



## Legislation Text

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**File #:** 24-2367, **Version:** 1

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**Department:** Housing and Community Development

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

**Regular or Supplemental RCA:** Regular RCA

**Type of Request:** Discussion Item

**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 of recommendations of options to increase and preserve meaningfully affordable housing in the Hardy Downtown Connector project in connection with Harris County Toll Road Authority (HCTRA), and the March 27, 2024 Commissioners Court action.

**Background and Discussion:**

On the March 27, 2024, Commissioners Court, in a motion made by Commissioner Ellis and seconded by Commissioner Briones, directed the Harris County Toll Road Authority (HCTRA) to work with the County Attorney's Office and the Housing and Community Development Department to assess and determine options to increase and preserve meaningfully affordable housing in the Hardy Downtown Connector project area and return with initial recommendations at the April 23, 2024, Commissioners Court.

The Hardy Downtown Connector and associated acquisition and planned construction displaced residential structures in the project service area including Near North Side, Greater Fifth Ward and Kashmere Gardens. As a result, HCTRA will make an investment to support the development of affordable housing in the impacted project area. The Housing and Community Development Department proposes the following options for consideration:

- Initiate a budget transfer from the Harris County Toll Road Authority (HCTRA) to either:
  1. the Housing and Community Development Department (HCD) OR
  2. Harris County Housing Finance Corporation (HCHFC)
- Following the budget transfer, HCHFC or HCD will secure a broker to identify land parcels for acquisition and/or development by one or more of the following entities that can establish long-term affordable housing through development and financing:

1. Harris County Housing Finance Corporation,
  2. Harris County Redevelopment Authority (HCRDA),
  3. a similar entity including the Houston Land Bank to acquire land and/or or develop on land within their HLB inventory, that is also within the project area to develop single family homes for households not to exceed 80% of the area median income.
- HCHFC or HCD will issue a Request for Proposals for not-for profit or for-profit multi-family and single-family housing developers to construct affordable housing projects that:
    - Are within the project area to preserve affordable housing in the impacted neighborhoods
    - Include infill development
    - Include “missing middle housing typologies” with a range of house-scale buildings with multiple units-compatible in scale and form with detached single-family homes
    - Prioritize developers who have experience serving low- and moderate-income households and mixed-income housing development
    - Leverage additional funding sources for deep income targeting
    - Include plans for site testing and environmental remediation for any potentially contaminated sites

HCD and HCTRA will continue exploring the feasibility and expected impacts of each option, as well as any other options that may more effectively advance the Commissioners Court’s goal to increase and preserve meaningfully affordable housing in the Hardy Downtown Connector project area.

**Expected Impact:**

The Commissioners Court action will lead to increasing and preserving meaningfully affordable housing in the Hardy Downtown Connector project in connection with Harris County Toll Road Authority (HCTRA). The expected replacement value and costs are being determined.

**Alternative Options:**

The HCTRA investment cannot occur without Commissioners Court consideration and approval.

**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): Countywide

<b>Fiscal and Personnel Summary</b>				
Service Name	Current Fiscal Year Cost			Annual Fiscal Cost
	Labor	Non-Labor	Total	Recurring Expenses
<b>Funding Sources</b>				
<b>Existing Budget</b>				
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
<b>Total Current Budget</b>	\$	\$	\$	\$
<b>Additional Budget Request</b> ( <i>Requires Fiscal Review Request Form</i> )				
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
<b>Total Additional Budget Request</b>	\$	\$	\$	\$
<b>Total Funding Request</b>	\$	\$	\$	\$
<b>Personnel</b> (Fill out section only if requesting new PCNs)				
Current Position Count for Service	-	-	-	-
Additional Positions Request	-	-	-	-
<b>Total Personnel</b>	-	-	-	-

**Anticipated Court Date:** April 23, 2024

**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:** Rene Martinez, Executive Director, Harris County Housing Finance Corporation

**Attachments** (if applicable): None.