



Legislation Details (With Text)

**File #:** 24-0908      **Version:** 1      **Name:**

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

**File created:** 2/12/2024      **In control:** Commissioners Court

**On agenda:** 2/27/2024      **Final action:** 2/27/2024

**Title:** Request for approval for the Executive Director to execute an amendment to the Declaration of Covenants, Conditions and Restrictions for Orchard Place, also known as Vista, to clarify certain maintenance obligations of the Community Association of Orchard Place and revise the recorded plat.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. BACKUP Orchard Place 1st Amendment

Date	Ver.	Action By	Action	Result
2/27/2024	1	Commissioners Court		

**Department:** Housing and Community Development

**Department Head/Elected Official:** Thao Costis, 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 Executive Director to execute an amendment to the Declaration of Covenants, Conditions and Restrictions for Orchard Place, also known as Vista, to clarify certain maintenance obligations of the Community Association of Orchard Place and revise the recorded plat.

**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 Housing and Community Development Department (HCHCD) Executive Director to execute homeowners' association documents and approve recorded plat for Orchard Place.

**Expected Impact:**

No expected financial 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 newlyconstructed 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
5/16/2023	180	Approved HOA Documents

**Location:**

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

Fiscal and Personnel Summary				
Service Name	Current Fiscal Year Cost			Annual Fiscal Cost
	Labor	Non-Labor	Total	Recurring Expense
<b>Funding Sources</b>				
<b>Existing Budget</b>				
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
Total Current Budget	\$	\$	\$	\$
<b>Additional Budget Request (Requires Fiscal Review Request Form)</b>				
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$

Total Additional Budget Request	\$	\$	\$	\$
<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:** February 27, 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:** David Chang, Director - Single Family New Construction, HCHCD

**Attachments** (if applicable): Amendment to the Declaration of Covenants, Conditions and Restrictions for Orchard Place and Order of Commissioners Court