



Houston City Council
Housing and Community Affairs Committee

Tiffany D. Thomas (Chair) - David Robinson (Vice Chair)

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Michael Kubosh – Tarsha Jackson - Carolyn Evans-Shabazz

Notice of Hybrid City Council Committee Meeting – Hybrid Meeting (Virtual and in-Person)

Tuesday, October 18, 2022, at 10:00 a.m.

Due to health and safety concerns related to COVID-19, this meeting will offer the option to participate by videoconference or in-person. The location for the committee meeting will be City Hall Council Chamber, 901 Bagby, 2nd Floor, Houston, Texas 77002. The meeting will be open to the public but restrictions regarding masks, allowable room capacity, and seating arrangements may be in place.

The public may sign up to speak by registering at <https://www.houstontx.gov/council/committees/speakers-hca.html> no later than **Monday, October 17, 2022, at 5:00 p.m.** Please indicate whether you will speak virtually or will be attending in person so that appropriate attendance instructions can be provided.

The designated presiding officer of the Committee will be physically present in chamber. In accordance with the provisions of Section 551.127 of the Texas Government Code applicable to a governmental body that extends into three or more counties, all other committee members have the option to participate in-person or virtually via Microsoft Teams.

Type this link into your browser: <https://tinyurl.com/HCAOctober22> or visit <https://www.houstontx.gov/council/committees/housing.html>.

This meeting will also be broadcast on [HTV](#), the City of Houston's Municipal Channel.

Presentation handouts will also be available at

<https://www.houstontx.gov/council/committees/housing.html>

- I. Call to Order/Welcome**
- II. Single Family Home Repair Program**

HCD recommends Council approval of an Ordinance authorizing an additional \$4,180,400.00 in Community Development Block Grant (CDBG) funds to the **Master Contractor Agreements** under the City of Houston (City) **Home Repair Program (HRP)**. Funding under the Master Contractor Agreements will be expended through Tri-Party Agreements between the City, Homeowner, and the Contractor for each rehabilitation or reconstruction project not to exceed the allocated funding. (All Districts)

Keith W. Bynam, Director
Cedrick LaSane, Deputy Assistant Director

III. **Harvey Homeowner's Assistance Program (HoAP)**

- a. HCD recommends Council approval of an Ordinance authorizing revisions to the **Harvey Homeowner Assistance Program (HoAP) Guidelines** in accordance with the State of Texas Action Plan for Disaster Recovery: Amendment 10 (APA-10) Hurricane Harvey - Round 1, modifying the compliance period for rehabilitations or reconstructions with award amounts over \$80,000.00. (All Districts)
- b. HCD recommends Council approval of an Ordinance authorizing and adopting revisions to the **Harvey Homeowner Assistance Program (HoAP) Legal Documents** in accordance with the State of Texas Action Plan for Disaster Recovery: Amendment 10 (APA -10) Hurricane Harvey - Round 1. The revisions to HoAP legal documents will be made to the City's forgivable loan agreement, promissory note, and deed of trust for any rehabilitations or reconstructions with award amounts over \$80,000.00. (All Districts)

Keith W. Bynam, Director

Cedrick LaSane, Deputy Assistant Director

IV. **Director's Comments:**

Keith W. Bynam, Director



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/07/2022

All Districts

Item Creation Date: 09/26/2022

HCD22-79

Home Repair Program Master Contract Agreement

Additional Funds FY22

Item: II.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance amending Ordinance No. 2018-56 to allocate an additional \$4,180,400.00 in Community Development Block Grant (CDBG) funds to the Master Contractor Agreements under the City of Houston (City) Home Repair Program (HRP). The City also desires to amend the Agreements to further extend the Agreements termination date by increasing the length of time the Agreements may be renewed and correct the name of Rebuilding Together – Houston. Funding under the Master Contractor Agreements will be expended through Tri-Party Agreements between the City, Homeowner, and the Contractor for each rehabilitation or reconstruction project. The total of all Tri-Party Agreement amounts will not exceed the allocated funding available.

The HRP provides home repair and reconstruction services for eligible low-and moderate-income (LMI) homeowners to alleviate immediate threats to their health, life, and safety. The HRP has completed two hundred and fifty-six (256) homes, with nine (9) under construction, and an additional one hundred and seventy-seven (177) homes currently in preconstruction.

