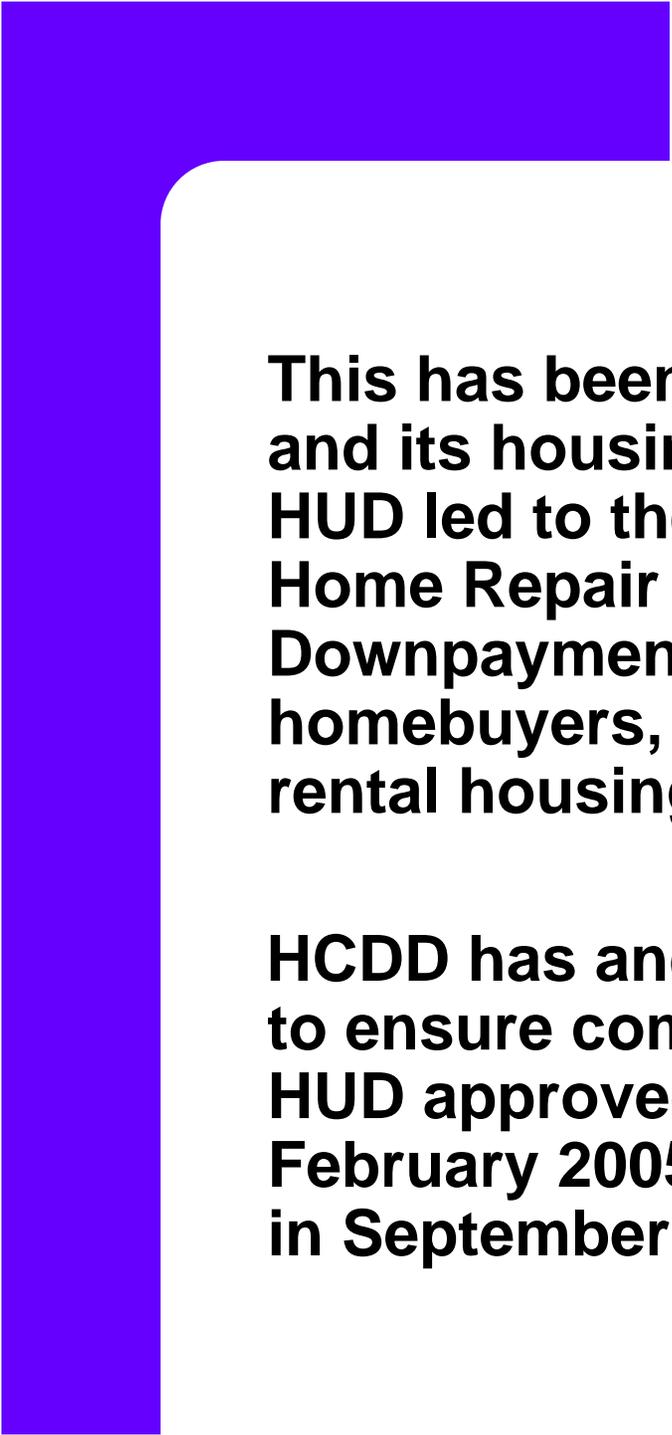


# Housing and Community Development Department



February 28, 2006



## **Background**

**This has been a year of transition for the HCDD and its housing programs. Compliance issues with HUD led to the suspension of the City's CDBG Home Repair Program and its HOME funded Downpayment Assistance Program for eligible homebuyers, and gap financing for affordable rental housing.**

**HCDD has and continues to work closely with HUD to ensure compliance with federal regulations. HUD approved new home repair guidelines in February 2005 and reinstated the HOME program in September 2005.**



## **Background (continued)**

**HCDD has instituted a comprehensive and transparent evaluation process for applicants seeking funding. The review process is designed to be open and interactive with the public. The Project Review Process (PRP) is comprised of a diverse group of HCDD staff members. Applications are reviewed for content consistency with the Consolidated Plan, eligibility, underwriting requirements, and overall impact on the quality of life in Houston. The PRP is an important tool as HCDD partners with communities and neighborhoods throughout the city.**



## **Background (continued)**

**The Housing and Community Development Act of 1974 was enacted to provide cities with federal funds to develop decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income.**



## **Background (continued)**

- **January 1975 the City of Houston announces the creation of the Community Development Division (CDD).**
- **CDD received its first CDBG grant \$10 million dollars.**
- **July 12, 1989 City Council approved creation of the Housing and Community Development Department (HCDD).**



# **HCDD Mission**

**To provide leadership in the preservation, revitalization and improvement of Houston's low and moderate-income neighborhoods by:**

