



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/27/2024

District D

Item Creation Date: 6/5/2024

HCD24-53 Property Owners Association Annual Assessment Fees

Agenda Item#: 4.

**Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing up to \$120,452.22 in Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR 17) funds to pay outstanding Property Owner Association ("POA") fees owed to City Park Commercial Association, Inc. through their management company, Inframark.

As a part of HCD's work to create opportunities for all Houstonians to have access to safe and affordable homes, HCD routinely participates in real estate transactions including purchasing real property. It is customary for tracts that are being developed into residential subdivisions to be purchased subject to Covenants, Conditions and Restrictions ("CCRs"), put in place by a POA. CCR's govern the use of the land and require owners to pay annual assessments.

Currently, the City has outstanding POA fees and monthly accruing interest on the Cityscape property located alongside Highway 288 near E. Orem Dr. The property is currently up for sale. The remaining funds will be deposited into a reserve account to be used for future assessments due in accordance with the Cityscape CCR.

Property Owner Association	Amount
City Park Commercial Association (Inframark)	\$62,804.13
Reserve Account Funds-Future Assessments	\$57,648.09
<b>Estimated Total Due</b>	<b>\$120,452.22</b>

**Fiscal Note:**

No fiscal note is required on grant items.

The Housing and Affordability Committee Chair was briefed on this item on June 12, 2024.

DocuSigned by:

*Michael Nichols*

Michael Nichols, Director

**Prior Council Action:**

- 3/24/2021 (O) 2021-210
- 8/2/2021 (O) 2021-706
- 3/23/2022 (O) 2022-1199

**Amount and Source of Funding:**

\$120,452.22 – Federal State Local – Pass through Fund (5030)

**Contact Information:**

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**ATTACHMENTS:**

Description	Type
Cover Sheet	Signed Cover sheet
Public Notice English	Public Notice
Public Notice Spanish	Public Notice
Ordinance 2021-210	Backup Material
Ordinance 2021-706	Backup Material