**Public Notice**

The City of Houston (City), through its Housing and Community Development Department (HCDD) is proposing to enter into an agreement between the City and Cole Klein Builders (Cole Klein) providing a non-amortizing, forgivable loan of $3,100,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds (Fund 2430) to finance the infrastructure for three single-family developments to be located North and Southeast Houston. This project will be administered by HCD’s Large Tract Division’s Affordable Home Development Program (AHDP) with the aim of increasing affordable single-family homeownership opportunities for households earning between 60% and 120% of the Area Median Income (AMI).

Cole Klein Builders will prepare lots for the new construction of 302 single-family homes: 250 affordable homes and 52 market rate homes. Cole Klein will oversee the development of Garver Gardens and Zuri Gardens located at the intersections of Martindale Road and Carson Road and Madden Lane and Carson Road in Southeast Houston. In addition, Cole Klein is developing Tinera Terrace located at 1502 & 1514 W. Little York Road, Houston, Texas 77091 in North Houston.

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| --- | --- | --- | --- | --- | --- | --- |
| **Development** | **Neighborhood** | **Total Homes** | **Affordable Homes** | **Target AMI Levels** | **Unit Mix** | **Sales Price** |
| **Garver Gardens** | Gulfgate/Hobby Area | 200 | 160 | 70% - 120% | 3-4 bedrooms | $259k - $359k |
| **Zuri Gardens (Tiny House Community)** | Gulfgate/Hobby Area | 80 | 80 | 70% - 120% | 1-2 bedrooms | $169k - $250k |
| **Tinera Terrace** | Acres Homes | 22 | 10 | 80% - 120% | 3 bedrooms | $190k - $333k |
| **Total** |  | **302** | **250** |  |  |  |

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

**Garver Gardens**

|  |  |
| --- | --- |
| **Sources** | **Amount** |
| **Uptown TIRZ – Series 2021 (Fund 2430)** | $1,063,435.97 |

**Zuri Gardens (Tiny Homes)**

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| **Uptown TIRZ – Series 2021 (Fund 2430)** | $1,836,564.03 |

**Tinera Terrace**

|  |  |
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| **Uptown TIRZ – Series 2021 (Fund 2430)** | $200,000.00 |
| **TOTAL** | $3,100,000.00 |

The public has Seven (7) days to comment on the proposed item. The seven-day period extends from Monday, April 24, 2023, through Monday, May 1, 2023. Upon completion of the 7-day public comment period, HCDD will take the item to City Council.

For additional information on these items, contact Metchm Lohoues-Washington at (832) 394-6180. Written comments can be submitted by email to anne.lohoues-washington@houstontx.gov.

For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Guess-Jeffries at (832) 394-6200 ext 5. 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.