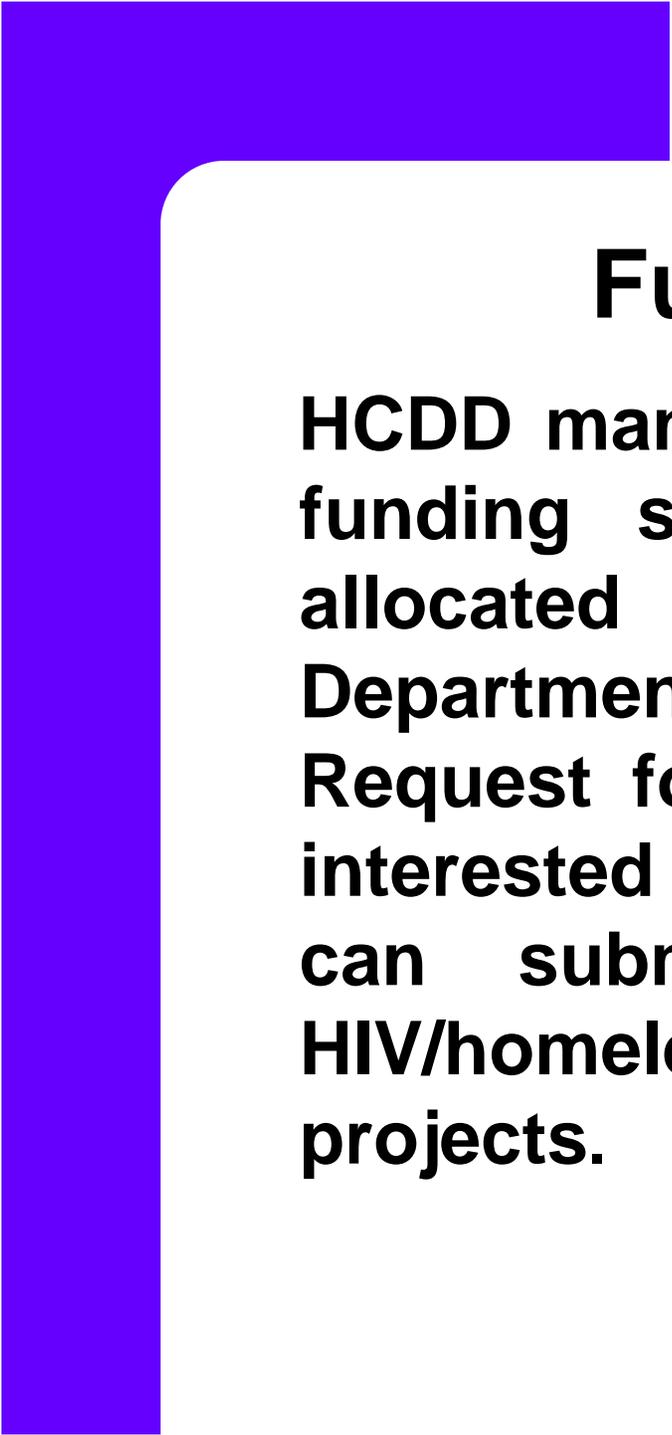
# **How HCDD achieves its Mission**

- 1. Expanding the supply of safe, quality, affordable housing;**
- 2. Improving the infrastructure;**
- 3. Providing financial inducement to encourage economic development; and**

## **How HCDD achieves its Mission (continued)**

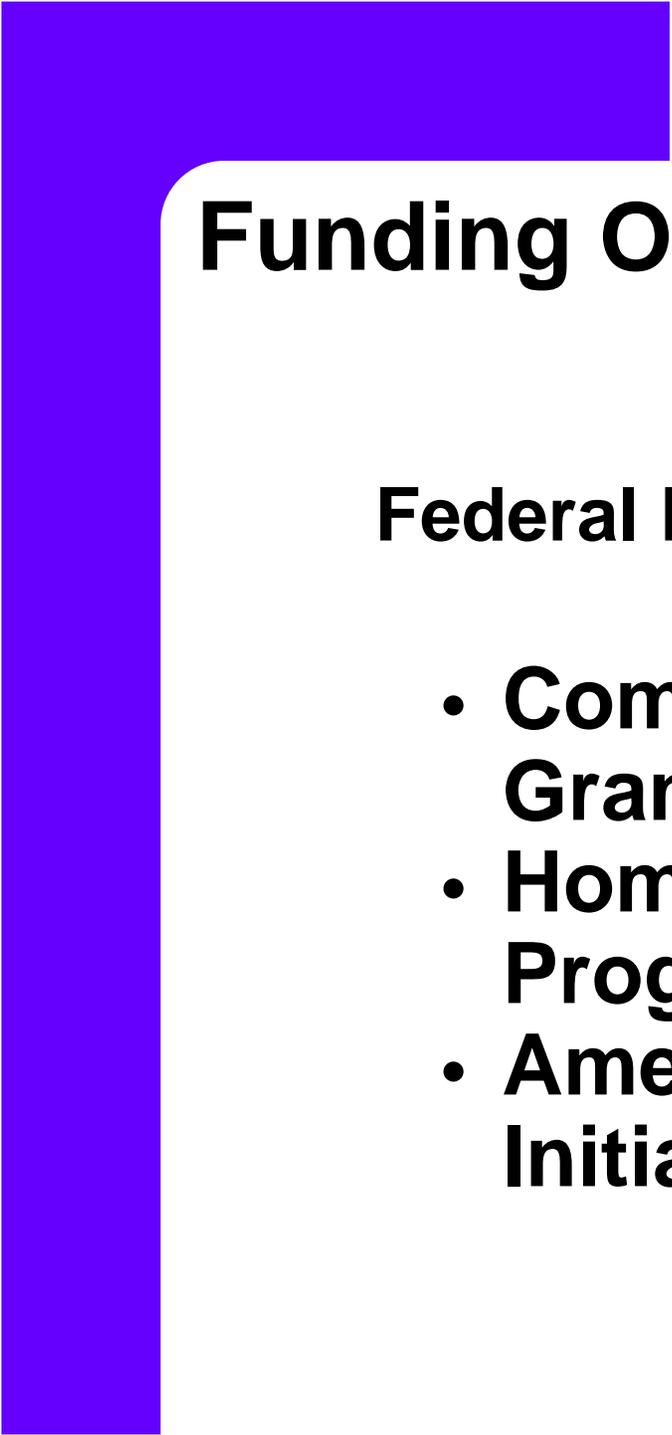
- 4. By providing the social and other supportive services necessary for viable neighborhoods.**

**To maximize results, HCDD leverages financial and other resources with those from the public, private and non-profit sectors for the benefit of the citizens of Houston.**



