

2022 HLB Builder's Update Agenda

- ▶ Welcome Message from the CEO
- ▶ Reminders
- ▶ Traditional Program Guideline Updates & Revisions
 - ▶ Pricing framework
 - ▶ ADA requirements
 - ▶ Proformas - fixed price for land/lots
 - ▶ Request for Variance forms

Reminders & Housekeeping

- ▶ Construction updates via EPP every month. If no progress from previous, report “no progress”
- ▶ Submitting COH project numbers to staff upon assignment
- ▶ COH/approved construction documents to HLB (permit approved plans)
- ▶ Be aware of plan review changes to minimum setbacks from side property lines (from 3’ to 5’ or require firewalls)
 - ▶ Need to redesign (especially for narrower lots) or budget for firewall requirements

HLB Traditional Home Program Revisions



Community Engagement & Marketing



Sales Price and TIER Standards



ADA Compliance

Signage

72" x 36"

**Another affordable home
being built by:
Stoneham Builders
(in partnership with Houston Land Bank)**

**For Information:
713.777.7777
www.stonehambuilders.com
e-mail: stoneham@builders.com**

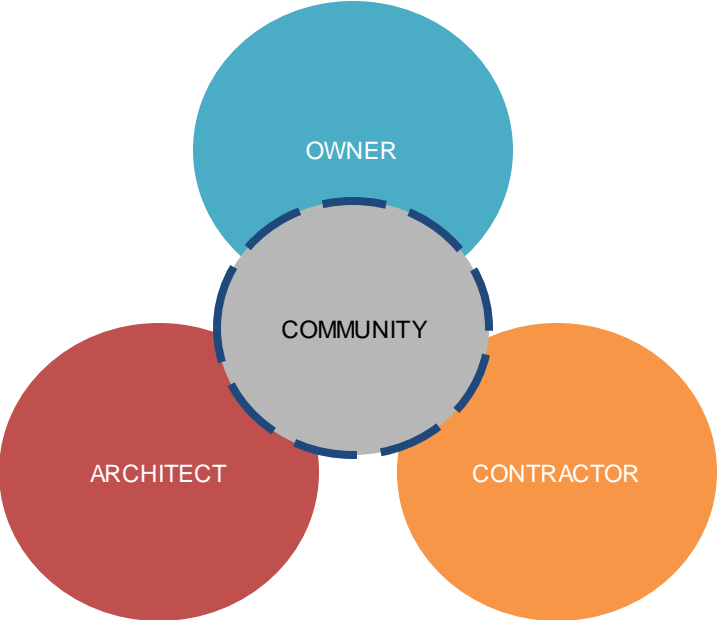


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HLB Neighborhood Advisory Committee: The HLB Neighborhood Advisory Committee (NAC) allows the HLB team to hear directly from the community, and to learn about their values, concerns, and ideas regarding a particular issue or problem. It also provides a valuable opportunity to better understand the reasons for their conclusions. The NAC will represent the 15/50 points allocated for Neighborhood Design Appropriateness for the Traditional Home Program.



Neighborhood Context Judging Criteria: (15 total points).

- **Scale, Façade, floor plan, and materials (0-5 pts)**
 - Number of floors, Bedroom size, roof, and building design connects to, highlights, and respects community characteristics, local history, points of interest, and key features.
- **Community Engagement & Need (0-5 pts)**
 - The community’s vision for a project is created or approved by a group of residents
- **Equitable Housing Practices (0-5 pts)**
 - Development promotes qualities of a vibrant community; Project and project materials match the cultural landscape* of the neighborhood



New Home Sales Price Ranges



\$115K - \$165k

LOW Range (750 - 1100 SF conditioned space) at least 2 bed/1 bath, Tier III Construction Standards



\$165k - \$225k

MED Range (1101 - 1400 SF conditioned space) at least 3 bed/2 bath, Tier II Construction Standards



\$225k - \$285k

HI Range (1401+ SF conditioned space), greater than 3 bed/2 bath, Tier I Construction Standards

Construction Standards TIER I, II, III

Tier I	(750 - 1100 SF conditioned space), No Garage required, Central HVAC 16 SEER system, vinyl double paned Low E glass windows, Wall insulation R-19 Ceiling of R30, Stove/cooktop, built-in microwave, dishwasher, garbage disposal, counters to be of water-resistant materials
Tier II	(1100 - 1400 SF conditioned space), Carport or 1 car garage required, Central HVAC 18 SEER system, vinyl double paned Low E glass windows, Wall insulation R-19/ceiling of R-30, Stove/cooktop, built in microwave, dishwasher, garbage disposal, counters to be of granite or comparable materials
Tier III	(1401+ SF conditioned space), 2 car garage required, Central HVAC 20 SEER system, vinyl argon gas filled doubled paned Low E glass windows, wall insulation R-19, ceiling insulation of R 30, Stove/cooktop, built in microwave, dishwasher, garbage disposal, counters to be of granite or comparable materials

New ADA Requirements

- ▶ Main entrance 36” width/clearance on the strike side
- ▶ Hallways to accommodate wheelchair (36” wide)
- ▶ At least one bathroom w/ 60” turning radius
 - ▶ Toilet must be 16” - 18” from side wall
 - ▶ Toilet must be 17” - 19” above finished floor
- ▶ Kitchen/common area w/ 60” turning radius



Fixed Lot Prices on Proformas

- ▶ When submitting lot purchase applications please ensure that the proformas submitted reflect the price of the lot being applied for.
- ▶ All lots will have a set price and needs to be considered in the cost structure/proforma of the Final Sales Price
 - ▶ Examples



HLB Variance Request Criteria

1. **Unusual Physical Characteristic:** Strict application of program guidelines or other HLB specifications would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or otherwise contrary to sound development practices OR
2. **Undue Hardship:** Strict application of the program guidelines or other HLB specifications would create an undue hardship by depriving the applicant of the reasonable use of the land and/or the ability to fulfill the applicant's contractual obligations to HLB
3. **Self-imposed hardship:** The circumstances surrounding the request are not a result of a hardship created by the actions, negligence, or fault of the applicant.
4. **Public Safety:** The granting of the request will not be injurious to the public health, safety, or welfare of the public/neighborhood, nor create a nuisance for others.
5. **Economic hardship:** Economic hardship is NOT the sole justification for the variance request.
6. **HLB Mission:** The proposed solution is not contrary to HLB's mission or goals.

HLB Next Steps

- ▶ **HLB Permit System: end of April**
- ▶ **HLB Discounted Materials: end of Q2**
- ▶ **HLB Social Media Marketing**
 - ▶ **Send Social media handles by 4/30/22**
 - ▶ **Send Homes for Sale Updates bi-weekly**