On January 24, 2018, by Ordinance No. 2018-56, City Council approved the use of a Master Contractor Agreement for the City of Houston Home Repair Program and authorized the Mayor to execute a Master Contractor Agreement with each of the following contractors: DSW HOMES, LLC.; HABITAT FOR HUMANITY, INC; JAMES W. TURNER CONSTRUCTION, LTD.; MAYBERRY HOMES, INC; PMG CONSTRUCTION, INC; REBUILDING TOGETHER - HOUSTON; and SLSCO, LTD.

Single Family Activities	Funding Amount	Activity Delivery	Project Delivery Amount
CDBG Funds	\$5,078,400.00	\$898,000.00	\$4,180,400.00

No fiscal note is required on grant items.

The Housing and Committee Affairs Committee reviewed this item on October 18, 2022.

Keith W. Bynam, Director

Prior Council Action:

01/24/2018 (O) 2018-56; 02/07/2018 (O) 2018-84; 11/28/2018 (O) 2018-936; 12/04/2018 (O) 2018-981; 01/13/2019 (O) 2019-83; 06/26/2019 (O) 2019-498; 01/29/2020 (O) 2020-77; 05/19/2020 (O) 2020-406; 02/03/2021(O) 2021-0092; 04/21/2021 (O) 2021-273; 06/22/2022 (O) 2022-502

Amount of Funding

\$5,078,400.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



HCDD Fact Sheet
 Home Repair Program Master Contract Agreement
 CDBG Fund FY22
 Item II.

Contractors	DSW Homes, LLC	Project Name	Home Repair Program
	Habitat for Humanity, Inc.		
	James W. Turner Construction, Ltd.	Development Type	Rehabilitation & Reconstruction
	Mayberry Homes, Inc.		
	PMG Construction, Inc.		
	Rebuilding Together Houston	Funding Source	CDBG
	SLSCO, Ltd.		
	Council District	All	

Scope of Work

The Home Repair Program (HRP) aims to ease life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by low- and moderate-income homeowners. The Housing and Community Development Department (HCD) uses Community Development Block Grant (CDBG) funding to provide HRP assistance to qualified homeowners. HCDD carries out the requirements of the HRP on behalf of the City and under the United States Department of Housing and Urban Development (HUD) regulations as outlined in 24 CFR Part 570.

(HCD) recommends Council approval of an Ordinance amending Ordinance No. 2018-56 to allocate an additional \$4,180,400.00 in Community Development Block Grant (CDBG) funds to the Master Contractor Agreements under the City of Houston (City) Home Repair Program (HRP). The Home Repair Program Master Contract Agreements are the agreements between the City of Houston and seven selected contractors for home repair and reconstruction services for eligible low-and moderate-income (LMI) homeowners to alleviate immediate threats to their health, life, and safety. The City desires to amend the Agreements to further extend the Agreements termination date by increasing the length of time the Agreements may be renewed and correct the name of Rebuilding Together – Houston.

Funding under the Master Contractor Agreements will be expended through Tri-Party Agreements between the City, Homeowner, and Contractor for each rehabilitation or reconstruction project. The total of all Tri-Party Agreement amounts will not exceed the allocated funding available.

FY22 CDBG Funding Source

The total funding for FY22 in CDBG for HRP Master Contract Agreement is \$4,180,400.00 is composed as hereunder:

Single Family Activities	Total Funding Amount	Activity Delivery	Project Delivery Amount
CDBG Funds	\$5,078,400.00	\$898,000.00	\$4,180,400.00



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/2/2022

District ALL

Item Creation Date: 7/1/2022

HCD22-59

Harvey Homeowner Assistance Program

Guidelines Revision

State Action Plan Amendment 10

Agenda Item: III.a.

Background:

The Housing and Community Development (HCD) department recommends Council approval of revisions to the Harvey Homeowner Assistance Program (HoAP) Guidelines in accordance with the State of Texas Action Plan for Disaster Recovery: Amendment 10 (APA-10) Hurricane Harvey - Round 1.

The revisions of the Guidelines modify the compliance period for a City-managed home with an award amount over \$80,000.00. Specifically, the compliance period for City-managed reconstruction home compliance period changes from a 20- year lien to no lien with a three-year unsecured compliance period.

The compliance period for City-managed rehabilitated homes with revised grant award over \$80,000 also changes from 5- or 10-year compliance period to a three-year unsecured compliance period. The compliance period change is retroactive for all HoAP participants that sign an amended contract.

The revisions do not require an increase or decrease of funds or reallocation of any funding. The HoAP legal documents are being presented in a separate City Council action.

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on October 18, 2022.