## **Funding Overview**

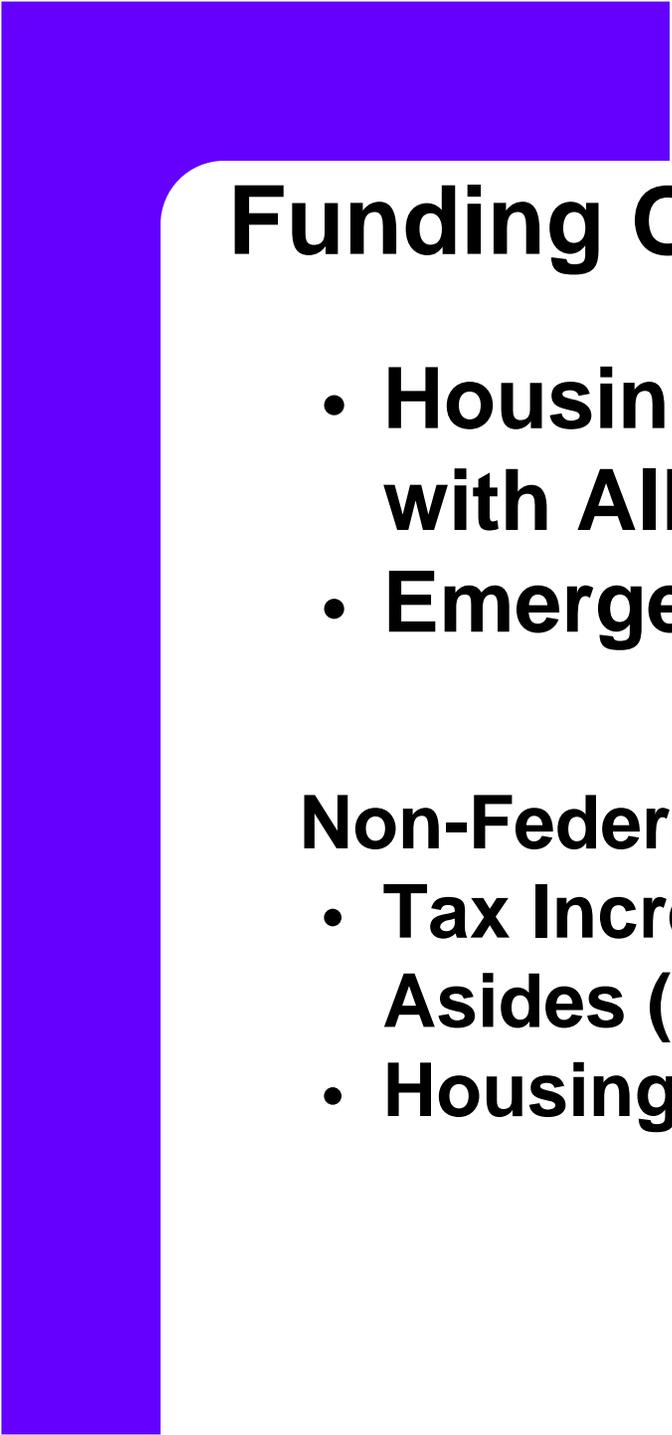
**HCDD manages several federal and local funding sources. All grant funds are allocated to specific activities. The Department routinely conducts a closed Request for Proposals process whereby interested for-profit and non-profit entities can submit proposals for housing, HIV/homeless and economic development projects.**



# **Funding Overview (continued)**

## **Federal Funds**

- **Community Development Block Grant (CDBG)**
- **Home Investment Partnerships Program (HOME)**
- **American Dream Downpayment Initiative (ADDI)**



## **Funding Overview (continued)**

- **Housing Opportunities for Persons with AIDS (HOPWA)**
- **Emergency Shelter Grant (ESG)**

### **Non-Federal Funds**

- **Tax Increment Reinvestment Zone Set-Asides (TIRZ)**
- **Housing and Homeless Bonds**

## **Funding Overview (continued)**

- **For the six (6) year period (2000 – 2006) the City of Houston has received approximately \$391,646,935 in grant funds from HUD.**

### **Breakdown:**

- **CDBG approx. \$243,506,517 (6 yr avg. \$40,584,419)**
- **HOME approx. \$94,667,465 (6 yr avg. \$15,777,910)**

## **Funding Overview (continued)**

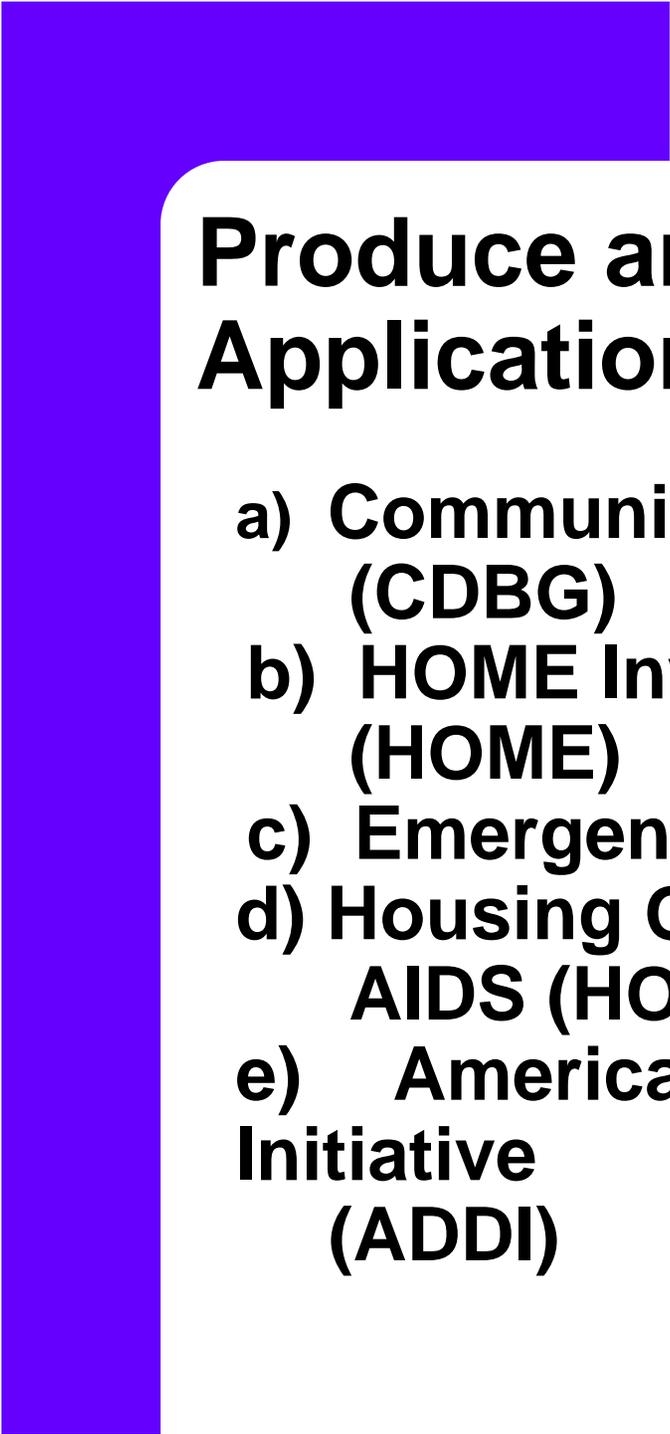
- **ADDI approx. \$2,529,354 (4 yr avg. \$421,559)**
- **HOPWA approx. \$42,005,000 (6 yr avg. \$7,000,833)**
- **ESG approx. \$8,938,599 (6 yr avg. \$1,489,766)**

