



Legislation Text

File #: 22-4724, **Version:** 1

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 |
| Incremental Expenditures (do NOT write values in thousands or millions) | | | |
| Labor Expenditures | \$10,248,168 | \$ | \$ |
| Non-Labor Expenditures | \$ | \$ | \$ |
| Total Incremental Expenditures | \$10,248,168 | \$ | \$ |
| Funding Sources (do NOT write values in thousands or millions) | | | |
| Existing Budget | | | |
| Choose an item. | \$8,538,278 | \$ | \$ |
| Choose an item. | \$ | \$ | \$ |
| Choose an item. | \$ | \$ | \$ |
| Total Current Budget | \$8,538,278 | \$ | \$ |
| Additional Budget Requested | | | |
| Choose an item. | \$1,709,890 | \$ | \$ |
| Choose an item. | \$ | \$ | \$ |

| | | | |
|---|---------------------|-----------|-----------|
| Choose an item. | \$ | \$ | \$ |
| Total Additional Budget Requested | \$1,709,890 | \$ | \$ |
| Total Funding Sources | \$10,248,168 | \$ | \$ |
| Personnel (Fill out section only if requesting new PCNs) | | | |
| Current Position Count for Service | - | - | - |
| Additional Positions Requested | - | - | - |
| Total Personnel | - | - | - |

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