

CITY OF DEER PARK

82-133

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON APRIL 06, 2021 BEGINNING AT 7:00 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
TJ HAIGHT
TOMMY GINN
RON MARTIN
RAE SINOR

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES
GARY JACKSON
SHANNON BENNETT
JIM FOX

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 7:00 p.m.
2. COMMENTS FROM AUDIENCE – No comments received.
3. ANNUAL UPDATE ON ACTIVITIES OF THE SOUTH EAST TEXAS HOUSING FINANCE CORPORATION AND THE DEER PARK HOUSING MARKET FROM TROY COTHRAN – Troy Cothran, President of SETH, gave an overview of the annual SETH activities report which included details of the 5 Star and SethGoldStar Programs which assisted 128 homebuyers with down payment and closing cost assistance totaling \$927,867. The City of Deer Park helped 18 families with their home purchase. Mr. Cothran spoke of the Mortgage Credit Certificate Program (MCC) grant that allows the homeowner a direct tax credit up to \$2000 per year for the amount mortgage interest that is paid. There is also a four hour long SETH Homebuyer Education Course that is required for potential buyers to participate in. Mr. Cothran advised Council of the active listings currently on the market, pending home sales in Deer Park and the sale price trends from 2011-2021. (Exhibit A1-A6)
4. DISCUSSION OF ISSUES RELATING TO ENTERING INTO AN AGREEMENT FOR ARCHITECTURAL SERVICES WITH THE ARCHITECTURAL FIRM PGAL FOR DESIGN OF THE DEER PARK EMERGENCY OPERATION CENTER ADDITION,

RECONFIGURATION OF THE EXISTING EOC AND DISPATCH CENTER AS WELL AS THE EXPANSION OF THE RECORDS UNIT AT THE DEER PARK POLICE DEPARTMENT – City Engineer Adam Ballesteros advised Council of the agreement with PGAL for architectural services that has been negotiated for the new EOC building.

Assistant City Manager Gary Jackson highlighted the history of the project and advised Council of some negotiation details.

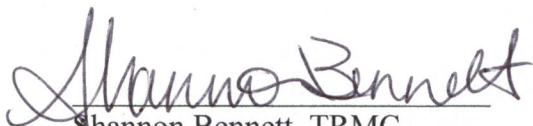
Mr. Jackson commented, “Originally, even though it is not part of the project, but it has to be done at the same time, there were some jail software, security software, a number of different things that were old and outdated and had to be changed anyway. The Information Technology Department (I.T.) was heading up that process of looking at all those items. I think that was in the neighborhood of about \$370,000 worth of equipment that has to be upgraded from the original facility. We determined from looking at the project that if we had the Architect and their Technology Sub-Consultant doing parts of the project, our Information Technology Department (I.T.) doing parts of the project and the General Contract working trying to remodel and adding on to the building, that is a lot of different moving parts. Collectively, the decision was to have all the items that were to be done and overseen by Staff, would all be pulled in underneath the Architect’s contract with one responsible party. PGAL and their subcontractor Ferguson Consulting Engineering, will be handling the technology component of the project. The cost of that did increase from the December amount presented before you and the Crime Control and Prevention District because some of those items that were being handled by Staff will now be handled by the umbrella of the contract.”

Councilwoman Sinor asked, “Does this amount cover to the end of the project?”

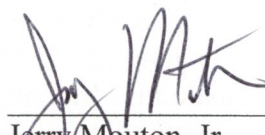
Paul Bonnette with PGAL responded, “Yes, it does from this point in the design all the way through the end of construction. Ferguson Consulting Engineering will work on the security and the Information Technology (I.T.) specifications and design, audio/visual system along with some of the jail control systems as well back in the existing building. We will be getting input from the Police Department and the Information Technology Department (I.T.) to make sure that what we are drawing and specifying, meets the City’s requirements.”

5. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:22 p.m.

ATTEST:


Shannon Bennett, TRMC
City Secretary

APPROVED:


Jerry Mouton, Jr.
Mayor

DEER★PARK

Birthplace of Texas®

HOMEBUYER ASSISTANCE PROGRAMS



WWW.SETH5STAR.COM

Program provides Down Payment and Closing Costs Assistance. Government and Fannie Mae Loan Types offer DPA as a Community Second- forgiven in 3 years. Grants provided with Freddie Mac Options.