# **Planning and Processing**

**Development and  
Submission of Federal  
Applications**

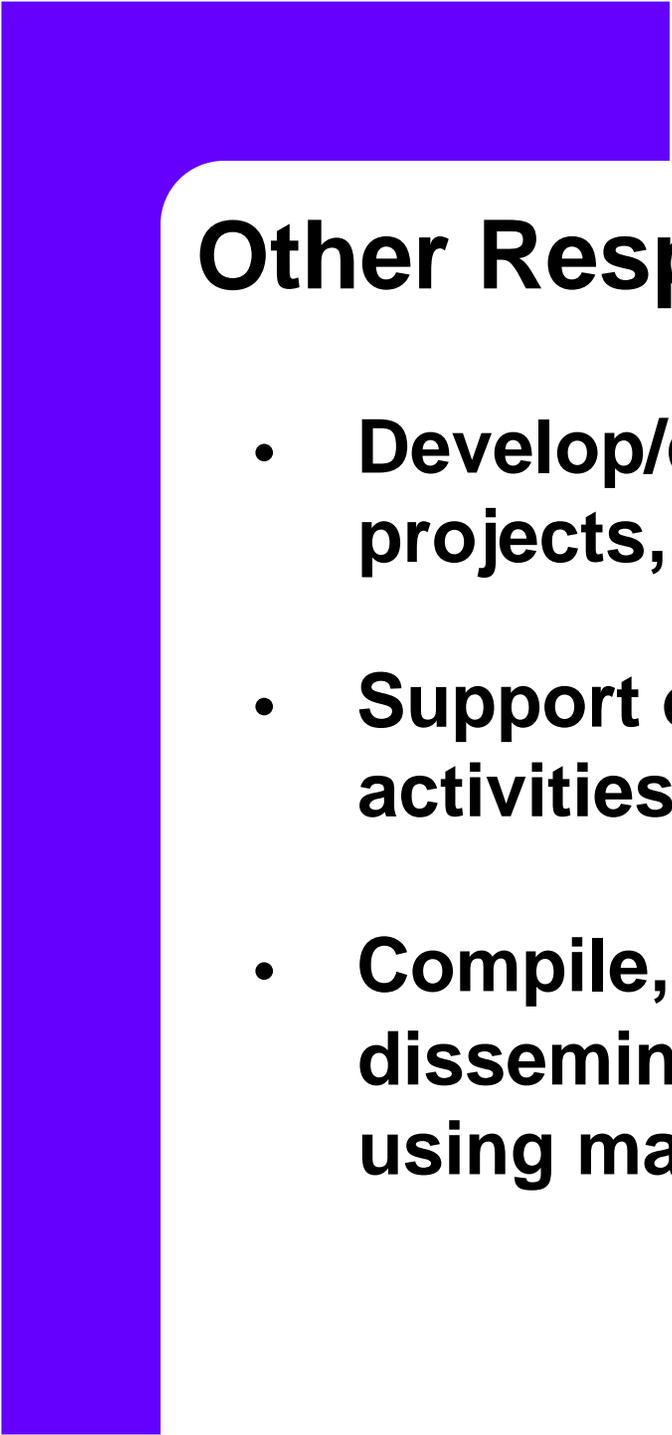
**Project Intake and Review**

**Project Management**



# **Produce and Submit Federal Applications/Consolidated Plan:**

- a) Community Development Block Grant (CDBG)**
- b) HOME Investment Partnerships Grant (HOME)**
- c) Emergency Shelter Grants (ESG)**
- d) Housing Opportunities for Persons With AIDS (HOPWA)**
- e) American Dream Down Payment Initiative (ADDI)**

