



## Legislation Details (With Text)

**File #:** 22-4724 **Version:** 1 **Name:**  
**Type:** Contract - Amendment **Status:** Passed  
**File created:** 7/29/2022 **In control:** Commissioners Court  
**On agenda:** 8/2/2022 **Final action:** 8/2/2022  
**Title:** Request by Community Services for approval of an amendment to an agreement between Harris County, National Housing Partnership Foundation (NHPF) Caroline Conduit, LLC, and Magnificat Permanent Affordable, LLC for additional CDBG-DR funds and to provide certain minimum protections for residents of the 3300 Caroline Street Project in Precinct 1.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 22-4724 CSD-NHPF Caroline Conduit.pdf

Date	Ver.	Action By	Action	Result
8/2/2022	1	Commissioners Court		

**Department:** Community Services

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

**Regular or Supplemental RCA:** Supplemental RCA

**Type of Request:** Contract - Amendment

**Project ID (if applicable):** D2017-089

**Vendor/Entity Legal Name (if applicable):** Magnificat Permanent Affordable, LLC

**MWDBE Contracted Goal (if applicable):** The City of Houston, which is jointly funding the project, will set the MWDBE contracted goal and monitor MWDBE compliance.

**MWDBE Current Participation (if applicable):** N/A

**Justification for 0% MWDBE Participation Goal:** N/A - Goal is not 0% and is listed above

**Request Summary (Agenda Caption):**

Request by Community Services for approval of an amendment to an agreement between Harris County, National Housing Partnership Foundation (NHPF) Caroline Conduit, LLC, and Magnificat Permanent Affordable, LLC for additional CDBG-DR funds and to provide certain minimum protections for residents of the 3300 Caroline Street Project in Precinct 1.

**Background and Discussion:**

On April 5, 2022, Commissioner's Court approved an agreement between Harris County and National Housing Partnership Foundation (NHPF) Caroline Conduit, LLC, and Magnificat Permanent Affordable, LLC. Attached for Commissioner's Court review and approval is the first amendment to the agreement between Harris County and National Housing Partnership Foundation (NHPF) Caroline Conduit, LLC, and Magnificat Permanent Affordable, LLC, for the above-described project. The parties now desire to amend said agreement (i) to

increase the Site Work line item by \$1,282,132, (ii) to increase the Direct Construction line by \$224,164, and (iii) to increase the Other Construction line item by \$122,171. The increases total \$1,709,890 in additional funding, requested from the subrecipient due to the surge in construction materials cost. The revised amount of the CDBG-DR funding for this project will be \$10,248,168.00 and the total amount of project funding will be \$44,822,492. Further, at the request of Precinct 1, the agreement is being amended to provide certain minimum protections for residents of the Project (EXHIBIT E-1, "TENANT RIGHTS").

#### Expected Impact:

The expected impact is to approve the additional funding request to the budget to allow the 3300 Caroline Street project to be constructed. The amendment increases CDBG-DR funding for the project from Harris County by \$1,709,890 for a total of \$10,248,168.

#### Alternative Options:

The alternative option is that the project will not have the financing to begin construction.

#### 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
07/10/2018	III.1.2	Approval of and resolution to submit Harris County Supplemental Action Plan to the GLO
08/11/2020	8.h.1	Approval of funding for the 3300 Caroline Street Project
04/05/2022	108	Loan Agreement

#### Location:

Address (if applicable): 3300 Caroline Street, Houston, Texas, 77004

Precinct(s): Precinct 1

Fiscal and Personnel Summary			
Service Name	Housing Development		
	SFY 22	FY 23	Next 3 FYs
<b>Incremental Expenditures (do NOT write values in thousands or millions)</b>			
Labor Expenditures	\$10,248,168	\$	\$
Non-Labor Expenditures	\$	\$	\$

<b>Total Incremental Expenditures</b>	<b>\$10,248,168</b>	<b>\$</b>	<b>\$</b>
<b>Funding Sources (do NOT write values in thousands or millions)</b>			
<b>Existing Budget</b>			
Choose an item.	\$8,538,278	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
<b>Total Current Budget</b>	<b>\$8,538,278</b>	<b>\$</b>	<b>\$</b>
<b>Additional Budget Requested</b>			
Choose an item.	\$1,709,890	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
<b>Total Additional Budget Requested</b>	<b>\$1,709,890</b>	<b>\$</b>	<b>\$</b>
<b>Total Funding Sources</b>	<b>\$10,248,168</b>	<b>\$</b>	<b>\$</b>
<b>Personnel (Fill out section only if requesting new PCNs)</b>			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Anticipated Court Date:** July 19, 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):** Amendment