Keith W. Bynam, Director

Prior Council Action:

01/09/2019 (O) 2019-0020; 03/27/2019 (O) 2019-0265;
05/12/2020 (O) 2020-0408; 02/09/2021 (O) 20210108

Contact Information

Roxanne Lawson
(832) 394-6307



HOMEOWNER ASSISTANCE PROGRAM (HOAP) FACT SHEET – GUIDELINES REVISIONS

The Housing and Community Development Department (HCDD) presents the following changes to the attached guidelines for the Homeowner Assistance Program (HoAP) for the Community Development Block Grant-Disaster Recovery (CDBG-DR) for Hurricane Harvey funding from the Texas General Land Office (GLO).

The changes below were made to align with the State of Texas Action Plan for Disaster Recovery: Amendment 10 (APA-10) Hurricane Harvey - Round 1

- Adjusted compliance period for construction projects (reconstruction and rehabilitation) with a grant award amount greater than \$80,000 to an unsecured three-year compliance period.
- The compliance period change is retroactive for all HoAP participants that sign an amended contract.

The changes in the HoAP guidelines are brought before City Council to enhance transparency and ensure that the public is aware of the changes.

This item will be reviewed by the Housing and Community Affairs Committee meeting on 10/18/2022.

This item will be published as a public notice for receipt of comments for seven days.

For further questions, please contact Jamila Glover at 832-394-6394.



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/2/2022

District ALL

Item Creation Date: 7/1/2022

HCD22-65

Harvey Homeowner Assistance Program

Legal Documents Revision

State Action Plan Amendment 10

Agenda Item: III.b.

Background:

The Housing and Community Development (HCD) department recommends Council approval of an Ordinance authorizing and adopting revisions to the Harvey Homeowner Assistance Program (HoAP) Legal Documents in accordance with the State of Texas Action Plan for Disaster Recovery: Amendment 10 (APA -10) Hurricane Harvey - Round 1.

The revisions to HoAP legal documents will be made to the City's forgivable loan agreement, promissory note, and deed of trust. The documents will reflect that the compliance period for any reconstruction or rehabilitation grant award greater than \$80,000.00 will have a three-year unsecured compliance period. The City-managed reconstruction home compliance period changes from a 20- year lien to no lien with a three-year unsecured compliance period. The compliance period for City-managed rehabilitated homes over \$80,000.00 changes from a 5- or 10-year compliance period to a three-year unsecured compliance period.

Legal documents include a newly implemented restrictive covenant which will be filed in the Official Public Records of Harris County, Texas. The restrictive covenant states that the homeowner must hold simple title to the property and occupy, establish and use the property as the owner's primary residence during the compliance period. The compliance period change is retroactive for all HoAP participants that sign an amended contract.

The revisions do not require an increase or decrease of funds or reallocation of any funding.

The HoAP legal documents are being presented in a separate City Council action.

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on October 18,2022.

Keith W. Bynam, Director

Prior Council Action:

01/09/2019 (O) 2019-0020; 03/27/2019 (O) 2019-0265

05/12/2020 (O) 2020-0408; 02/09/2021 (O) 20210108

Contact Information

Roxanne Lawson

(832) 394-6307



HOMEOWNER ASSISTANCE PROGRAM (HOAP) FACT SHEET – LEGAL DOCUMENTS REVISIONS

The Housing and Community Development Department (HCDD) recommends the following changes to the legal documents for the Homeowner Assistance Program (HoAP) for the Community Development Block Grant-Disaster Recovery (CDBG-DR) for Hurricane Harvey funding from the Texas General Land Office (GLO).

The below changes were made to align with the State of Texas Action Plan for Disaster Recovery: Amendment 10 (APA-10) Hurricane Harvey - Round 1

- The forgivable loan agreement, promissory note, and deed of trust were adjusted to reflect a new compliance period for construction projects (reconstruction and rehabilitation) with a grant award amount greater than \$80,000.00 to an unsecured three-year compliance period.
- Legal documents include a newly implemented restrictive covenant which will be filed in the Official Public Records of Harris County, Texas. The restrictive covenant states that the homeowner must hold simple title to the property and occupy, establish and use the property as the owner's primary residence during the compliance period.
- The compliance period change is retroactive for all HoAP participants that sign an amended contract.

The changes in the HoAP guidelines are brought before City Council to enhance transparency and ensure that the public is aware of the changes.

This item will be reviewed by the Housing and Community Affairs Committee meeting on 10/18/2022.

This item will be published as a public notice for a public comment period of seven days.

For further questions, please contact Jamila Glover at 832-394-6394.