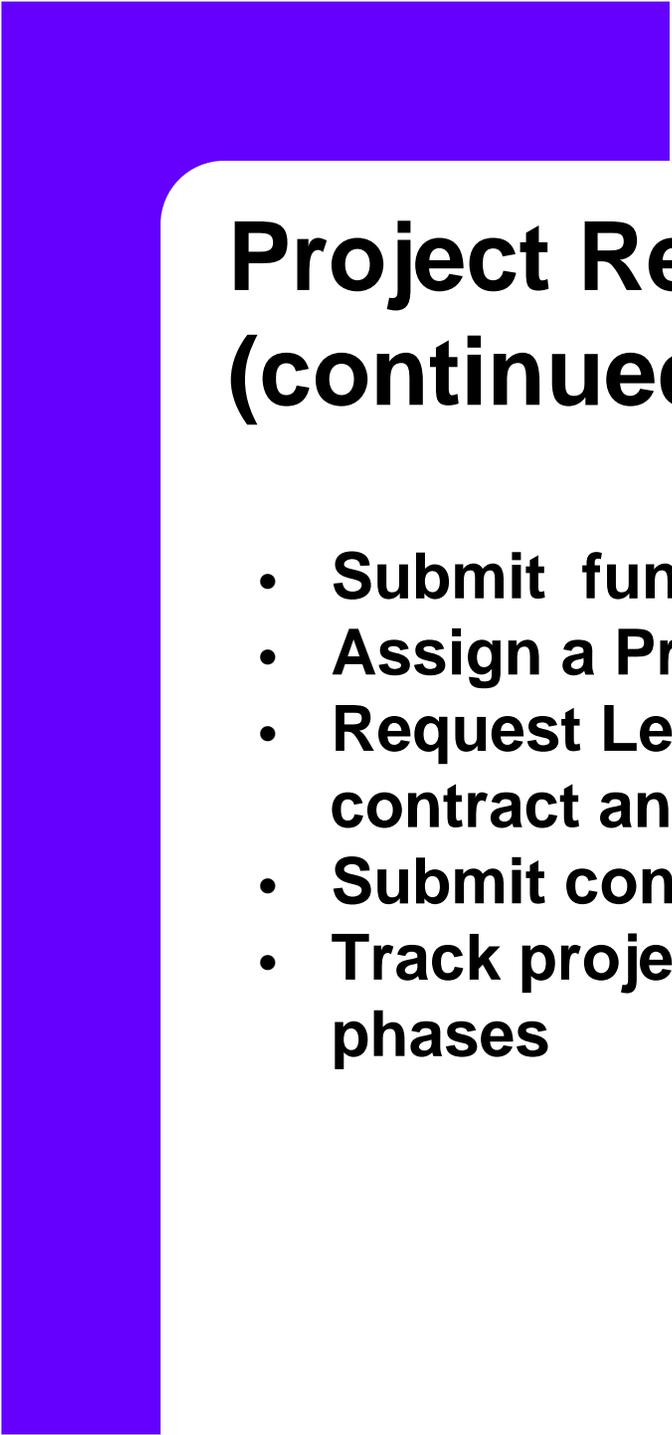


## **Other Responsibilities**

- **Develop/coordinate production of special projects, reports or grants**
- **Support of community improvement activities.**
- **Compile, update, maintain and disseminate demographic (census) data, using maps and other forms of graphics**

# **Project Review**

- **Receipt of Application/Proposal**
- **Assessment of applicant for delinquent property taxes and/or contractor debarment**
- **Feasibility determination**
- **Environmental assessment**
- **Assemble Project Review Team**
- **Conduct site visits**
- **Rate application (project)**



# **Project Review (continued)**

- **Submit funding recommendation to Director**
- **Assign a Project Manager**
- **Request Legal Department's assistance in drafting contract and ordinance**
- **Submit contract (project) for City Council approval**
- **Track project through construction and operational phases**

# **Housing Programs, Construction & Inspection Services**

**Single Family Home Repair  
Program**

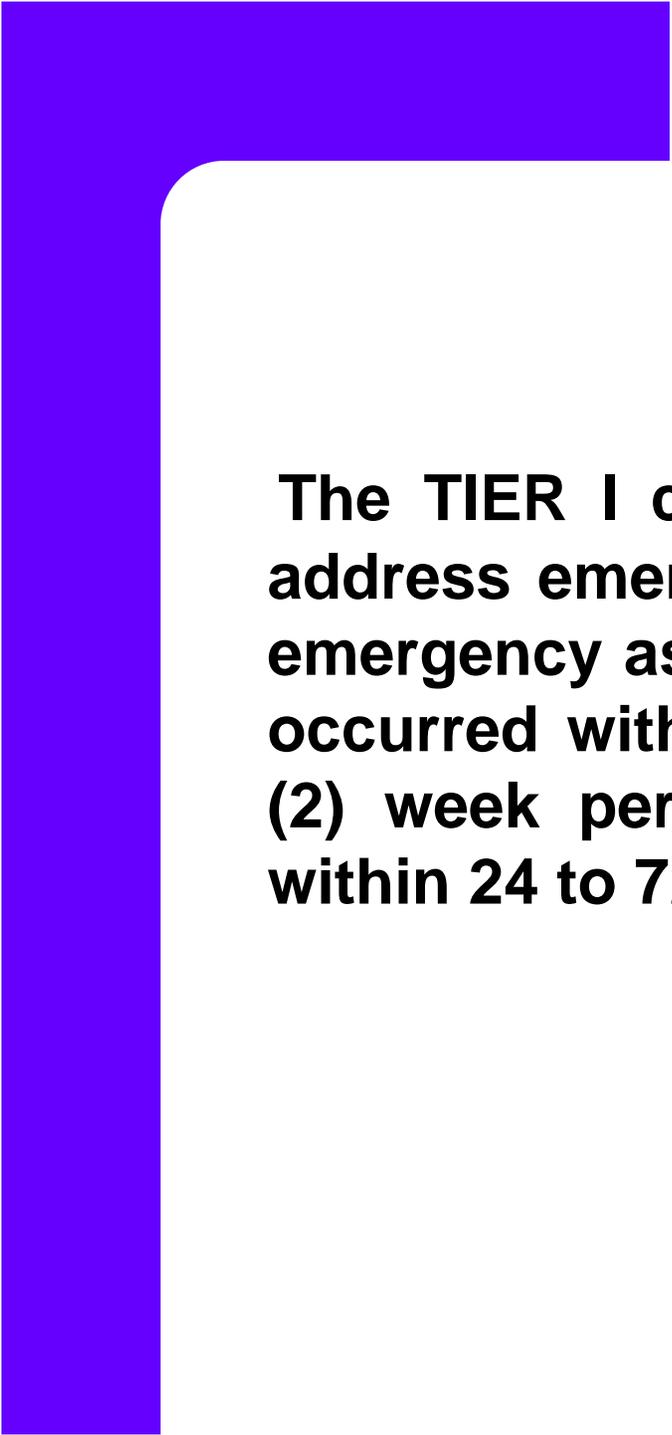
**Construction and  
Inspection Services**

