

Public Notice

The City of Houston (City), through its Housing and Community Development Department (HCDD), is amending the Single-Family Home Repair Program (HRP) Guidelines. This Version 1.8 of the HRP Guidelines will include revisions to the construction standards; administrative withdrawal criteria; assistance levels, homeowner voluntary withdrawal and reinstatement criteria; eligibility requirements, procurement, death of a homeowner; and the general reduction of the 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:

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 cost, 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%

The HRP draft guidelines have been updated and may be viewed at:

- HCDD website – https://houstontx.gov/housing/plans-reports/guidelines/hrp/Home_Repair_Program_Guidelines_v1.8_DRAFT-110923.pdf
- HCDD Office – 2100 Travis Street, 9th Floor, Houston, TX 77002 (copies may be obtained at this location upon request)

The public has thirty (30) days to comment on this proposed item. The thirty-day period extends from Friday, November 17, 2023, through Sunday, December 17, 2023. For additional information on this item, contact Metchm Lohoues-Washington at (832) 394-6180. Written comments can be submitted by email to Anne.Lohoues-Washington@houstontx.gov. Upon completion of the thirty-day public comment period, HCDD will take these guideline changes to City Council.

For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Guess-Jeffries at (832) 394-6200 ext 1. For any information about our Complaints and Appeals Process, please access the following: <https://houstontx.gov/housing/complaints.html> and <https://houstontx.gov/housing/appeals.html>. For more information about HCDD and its programs, please access HCDD's website at www.houstontx.gov/housing.