

ORDINANCE NO. 1123-2021

Department of Community Development

9410 Hough

Executive Summary

Ordinance Amount: \$8,000,000

Legislative Request:

Directing a portion of the City's Coronavirus Local Fiscal Recovery Fund payment to the City's COVID-19 response by authorizing the Director of Community Development to enter into an agreement with an eligible private nonprofit organization to finance the development of affordable housing at 9410 Hough Avenue, with funds to be encumbered during the period beginning March 3, 2021, and ending December 31, 2024.

Further authorizing the Director of Community Development to enter into agreements to transfer three City-owned parcels to the developer, or their designee, that adjacent to the project:

1. PPN 119-13-013 (9310 Hough)
2. PPN 119-13-011 (9302 Hough)
3. PPN 119-13-098 (Vacant Land AMESBURY AVE)

Purpose:

9410 Hough is a proposed redevelopment of a condemned affordable housing development. The developer, 9410 Hough GP, LLC, recently purchased the building with the intention to restore it as affordable housing. Located in Ward 7, the developer has retained SLSCO, LTD as general contractor and RDL Architects as architect on the project.

The redevelopment of 9410 Hough would provide 116 units of affordable rental housing along with other amenities and services.

The building is 97,570 square feet and will cost approximately \$34.4M to redevelop at a square foot cost of \$345.72.

The project has a funding gap of \$8M.

In evaluating this request, the Department believes this is an eligible proposal to use available American Rescue Plan Act (ARPA) funding. Under 31 CFR 35.6(b)(12)(B), communities may use ARPA funds for the "Development of affordable housing to increase supply of affordable and high-quality living units", provided that assistance is located in a qualified census tract.

9410 Hough is located in census tract 1189, which is considered a Qualified Census Tract (QCT).

This development is also requesting three City owned parcels not contained in the City's landbank, that are adjacent to the project:

1. PPN 119-13-013 (9310 Hough)
2. PPN 119-13-011 (9302 Hough)
3. PPN 119-13-098 (Vacant Land AMESBURY AVE)

The Developer is looking to utilize this land to help create the community center and other public amenities to support residents of the development and surrounding community.