# **Single Family Home Repair Program (SFHRP)**

**The SFHRP is a service delivery system specifically designed to assist the elderly and/or disabled City of Houston residents.**

**HCDD's SFHRP is categorized as:**

- TIER I Repair**
- TIER II Rehabilitation**
- TIER III Reconstruction**



# TIER I

**The TIER I category is specifically designed to address emergency conditions. HUD defines an emergency as being a condition that has recently occurred without warning generally within a two (2) week period and a response should occur within 24 to 72 hours.**



**The following is a typical example of a TIER I repair before work has commenced and after work has been completed.**

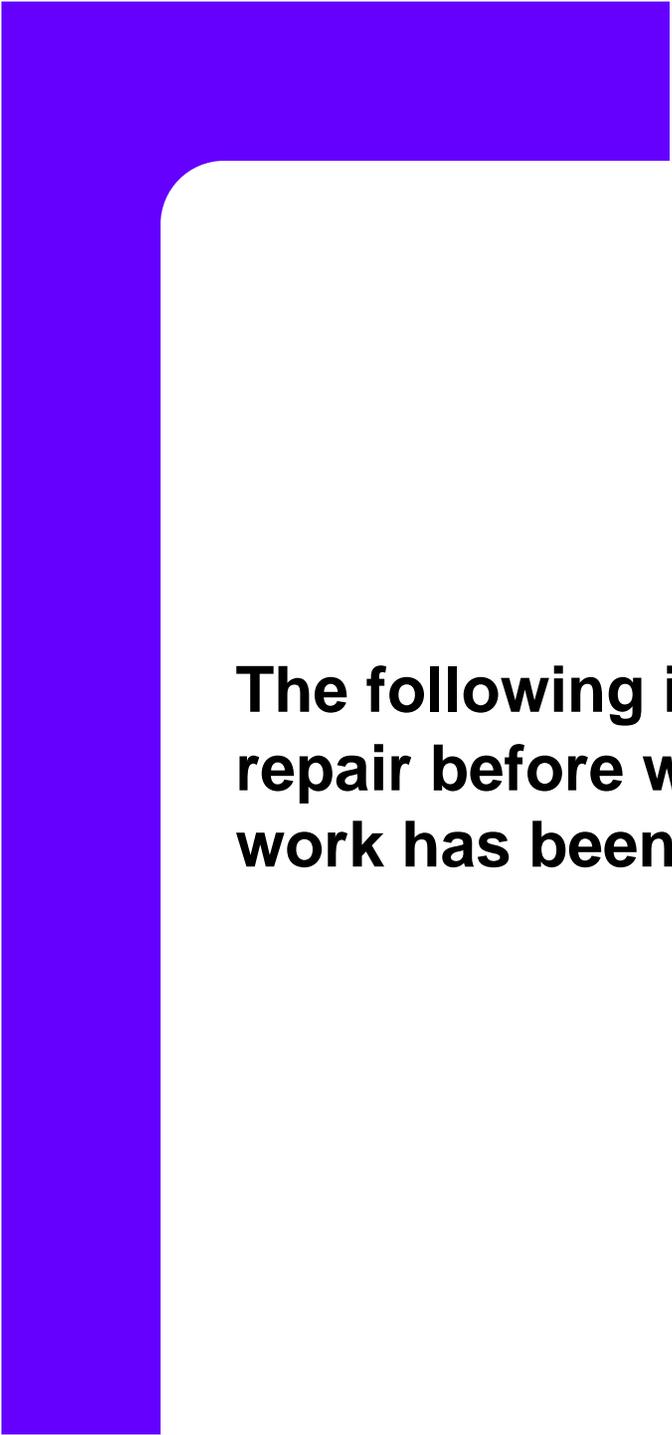


JUN 27 2005



## **SFHRP (Continued)**

**The TIER II category is specifically designed to address long term deferred maintenance conditions. Presently under the TIER II category rehabilitation costs are not to exceed \$30,000**



**The following is a typical example of a TIER II repair before work has commenced and after work has been completed.**







## **SFHRP (Continued)**

**The TIER III category is designed to address properties that can not be rehabilitated under the TIER II and where HCDD has determined that it is far more economical to demolish and rebuild the property.**



**The following is a typical example of a TIER III reconstruction project. Pictures display the before conditions and after reconstruction has been completed.**



JUN 26 2005



# CITY OF HOUSTON HOME REPLACEMENT PROJECT HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

601 SAWYER STREET, 4TH. FLOOR  
HOUSTON, TEXAS 77007



CONSTRUCTION DOCUMENTS  
TWO BEDROOM - PLAN A PACKAGE

All Invention is made in the  
25 Plans Spread - 420 Sheets Development  
College Used on Section Air Plans  
25 Plans Spread - 26 Sheets Development

REVISIONS TO THE DRAWINGS  
DATE: 1/19/06

NOTE: THE DRAWINGS  
SHOWN HEREIN ARE THE PROPERTY OF  
RLAJ ARCHITECTS, INC. AND ARE NOT TO BE  
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SYSTEM, WITHOUT THE WRITTEN PERMISSION OF  
RLAJ ARCHITECTS, INC.

