



Legislation Details (With Text)

**File #:** 23-2729      **Version:** 1      **Name:**

**Type:** Plat/Replat      **Status:** Passed

**File created:** 5/4/2023      **In control:** Commissioners Court

**On agenda:** 5/16/2023      **Final action:** 5/16/2023

**Title:** Request for approval for the Interim Executive Director of the Harris County Community Services Department to execute, on behalf of Harris County, Homeowners Association (“HOA”) documents, including Articles of Incorporation, By-Laws and Documents encumbering the property through Deed Restrictions for Orchard Place, also known as Vista; and to approve recorded Plat for Orchard Place.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Backup - Orchard Place Execute Incorporation Docs

Date	Ver.	Action By	Action	Result
5/16/2023	1	Commissioners Court		

**Department:** Community Services

**Department Head/Elected Official:** Thao Costis, Interim Executive Director

**Regular or Supplemental RCA:** Regular RCA

**type of Request:** Plat/Replat

**Project ID (if applicable):** N/A

**Vendor/Entity Legal Name (if applicable):** N/A

**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 for the Interim Executive Director of the Harris County Community Services Department to execute, on behalf of Harris County, Homeowners Association (“HOA”) documents, including Articles of Incorporation, By-Laws and Documents encumbering the property through Deed Restrictions for Orchard Place, also known as Vista; and to approve recorded Plat for Orchard Place.

**Background and Discussion:**

Orchard Place is a fifty-four (54) home single-family development initiative funded through Community Development Block Grant - Disaster Recovery (CDBG-DR) dollars. This project is the first of four single-family home initiatives the County is developing to fulfill key recovery objectives following Hurricane Harvey. A leading objective is to increase the supply of decent, safe, affordable housing.

This item authorizes the Harris County Community Services Department (HCCSD) Executive Director to execute

homeowners association documents and approve recorded plat for Orchard Place.

**Expected Impact:**

Orchard Place aims to provide fifty-four (54) newly constructed affordable homes for income eligible families, primarily those earning below 80% of the Area’s Median Income. By doing so, the project will help address the area’s significant need for affordable housing.

**Alternative Options:**

If these homes are not constructed for the SFNC program, HCCSD will be less able to provide affordable newly constructed homes to LMI homebuyers that were directly or indirectly impacted by Hurricane Harvey and face financial challenges to become a homeowner.

**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

**Location:**

Address (if applicable): N/A  
 Precinct(s): Precinct 2

<b>Fiscal and Personnel Summary</b>			
Service Name			
	FY 23	FY 24	Next 3 FYs
<b>Incremental Expenditures (do NOT write values in thousands or millions)</b>			
Labor Expenditures	\$	\$	\$
Non-Labor Expenditures	\$	\$	\$
<b>Total Incremental Expenditures</b>	\$	\$	\$
<b>Funding Sources (do NOT write values in thousands or millions)</b>			
Existing Budget			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$

Total Current Budget	\$	\$	\$
Additional Budget Requested			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Total Additional Budget Requested	\$	\$	\$
<b>Total Funding Sources</b>	\$	\$	\$
<b>Personnel</b> (Fill out section only if requesting new PCNs)			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
<b>Total Personnel</b>	-	-	-

**Anticipated Court Date:** May 16, 2023

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

**Emergency/Disaster Recovery Note:** Not an emergency, disaster, or COVID-19 related item

**Contact(s) name, title, department:** David Chang, Director - Single Family New Construction, HCCSD

**Attachments** (if applicable): Order of Commissioner Court

Articles of Incorporation

Bylaws of Orchard Place

Declaration of Covenants, Conditions and Restrictions for Orchard Place

Orchard Place Plat