



## Legislation Details (With Text)

**File #:** 24-2234 **Version:** 1 **Name:**

**Type:** Contract - Award **Status:** Passed

**File created:** 4/10/2024 **In control:** Commissioners Court

**On agenda:** 4/23/2024 **Final action:** 4/23/2024

**Title:** Request for approval to increase the due diligence and eligible pre-development costs without increasing the maximum amount of the previous conditional award of up to \$7,300,000 of the American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds to purchase the land and assign the current purchase contract to Harris County for the Yellow Cab Project for the Harris County Housing Finance Corporation, and approval for Harris County to directly purchase the land rather than through the assignment of the Purchase Agreement from the Houston Land Bank (HLB). The maximum purchase price has been reduced to \$4,763,500 with an increase in the ARPA State and Local Fiscal Recovery Funds for due diligence and eligible predevelopment costs for the Yellow Cab Project from \$1,490,000 to \$2,536,500, which will not increase the previous conditional award of up to \$7,300,000.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Backup Court Order for Yellow Cab

Date	Ver.	Action By	Action	Result
4/23/2024	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:** Contract - Award

**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 to increase the due diligence and eligible pre-development costs without increasing the maximum amount of the previous conditional award of up to \$7,300,000 of the American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds to purchase the land and assign the current purchase contract to Harris County for the Yellow Cab Project for the Harris County Housing Finance Corporation, and approval for Harris County to directly purchase the land rather than through the assignment of the Purchase Agreement from the Houston Land Bank (HLB). The maximum purchase price has been reduced to \$4,763,500 with an increase in the ARPA State and Local Fiscal Recovery Funds for due diligence and eligible predevelopment costs

for the Yellow Cab Project from \$1,490,000 to \$2,536,500, which will not increase the previous conditional award of up to \$7,300,000.

**Background and Discussion:**

On August 29, 2023, Commissioners Court approved for Housing and Community Development to negotiate the purchase of land for the Yellow Cab Project for a maximum price of \$4,760,000 and \$2,540,000 for eligible pre-development costs. Focus Area Team and Steering Committee approved a total allocation for this project of \$7,300,000.

On March 26, 2024, Commissioners Court approved for Housing and Community Development a conditional award of up to \$7,300,000 of the American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds to purchase the land and assign the current purchase contract to Harris County Housing Finance Corporation. for the Yellow Cab Project

Since then, the due diligence and eligible predevelopment costs for the Yellow Cab Project have increased from \$1,490,000 to \$2,536,500. The increase in the due diligence and eligible pre-development costs will not increase the previous conditional award of up to \$7,300,000.

**Expected Impact:**

\$7,300,000 in ARPA State and Local Fiscal Recovery Funds, with up to \$4,763,500 for purchase of the land and \$2,536,500 in ARPA State and Local Fiscal Recovery Funds for due diligence and eligible pre-development costs for the Yellow Cab Project.

**Alternative Options:**

If not approved, the project will not move forward with the County for the development of affordable housing.

**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
8/29/2023	13.	Approval to negotiate the purchase of 3201 Hardy Street, 1406 Hay Street, 1500 Hays Street, Houston, TX 77009 with Houston Land Bank assigning their current purchase contract to Harris County for a maximum price of \$4,812,750.

03/26/2024	635	Approval to negotiate to assume purchase of 3201 Hardy Street, 1406 Hay Street, 1500 Hays Street, Houston, TX 77009 with Houston Land Bank assigning their current purchase contract to Harris County for a maximum price of \$5,810,000.
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**Location:**

Address (if applicable): 1406 and 1500 Hays Street, Houston, TX 77009

Precinct(s): Precinct 2

**Fiscal and Personnel Summary**

Service Name	Affordable Rental Housing			
	Current Fiscal Year Cost			Annual Fiscal Cost
	Labor	Non-Labor	Total	Recurring Expenses
<b>Funding Sources</b>				
<b>Existing Budget</b>				
2651 - American Rescue Plan 2021	\$	\$7,300,000	\$7,300,000	\$
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
Total Current Budget	\$	\$	\$	\$
<b>Additional Budget Request</b> ( <i>Requires Fiscal Review Request Form</i> )				
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
Choose an item.	\$	\$	\$	\$
Total Additional Budget Request	\$	\$	\$	\$
<b>Total Funding Request</b>	\$	<b>\$7,300,000</b>	<b>\$7,300,000</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 18, 2024**Anticipated Implementation Date (if different from Court date):** N/A**Emergency/Disaster Recovery Note:** COVID-19 related item**Contact(s) name, title, department:** Sam Borders, Director, Multi-Family Housing, Housing and Community Development**Attachments** (if applicable): Court Order