- No First Time Homebuyer Requirement
- Max Sales Price: \$356,362 FHA /\$484,350 USDA/VA/Conv.
- Income Limits for Deer Park, TX: \$90,620/\$112,000
- SETH Homebuyer Education provided FREE for lower income borrowers



WWW.SETHGOLDSTAR.COM

Program provides Larger Amounts of Down Payment and Closing Costs Assistance in the form of a Community Second. Buyers can choose between Forgiveness Terms of 7 or 10 Years.



SETH HomeCredit

Mortgage Credit Certificate (MCC) Program

Our MCC Program provides eligible First Time Homebuyers a Federal Tax Credit. Can be combined with SETH 5 Star or SETH GoldStar. Must owner occupy for 9 years to avoid potential Federal Recapture Tax.

**EACH YEAR OUR HOMEBUYERS
CLAIM
40%
OF THEIR
TOTAL
MORTGAGE
INTEREST
AS A FEDERAL TAX CREDIT
UP TO A \$
MAXIMUM 2,000**

Example: Loan Amount...\$150,000 Interest Rate..4.5%

The buyer will have paid approximately \$6,750 in interest that year

Tax credit provided by our MCC Program: 40%

$\$6,750 \times 40\% = \$2,700$

MCC Savings for Homeowner.....\$2,000

Program Income Limits	1-2 Family Members	3 or More
Deer Park, TX	\$78,800	\$90,620





SOUTHEAST TEXAS HOUSING FINANCE CORPORATION

TO: Mayor Jerry Mouton, Jr.
City Council Members
City of Deer Park

FROM: Troy Cothran, Director/President
The Southeast Texas Housing Finance Corporation (SETH)

DATE: April 4, 2021

RE: SETH Activities Report

I would like to update the Mayor and City Council on the activities of The Southeast Texas Housing Finance Corporation.

SINGLE FAMILY HOMEOWNERSHIP PROGRAMS:

TOTAL Deer Park Homebuyers Assisted: 128 (10/15/12-12/31/2020)

Down Payment & Closing Cost Assistance Provided: \$927,867

Total Mortgage Funds Provided: \$ 19,230,000

Average Assistance per Household: \$7,248.00

Average Sales Price: \$154,700

As the market changes, SETH continues to respond to the needs of homebuyers. Our options include Grants, forgivable 3, 7, & 10 year Second Liens, and our Rate Only option. The Rate Only option provides a low rate, free education and reduced mortgage insurance coverage. From 4/1/2019- 3/31/2020 we assisted 18 families in Deer Park with their home purchase. During the time frame of 4/1/2020- 3/31/2021, we helped 3 families with down payment assistance.

SETH's Mortgage Credit Certificate (MCC) Program has been FREE since 1/1/2019 to all eligible first-time homebuyers. The MCC allows the homebuyer a direct tax credit up to \$2,000 per year, based on the mortgage interest paid. The MCC is allowable as long as

the homeowner remains in the residence. SETH provided MCCs to 2 families in Deer Park in 2020.

All homebuyers participating in these programs are required to complete our SETH Homebuyer Education Course. In CY 2020, we educated 3,520 individuals. SETH is proud to be the first housing agency in the Country to require homebuyer education.

MULTIFAMILY PROGRAMS:

SETH continues to increase its Multifamily Portfolio. Currently, SETH Affiliates are in the ownership structure of the following Communities:

- Gateway at Lake Jackson- Lake Jackson- 160 units- Family
- Sweetwater- Wharton- 56 units- Family
- Heritage Crossing- Santa Fe- 72 units- Senior
- Birdsong Place Villas- Baytown- 96 units- Senior
- Stonegate- Alvin- 160 units- Family

SETH and a developer with a strong local presence are progressing toward the closing table for a rehabilitation loan to invest over \$40,000/unit in upgrades to an existing 300+ unit affordable housing complex near Strawberry Park in Pasadena.

Deer Park has a census tract that has been designated as a Federal Opportunity Zone (OZ). SETH implemented a new multifamily program that provides incentives to developers to build affordable housing within any OZ in SETH jurisdictions. More information can be found on our website: www.sethfc.com.

SETH continues to monitor compliance on 8 multifamily developments that were financed with tax-exempt bonds comprising more than \$90 million in financing.