See Plans Section, Economy Class for this building  
and have reference for public comments and to establish  
the nature of the building and all of the plans shown.

Building is constructed on 1/2 acre of land  
with 1/2 acre of parking area. The building has  
family building on the corner of the lot.  
No Commercial Construction.

### GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL  
DIMENSIONS AND CONDITIONS OF THE EXISTING AT THE START  
OF THE PROJECT. THE ARCHITECT, OR ANY SUBCONTRACTOR, ASSUMES NO  
LIABILITY FOR DIMENSIONS OR CONDITIONS OF EXISTING NOT SHOWN ON  
THE DRAWINGS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF  
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3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF  
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RLAJ Architects, Inc.  
ROBERT L. ADAMS JR., AIA, ARCHITECT

ARCHITECTURE • INTERIORS • URBAN DESIGN • CONSTRUCTION MANAGEMENT

10000 WESTHELFER DRIVE, SUITE 100  
HOUSTON, TEXAS 77036  
713.865.1111  
www.rla-j.com



### PROJECT DATA

THIS INTERNATIONAL STANDARD USE WITH THE DIMENSIONS OF THE  
DRAWINGS INDICATED.

NO FAMILY DETAILS

DATE OF CONSTRUCTION  
TYPE: I

LOCATION OF PROJECT  
NO SITE INFORMATION

ACTUAL FLOOR AREA  
TWO BEDROOM UNIT

ACTUAL NUMBER OF STORIES  
TWO

PLANNING METHOD  
CONSTRUCTION SCHEDULE  
DATE: 1/19/06

NO. A. 2000 (2000) BUILDING  
CLASS: 2000 (2000) CLASS: 2000

CLASS: 2000 (2000) BUILDING  
CLASS: 2000 (2000) CLASS: 2000

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### INDEX OF DRAWINGS

ARCHITECTURAL		
40.1	COVER SHEET /	CON INFORMATION
41.1	FLOOR PLAN /	EXTERIOR ELEVATIONS
42.1	SCHEDULES /	INTERIOR ELEVATIONS
	SECTIONS /	DETAILS
STRUCTURAL		
51.1	FOUNDATION PLAN /	FLOOR FRAMING
52.1	ROOF FRAMING PLAN /	FRAMING
MECHANICAL / ELECTRICAL / PLUMBING		
61.1	HVAC PLAN /	SCHEDULES /
62.1	ELECTRICAL PLAN /	SCHEDULES
63.1	PLUMBING PLAN /	SCHEDULES

JAN 19 2006

### PROJECT NOTES:

NOTE: THESE DRAWINGS ARE ISSUED AS PER  
ARCHITECT BUILDING PLANS WITHOUT THE  
OWNER'S REQUEST.





OCT 13 2005



OCT 16 2005



OCT 17 2005



OCT 24 2005



OCT 27 2005





NOV 21 2005



NOV 23 2005













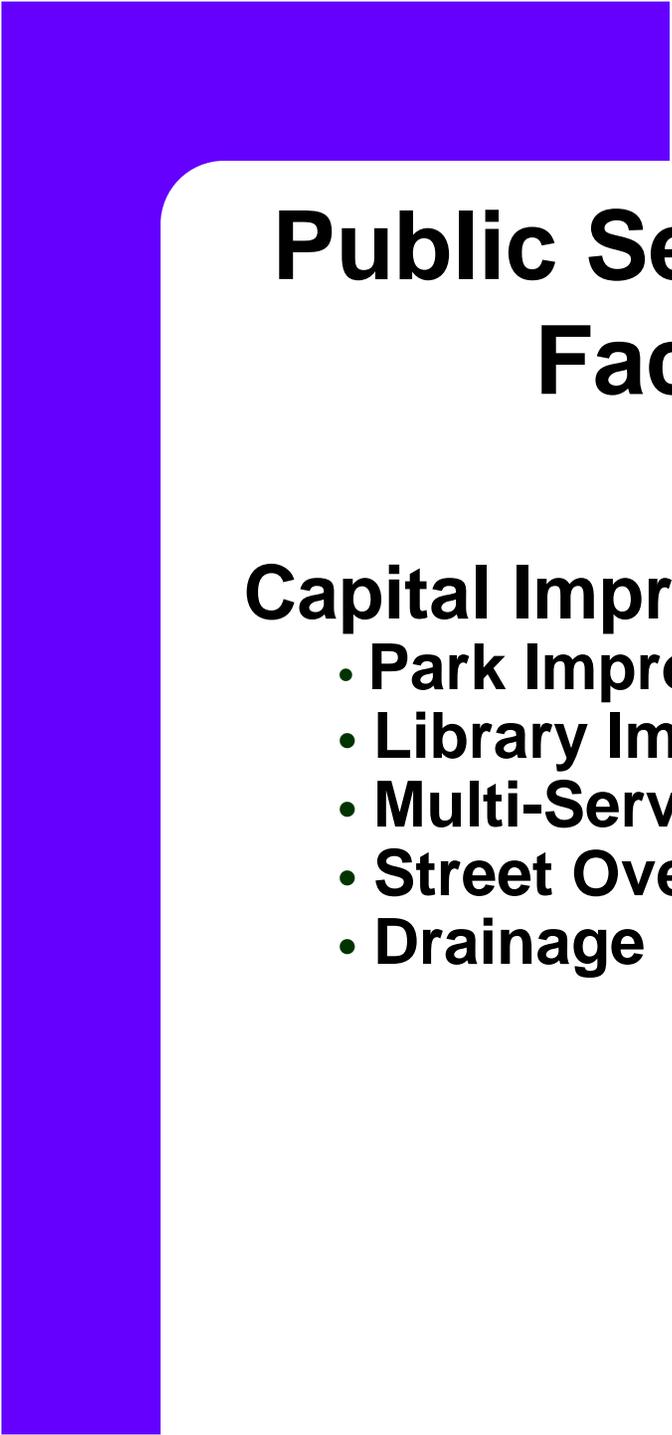
# **Public Services & Neighborhood Facilities**

