Total Additional Budget Requested | \$ | \$12,499,999.50 | \$12,499,999.50 |
| Total Funding Sources | \$ | \$12,499,999.50 | \$12,499,999.50 |
| Personnel (Fill out section only if requesting new PCNs) | | | |
| Current Position Count for Service | - | - | - |
| Additional Positions Requested | - | - | - |
| Total Personnel | - | - | - |

Anticipated Court Date: August 23, 2022

Anticipated Implementation Date (if different from Court date): N/A

Emergency/Disaster Recovery Note: Disaster Recovery related item

Contact(s) name, title, department: Rene Martinez, Chief Housing & Community Development Officer, Housing and Community Development, Harris County Community Services Department

Attachments (if applicable): Loan Agreement and Security Documents between Harris County, and HCHA Redevelopment Authority, Inc./ Met Apartments LP for the First Met Senior Apartments