April 6, 2021

Notes:

Current active homes on the market as of today- 54 (2020) /21 (2021)

Pending home sales in Deer Park- 43 (2020)/46 (2021)

Home prices still climbing slowly but we are seeing more appraisal issues.

Approximately 75% of homes go pending in 30 days or less.

Approximately 50% of homes go pending in 9 days or less.

Interest rates have dropped to 3.5%

Deer Park Inventory is running less than 25 days out

	Closed Home	Days On Market	Avg Price
2013	359	47	\$ 142,903
2014	408	38	\$ 166,622
2015	378	26	\$ 177,392
2016	463	27	\$ 197,916
2017	452	32	\$ 209,752
2018	370	32	\$ 219,470
2019	377	30	\$ 222,515
2020	425	18	\$ 233,000 APPX
2021	91	Start 17 / Now 8	\$ 237,000 Appx

Prepared By: Troy Cothran, Broker

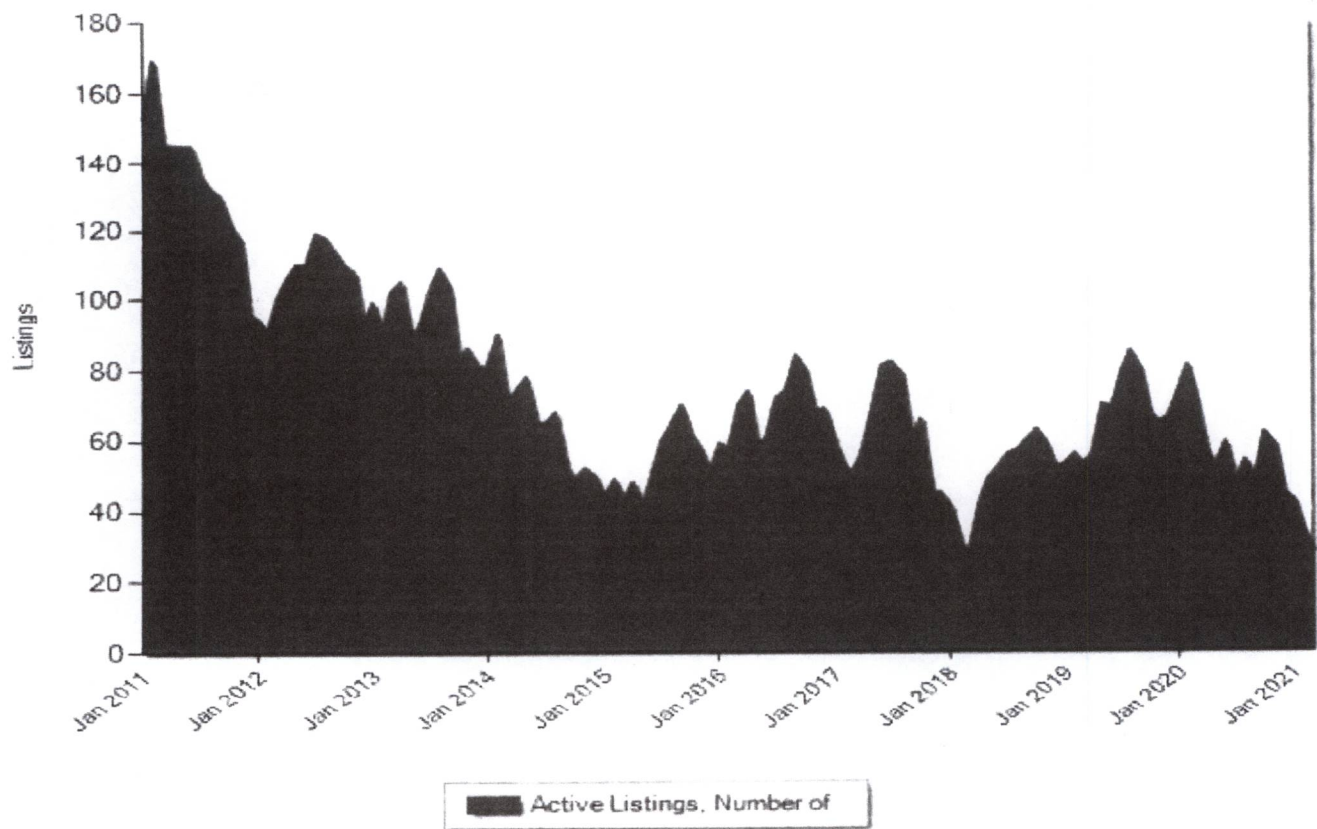
281-389-8801 cell

Information Source: HAR

Agent Single Line

#	MLS #	Stat	Office	Address	Subdivision	Lot Size	SF	Price	Prc/SF	YB	BR	Bth	DOM
1	19863432	A	RRRE01	413 N Travis Street	Heritage Sec 02 R/P	7,020	1,445	\$135,000	\$93.43	1976	3	2/0	1
2	38897205	A	SIVI01	2429 Estate Drive	South Pasadena Plaza Sec 01	7,020	1,225	\$145,000	\$118.37	1957	3	1/0	4
3	84417781	A	MIHO01	2525 Estate Drive	South Pasadena Plaza Sec 01	7,020	1,602	\$199,500	\$124.53	1966	4	2/0	12*
4	37751338	A	PMRG01	822 Dutch Street	Poye	10,000	1,681	\$209,000	\$124.33	1957	4	2/1	2
5	40365593	A	OPBR01	1226 Dutch Street	Deer Park	5,000	1,345	\$211,000	\$156.88	1998	3	2/0	4
6	16391808	A	CHAV01	1106 E Columbia Lane	College Park Sec 05	7,320	1,630	\$219,900 ↓	\$134.91	1968	4	1/1	91
7	40239540	A	HSFP01	1901 New Orleans Street	Deer Meadows Sec 02	7,688	1,762	\$234,900	\$133.31	1975	3	2/0	7
