



Legislation Details (With Text)

File #: 21-5430 **Version:** 1 **Name:**
Type: Public Necessity **Status:** Agenda Ready
File created: 10/4/2021 **In control:** Commissioners Court
On agenda: 10/12/2021 **Final action:** 10/12/2021
Title: Request for approval of certain projects, decreeing the projects to be a public necessity and convenience, directing the Harris County Real Property Division to acquire one (1) fee simple tract for the public project known as the Harris County Community Land Trust, for the purpose of affordable housing construction, UPIN 21035MF20W01, Precinct 2.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Public Necessity - Harris County Community Land Trust.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---------------------|--------|--------|
| 10/12/2021 | 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: Public Necessity

Project ID (if applicable): 21035MF20W01

Vendor/Entity Legal Name (if applicable): Any applicable landowner and/or property interest holder

MWDBE Participation (if applicable): Not applicable.

Request Summary (Agenda Caption):

Request for approval of certain projects, decreeing the projects to be a public necessity and convenience, directing the Harris County Real Property Division to acquire one (1) fee simple tract for the public project known as the Harris County Community Land Trust, for the purpose of affordable housing construction, UPIN 21035MF20W01, Precinct 2.

Background and Discussion:

There is an affordability crisis in Harris County. Almost 500,000 families are paying more than they can afford for their homes today. Based on 3x yearly income (TAMU multiplier), people making \$42k/year (e.g., Sheriff, Health care worker) can afford approx. \$126,000 in housing. Most recently built housing is in the \$200-\$400k range, and current median home price is \$295,000. One solution: Community Land Trust!

Expected Impact:

The CLT provides sustainable long-term affordability to low-moderate income families (up to 80% Median Family Income) by placing the land into a trust; thus, a family owns their improvements and enters into a long-term ground lease. This program makes homeownership more affordable through the CLT by subsidizing the

purchase price, making taxes more affordable, and keeping the property attainably priced for future homeowners in the event the home is sold.

Alternative Options:

Down payment assistance program is the current option outside of CLT.

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): 110 Hurta Rd., Crosby, TX 77532

Precinct(s): Precinct 2

| 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: October 12, 2021

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

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

Attachments (if applicable): Findings and Declarations; Map