## **Neighborhood Facilities**

- **Non-Profit Organizations' Facilities**
- **Federally Qualified Health Centers**
- **Multi-Service Centers**
- **Branch Libraries**
- **Parks**

## **Public Service Activities**

- **Youth Programs**
- **Elderly Services**



# **Public Services & Neighborhood Facilities (continued)**

## **Capital Improvement Projects**

- **Park Improvement Projects**
- **Library Improvements**
- **Multi-Service Center Projects**
- **Street Overlays**
- **Drainage**

# City of Houston's Contractor Participation Requirements

It is the policy of the City to stimulate the growth of minority, women-owned and disadvantaged business enterprises (MWDDBE) by encouraging their full participation in all phases of its procurement activities, and by affording them a full and fair opportunity to compete for all City contracts. In order for the City to achieve its expected results in accordance with its policy, it is important to:

# City of Houston's Contractor Participation Requirements

- Complete a [Supplier Registration Form](#) with Strategic Purchasing; and
- File an application for certification with the [Affirmative Action and Contract Compliance Division](#). Once your certification is approved by Affirmative Action, you will be listed in the [MWDBE Directory](#) as a Certified MWDBE Supplier. This process takes about four weeks to complete.

# **HCDD's Contractor Participation Requirements:**

- 1. Contractor Certification Application**
- 2. Texas Residential Construction Commission Certification**
- 3. Builder/Remodeler Registration Form**
- 4. Request for Taxpayer Identification Number and Instructions for the Requester of FORM W-9**
- 5. Contractor Profile Statement**
- 6. City Drug Policy Agreement**
- 7. Certificate of Insurance**
- 8. Automobile Liability Insurance**



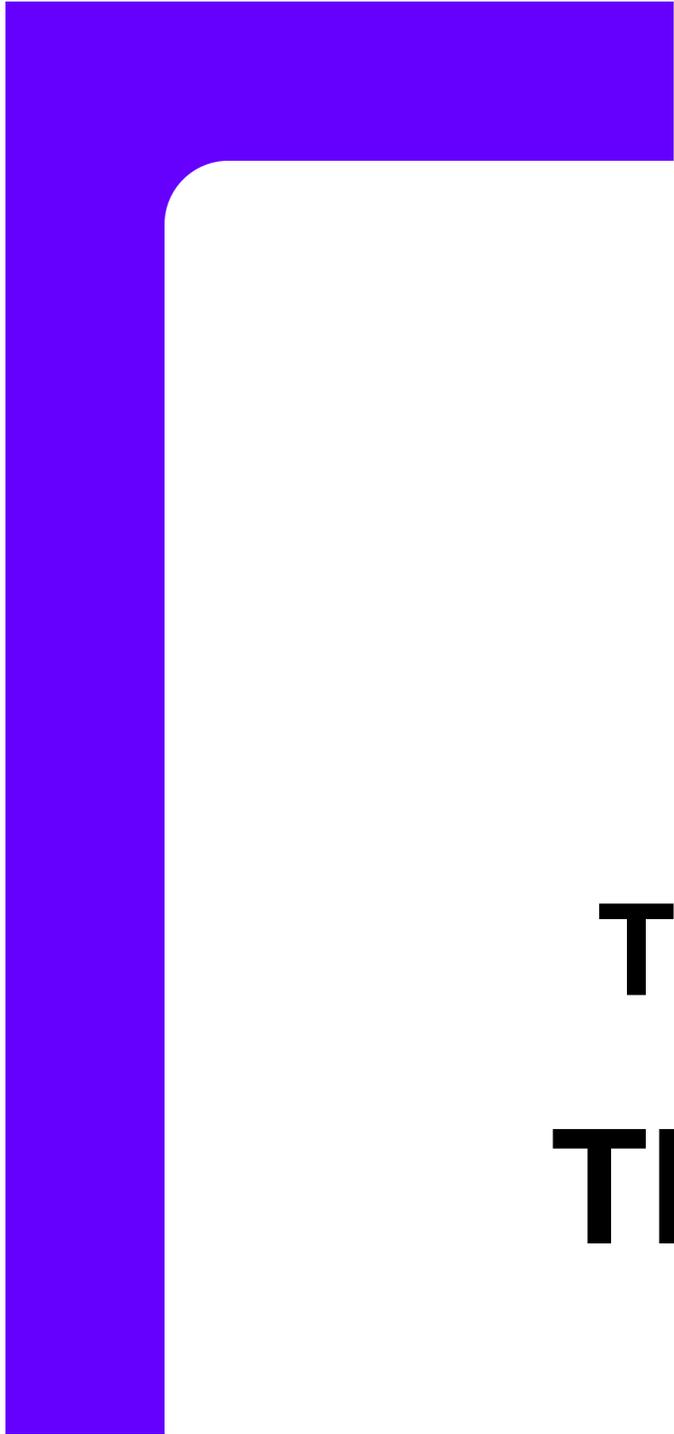
# **HCDD Minimum Property Standards**

The Minimum Property and Rehabilitation Standards (MPRS) ensures that all persons receiving assistance from HCDD, live in safe, decent and affordable housing. All properties must meet these standards. These standards do not replace the City of Houston's Building Code. Where conflicts may between the two, the most stringent standard shall apply.



# HCDD Contact Information

- Paulette Wagner at (713) 868-8441
- Stephen Skeete at (713) 865-4206
- Pirooz Farhoomand at (713) 868-8467
- Jeff Gross Jr. at (713) 868-8452



THANK YOU

THANK YOU

THANK YOU

THANK YOU

THANK YOU

