



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2020

ALL

Item Creation Date: 10/28/2020

HCD20-153 Amended HRP Guidelines and Legal Documents

Agenda Item#: 20.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing the amendment of HCDD's Home Repair Program (HRP) Guidelines and program legal documents (including Master Contractor Agreement and Tri-Party Agreement) with respect to the HRP Tier I – Emergency Repair Assistance, and Maximum Project Cost Increase.

The objective of the HRP is to ease life, health, and safety hazards resulting from substandard conditions in homes owned and occupied by low- and moderate-income homeowners. To better facilitate this goal, this Amendment to the HRP Guidelines will seek to modify the HRP Guidelines, Tri-Party Agreement and other Legal documents as follows:

- a. The addition of Emergency Repair Assistance to the HRP Tier I Assistance section. Emergency Repairs are defined as addressing damage or deficiencies to the home that pose an imminent threat to the Homeowner's life, health, and safety or protect the property from further structural damage. The cost of repairs will not exceed twenty thousand dollars (\$20,000.00).
- b. The maximum HRP project cost cap will be increased from the current two hundred thousand dollars (\$200,000.00) to two-hundred-fifty thousand dollars (\$250,000.00). On January 24, 2018, by Ordinance No. 2018-056, City Council authorized and approved the Master Contractor Agreement (MCA) for the HRP, limiting project costs and grant amounts to \$200,000.00. The cost of base construction with rare exception has been kept below the \$200,000.00 cap. However, site-specific environmental hazards, ADA and HOA requirements and additional costs for elevation and ramps at times require funding above the set cap. The additional \$50,000.00 amount will only be used for the specified additional expenses beyond base amount, and the base reconstruction will still be capped at \$200,000.00.

Emergency Repair Assistance activities are funded through local TIRZ Affordable Housing funds, while other HRP activities are funded by federal Community Development Block Grant (CDBG) Entitlement grant funds.

The Housing and Community Affairs Committee reviewed this item on November 17, 2020.

DocuSigned by:

Tom McLasland, Director

Prior Council Action:

04/09/2012 (O) 2012-334

01/24/2018 (O) 2018-056

Contact Information:

Roxanne Lawson

(832) 394-6307

ATTACHMENTS:

Description

HRP Guidelines

PNFDF

Ordinance HCD 2012-334

Ordinance HCD 2018-056

Type

Backup Material

Backup Material

Ordinance/Resolution/Motion

Ordinance/Resolution/Motion