**Public Notice**

The City of Houston (City), through its Housing and Community Development Department (HCDD) is issuing a correction for a public notice published on Monday, April 17, 2023, reducing the number of Single-Family developments from three (Garver Gardens, Zuri Gardens Tinera Terrace) to two (Garver Heights and Zuri Gardens). In addition, HCDD is changing one of the development’s name from Garver Gardens to Garver Heights.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Development** | **Neighborhood** | **Total Homes** | **Affordable Homes** | **Target AMI Levels** | **Unit Mix** | **Sales Price** |
| **Garver Heights** | Gulfgate/Hobby Area | 200 | 60 | 70% - 120% | 3-4 bedrooms | $259k - $359k |
| **Zuri Gardens (Tiny House Community)** | Gulfgate/Hobby Area | 84 | 80 | 70% - 120% | 1-2 bedrooms | $169k - $250k |
| **Total** |  | **284** | **140** |  |  |  |

The non-amortizing, forgivable loan of $3,100,000.00 in Uptown TIRZ Series 2021 Affordable Home Funds (Fund 2403) will now be split amongst the two developments as follows:

**Garver Heights**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sources** | **Amount** | **Uses** | **Amount** |
| **Uptown TIRZ – Series 2021 (Fund 2430)** | $990,000.00 | Land Acquisition | $5,820,000.00 |
| **Equity/Land Value** | $5,820,000.00 | Off-Site | $600,000.00 |
| **Developer Funds** | $200,000.00 | Site work | $477,000.00 |
| **Garver Debit Facility** | $5,234,570.00 | Site Infrastructure | $3,500,000.00 |
|  |  | Contractor Fees | $727,790.00 |
|  |  | Soft Costs | $250,000.00 |
|  |  | Financing | $350,000.00 |
|  |  | Developer Fees | $519,780.00 |
| **Total** | **$12,244,570.00** | **Estimated Total** | **$12,244,570.00** |

**Zuri Gardens (Tiny Homes)**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sources** | **Amount** | **Uses** | **Amount** |
| **Uptown TIRZ – Series 2021 (Fund 2430)** | $2,110,000.00 | Land Acquisition | $2,972,969.00 |
| **Equity/Land Value** | $2,972,969.00 | Off-Site | $500,000.00 |
| **Developer Funds** | $7,000,000.00 | Site Work | $477,000.00 |
| **Zuri Debt Facility** | $8,649,396.00 | Site Infrastructure | $3,100,000.00 |
|  |  | Building Costs | $11,301,000.00 |
|  |  | Contractor Fees | $845,996.00 |
|  |  | Soft Costs | $892,700.00 |
|  |  | Financing | $250,000.00 |
|  |  | Developer Fees | $392,700.00 |
| **Total** | **$20,732,365.00** | **Estimated Total** | **$20,732,365.00** |

This project is aligned with the City’s efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

This notice does not alter the original seven (7) day public comment period for this proposed item. The seven-day comment period began on Monday, April 17, 2023 and ended on Monday, April 24, 2023. For more information on this proposed change, contact Metchm Lohoues-Washington at (832) 394-6180. This item will be submitted to City Council for approval.

For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Guess-Jeffries at (832) 394-6200 ext 1. For any information about our Complaints and Appeals Process, please access the following: https://houstontx.gov/housing/complaints.html and https://houstontx.gov/housing/appeals.html. For more information about HCDD and its programs, please access HCDD’s website at www.houstontx.gov/housing.