



Administrative Services Committee Meeting

Meeting Date: 01/28/2025

HCD_ Laney Walker/Bethlehem Multi-Family Units Approval Request

Department:	HCD
Presenter:	Hawthorne Welcher, Jr. and/or HCD Staff
Caption:	Motion to approve Housing and Community Development Department's (HCD's) request to partner with Honnete Habitats (HH) to develop nine (9) multi-family units, identified as six (6) lots: 1241, 1243, 1247, 1249, 1251, and 1257 12 th Street within the Laney Walker/Bethlehem combined into a single parcel.
Background:	<p>Honnete Habitats (HH), is a real estate development company focused on constructing speculative houses in the Southeastern United States. HH engages in building appealing designs of affordable houses that will meet the needs of a wide range of clients. As a part of its plans to become one of the leading builders in the United States of America, HH adopts international best practices in the industry. The mission of HH is to develop, promote, and preserve quality housing while building strong, healthy neighborhoods in the urban area and helping residents improve their lives.</p> <p>This project involves the new construction of up to nine (9) multi-family homes by reconfiguring six (6) lots identified as 1241, 1243, 1247, 1249, 1251, and 1257 12th Street, Augusta, GA. 30901, within Laney Walker/Bethlehem combined into a single parcel.</p>

<u>Address</u>	<u>Budget</u>	<u>Project Type</u>
1241 12 th Street	\$2 Million	New construction on six (6) reconfigured lots
1243 12 th Street	(Partner Investment)	
1247 12 th Street		
1249 12 th Street		
1251 12 th Street		
1257 12 th Street		

Down Payment Assistance	\$10,000 per unit (HCD Investment)	“
Pre-development Site Preparation	\$35,000 (HCD Investment)	“

Analysis: The approval of the contract will allow for development activities on this site to begin.

Financial Impact: HCD utilizes Laney Walker/Bethlehem Revitalization funding in the amount of \$125,000 or 0.0625% of the total development costs

Note: HH to infuse \$2M into this development.

Alternatives: Deny HCD’s request

Recommendation: Motion to approve Housing and Community Development Department’s (HCD's) request to partner with Honnete Habitats (HH) to develop nine (9) multi-family units, identified as six (6) lots: 1241, 1243, 1247, 1249, 1251, and 1257 12th Street within the Laney Walker/Bethlehem combined into a single parcel.

Funds are available in the following accounts: Funding: Laney Walker/Bethlehem Revitalization funding
GL Code: 298-07-7343-5413150

REVIEWED AND APPROVED BY:

Procurement

Finance

Law

Administrator

Clerk of Commission