



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/19/2023

ALL

Item Creation Date: 9/11/2023

HCD23-90 Amended Home Repair Program Guidelines

Agenda Item#: 9.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing amending the Single-Family Home Repair Program (HRP) Guidelines (with version 1.8), to revise provisions regarding the construction standards; administrative withdrawal criteria; assistance levels; homeowner voluntary withdrawal and reinstatement criteria; eligibility requirements; procurement; death of a homeowner; and a general reduction of affordability periods' duration.

The objective of the City of Houston's (City) HRP is to ease life, health, and/or safety hazards resulting from substandard conditions in homes owned and occupied by low and moderate-income homeowners. The City will use Community Development Block Grant (CDBG), Community Development Block Grant Disaster Recovery Funds 2015 (CDBG-DR15), if applicable and Tax Increment Reinvestment Zone (TIRZ) funding to provide HRP assistance to qualified homeowners.

Among other things, version 1.8 of the HRP Guidelines reflect the adjustments to cost thresholds (inclusive of approved change orders) of the Level of Assistance, substantially in the form of the following table (and related textual amendments):

Assistance Levels	Cost of Repairs	Affordability Period	Percentage forgiven annually
Emergency & Minor Repairs – Tier I	<\$50,000.00	None	Not Applicable
Moderate & Substantial Rehabilitation – Tier II	>\$50,000.01 to \$80,000.00	5 years	20%
Substantial Gut Rehabilitation – Tier III	>\$80,000.01 to \$200,000.00	10 years	10%
Reconstruction – Tier III	>\$80,000.01 to \$250,000.00 (With Director approval, additional funding up to \$50,000.00 may be available only for site-specific costs, not included in the base costs, due to homeowner association requirements, deed restrictions, accessibility enhancements, and asbestos remediation or other environmental issues or health and safety hazards for reconstruction projects only)	10 years	10%

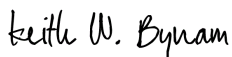
Prior Version 1.7 of the table reflecting Levels of Assistance:

Level of Assistance	Cost of Repairs	Affordability Period	Percentage of total assistance forgiven annually
Minor Rehabilitation/ Emergency Repair – Tier I	<\$20,000	None	0%
Moderate Rehabilitation – Tier II	\$20,000 to \$40,000	5-year	20%
Substantial Rehabilitation – Tier II	\$40,001 to \$80,000	10-year	10%
Reconstruction/Substantial Gut Rehabilitation – Tier III	\$80,001 to \$200,000	20-year	5%

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This item was reviewed by the Housing and Community Affairs Committee on September 19, 2023.

DocuSigned by:



Keith W. Bynam, Director

Prior Council Action:

04/09/2012 (O) 2012-334; 01/24/2018 (O) 2018-056; 1/31/2018 (O) 2018-67; 12/16/2020 (O) 2020-1094

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ATTACHMENTS:

Description

Prior Ordinance 2012-0334
Prior Ordinance 2018-0056
Prior Ordinance 2018-0067
Prior Ordinance 2020-1094
PNFDF

Type

Backup Material
Backup Material
Backup Material
Backup Material
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