8	65098181	A	KWCL01	1718 Autrey Dr Drive	Concord Trace Sec 03	7,020	2,220	\$239,999	\$108.11	1977	4	2/1	1*
9	98214385	A	OFFP01	2613 Henderson Lane	Deer Meadows Sec 03	7,370	1,528	\$249,900	\$163.55	1975	3	2/0	12
10	36056477	A	UTXR01	1606 Garden Park Drive	Asbury Gardens Pt Rep	8,034	1,837	\$249,900	\$136.04	1986	3	2/0	39
11	48840014	A	OPBR01	2233 W Clare Street	Erin Glen Sec 01	7,590	2,048	\$275,000	\$134.28	1977	3	2/0	11
12	46627697	A	PACE02	2113 Camdon Drive	Sabine	6,325	3,138	\$280,000	\$89.23	2007	5	2/1	
13	46318815	A	DEGP01	1205 Comanche Street	Runningbrook Sec 02	7,229	2,582	\$339,999	\$131.68	1990	4	2/1	29*
14	59481592	A	OPBR01	1901 S Everglades Drive	Park Place Sec 06	7,800	2,462	\$353,000	\$143.38	2002	4	2/0	12
15	22385290	A	KWCL01	402 W Forrest Lane	Coleman Sec 02	11,748	3,310	\$354,000 ↓	\$106.95	1978	4	3/0	25
16	55625146	A	RSOH02	2209 Kristina Way	Ivy Oaks	7,867	4,743	\$399,000 ↓	\$84.12	2008	5	3/1	140
17	68540789	A	EXPD01	1106 Norwood Street	Deer Park Outlots	21,200	2,590	\$399,900	\$154.40	1968	4	2/1	4
18	23116847	A	FSRM01	4314 Juniper Lane	Cottonwood Estates Sec 2	8,125	4,035	\$415,000 ↓	\$102.85	2016	5	3/1	18*
19	79064484	A	KWPD01	2318 E Reata Drive	Park Place Sec 03 Amd	13,509	3,803	\$494,000 ↓	\$129.90	2001	5	4/1	55*
20	84471417	A	COLD08	2314 Donegal Court	Erin Glen Sec 05	14,760	3,563	\$530,000	\$148.75	1983	4	3/1	19
21	28937066	A	PMRG01	1813 N Prairie Lane	Estates/East Mdw Sec 1	11,700	3,562	\$679,000 ↑	\$190.62	2021	3	3/2	90

Exhibit A-5 WS Meeting
Southeast Texas Housing Finance Corporation
April 6, 2021 (S.E.T.H)



Historical Sale Price Trend

