



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Renae' Ollie

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, Resolution No. 2023-08(R), approving a Chapter 380 Grant Agreement between the City of Wylie and Agape Resource and Assistance Center, a Texas nonprofit 501(c)(3) tax exempt corporation, and authorizing the City Manager to execute the Chapter 380 Grant Agreement.

### Recommendation

Motion to approve the Item as presented.

### Discussion

#### Owner: Agape Resource and Assistance Center

Representatives of Agape Resource and Assistance Center discussed their potential project (Jericho Village) with Council during a work session in February 2021. As a result of that discussion, the owner has completed the submittal process and zoning and subsequent plans have been approved by Planning and Zoning Commission and City Council. Jericho Village will consist of nine two-story residential buildings. There will be 12 - one bedrooms, 21 - two bedrooms, and 5 - three bedrooms, totaling 38 units. The units include studio, one, two, and three bedroom apartments at minimum 464, 650, 809, and 1,096 square feet, respectively. The proposal includes amenities such as a staffed community center, Xeriscape landscaping, and an urban garden.

What benefits does Agape bring to Wylie? The mission of Jericho Village is to offer an actively managed social services living facility. Agape addresses some of the priority areas as stated in the 2020 Collin County Community Homeless Plan: *Housing people without support services simply does not work. Even the evidence-based practice of Housing First recognizes the limitation of housing only. We must prioritize the immediate housing need but not dismiss the pre-housing, secondary and tertiary needs. The needs vary from person to person and include case management, financial management, health care, behavioral health (mental health and substance abuse), as well as assistance with identification, workforce training and job placement, childcare, transportation, food and clothing. With the appropriate wraparound supports, individuals and families can reach a level of stability to maintain housing long-term. Research shows that such supports along with housing allow individuals and families to return to self-sufficiency and become an integral and valued part of the community fabric.*

*There is significant diversity among people experiencing homelessness. Their skills, talents, circumstances and challenges are as varied as the population of Collin County as a whole. It is critical that support services are developed and implemented with this diversity in mind.*

The grant is in the form of a reimbursement payable to Agape in an amount not to exceed \$200,000. The amount of the Grant Agreement is based on estimated development fees in the amount of \$184,294.82. The agreement outlines the performance criteria that must be met by the owner in order to receive the grant from the City. The owner has stated that the total project cost will be at least \$6,500,000.

In accordance with the terms of the Chapter 380 Grant Agreement, Agape agrees to, among other things:

- a) obtain the required permits to begin construction on the Property on or before December 31, 2023;
- b) obtain a permanent Certificate of Occupancy from the City for the Facilities and occupy the Facilities on or before June 30, 2025;
- c) shall maintain continuous occupancy of the Facilities for at least ten years thereafter;
- d) comply with the Declaration of the Deed Restrictions dated April 11, 2023.

If approved, the City will abide by the guidelines of HB 2404, which went into effect September 1, 2021, that obligates the City to comply with certain new reporting requirements relating to Chapter 380 agreements.

Additionally, the City must provide on the City website a direct link to the Comptroller's database.