



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 6/29/2022

ALL

Item Creation Date: 6/3/2022

HCD22-30 New Home Development Program Master Contractor Agreements

Agenda Item#: 4.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance allocating \$13,282,615.00 in Uptown TIRZ Series 2021 Affordable Homes Funds previously appropriated for the City of Houston (City) New Home Development Program (NHDP) pursuant to Ordinance 2021-354 (as amended by Ordinance 2021-976), to the Master Contractor Agreements (MCA) for the following contractors: SLSCO, LTD.; HABITAT FOR HUMANITY, INC); MAYBERRY HOMES, INC; REBUILDING TOGETHER HOUSTON ; JAMES W. TURNER CONSTRUCTION, LTD. ; PMG CONSTRUCTION, INC ; and DSW HOMES, LLC (each a "Contractor"), and approving a form of Master Contractor Agreement to be executed between the City and a Contractor and a form of Tri-Party Agreement (including exhibits) to be executed between the City, a Contractor, and the Houston Land Bank for the construction of newly constructed, affordable single-family homes under the NHDP for low- to moderate-income qualified homebuyers on scattered lots.

Funding allocated to the MCAs will be expended through the Tri-Party Agreements between the City, the Houston Land Bank (HLB), and selected NHDP Contractors for each new construction project. The total for all Tri-Party Agreement amounts will not exceed the allocated funding available.

On May 5, 2021, by Ordinance No. 2021-354, City Council approved the appropriation of \$100,000,000.00 in previously budgeted Uptown TIRZ Series 2021 Affordable Homes Fund dollars to administer affordable home activities serving low- to moderate-income Houstonians.

On November 10, 2021, by Ordinance No. 2021-973, City Council amended Ordinance No. 2021-354 in previously budgeted \$100,000,000.00 Uptown TIRZ Series 2021 Affordable Homes Funds, to provide a line-item budget for program costs and activity delivery costs for each Single-Family Program as well as the number of units to be produced by each program.

Single Family Activities	Funding Amount	Proposed Units	Program Cost	Activity Delivery Cost
New Home Development Program (NHDP), Scattered Lots	\$13,282,615.00	53	\$11,954,353.50	\$1,328,261.50

Funding for this item is included in the FY2022 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

This item was reviewed by the Housing and Community Affairs Committee on March 31, 2022.

*Keith W. Bynam*

Keith W. Bynam, Director

### **Prior Council Action:**

5/5/2021 (O) 2021-354; 11/10/2021 (O) 2021-973

### **Amount and Source of Funding:**

\$13,282,615.00 - Uptown TIRZ Series 2021 Affordable Homes Fund 2430

### **Contact Information:**

Roxanne Lawson,  
(832) 394-6307

### **ATTACHMENTS:**

Description	Type
Ordinance 2021-354	Backup Material
Ordinance 2021-973	Backup Material
DSW Tax Report	Backup Material
Habitat for Humanity Tax Report	Backup Material

