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Action Plans

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Grant Number: **B-17-DL-48-0002**

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Grantee Name:
Texas - GLO

LOCCS Authorized Amount:
\$57,800,000.00

Grant Award Amount:
\$57,800,000.00

Estimated PI/RL Funds:

Total Budget:
\$57,800,000.00

Project #	Project Title	Grantee Activity #	Activity Title
0001	ADMINISTRATION	ADMINISTRATION[57M]	Administration
		HCADMIN[57M]_DA_NA_18-495-000-B220	Administration
0002	AFFORDABLE RENTAL RECOVERY	ARP[57M]_H MID_LMI	Affordable Rental Housing Program
0003	RESIDENTIAL BUYOUT	HCBAP[57M]_DA_LMI_18-495-000-B220	Harris County Buyout Program
9999	Restricted Balance	<i>No activities in this project</i>	
DELETED-ACTIVITIES	DELETED-ACTIVITIES (Temporary)	19-095-002_Multi_LMI_Rockport Housing Associates-09192019141	LMI-Multi - Bay of Aransas
		19-095-003_00_Multi-LMI_WesternStateHousingRefugio-091920191	LMI-Multi
		PH_Multi_HUD_MI_Saltgrass-09172019122102	Affordable Rental Housing
		PH_Multi_HUD_MI_The Oaks at Corpus Christi-09172019121928	Affordable Rental Housing
		PH_PD-Buyout Program-09172019123004	Buyout Program-CANCELLED
		Project Delivery-08072018152913	Project Delivery

Status: Reviewed and Approved

Disaster Damage:

In 2017, communities that had not yet had a chance to fully recover from the 2015 and 2016 floods were impacted again. Hurricane Harvey, a regenerated tropical depression, made landfall on August 25, 2017, as a Category 4

hurricane, bringing with it extreme wind gusts and, in some places, up to 60 inches of rain in 5 days. The hurricane caused catastrophic flooding and at least 82 human fatalities, due in part to the weather system stalling over the Texas coast. The windspeeds recorded over South Texas may have been underestimated, especially near the coast and close to the eyewall of Hurricane Harvey, as many observation stations were disabled prior to landfall of the eye of the hurricane. However, a peak wind gust of 150 mph was reported near Rockport. Hurricane Harvey made landfall twice and is viewed by many as three separate events: the initial landfall in Aransas County; unprecedented rainfall in the Houston metroplex and surrounding areas; and the second landfall on August 29, 2017, in southeast Texas near the cities of Orange, Beaumont, and Port Arthur. These events caused not only wind damage, but also widespread flooding. The 49 CDBG-DR eligible counties affected by Hurricane Harvey cover 15 percent or 39,496 square miles of land area in the state and contain approximately 32 percent of the state's population. The land area affected is roughly the size of the state of the Kentucky. Nearly 8.9 million Texans live in the affected counties. By the time the rain stopped, Hurricane Harvey had dumped almost a year's worth of rainfall in just a few days. So much rain fell during the hurricane that the National Weather Service had to update the color charts on their graphics in order to effectively map it. Two additional shades of purple were added to represent rainfall totals for 20-30 inches and "greater than 30 inches" ranges.

Recovery Needs:

Recognizing the state's long and well-documented history of flooding, hurricanes, wildfires, and droughts, as well as its ongoing efforts to mitigate future disaster effects in its most vulnerable areas, the GLO continues its commitment to rebuilding while prioritizing resiliency. In assessing unmet needs, it is important to consider the additional costs of safeguarding housing and community infrastructure investments from future disasters. As such, Texas will not only assess projects and consider state-run programs that replace or repair lost property but will also seek to invest resources in efforts that promise to mitigate damage from a wide range future disaster types. Although this can increase costs initially, mitigating efforts can greatly reduce the cost of future damages. The success of this long-term recovery practice was seen firsthand during Hurricane Harvey. Resilient-enhanced projects from previous CDBG-DR efforts suffered less damage from Hurricane Harvey: construction projects designed to prevent future flooding, mitigate further loss, and decrease evacuation times. Single family home resiliency solutions are expected to add approximately 10 to 14 percent to the total cost per home; multifamily resiliency solutions add 15 to 20 percent to the total cost per project; and infrastructure resiliency solutions add 15 to 20 percent to the total cost per project. Resiliency solutions are varied and dependent on the respective area's Threat and Hazard Identification and Risk Assessment (THIRA). Single family home resiliency solutions may include elevating the first floor of habitable area; breakaway ground floor walls; reinforced roofs; storm shutters; use of ENERGY STAR appliances and fixtures; and mold and mildew resistant products. Multifamily resiliency solutions include elevation; retention basins; fire-safe landscaping; firewalls; and landscaped floodwalls. Buyout programs support hazard mitigation, floodplain management goals, and resiliency by removing homeowners from the floodplain, thus eliminating vulnerability to future flooding situations. After homes are purchased, the structures are demolished or relocated. The land reverts to a natural floodplain, converts into a retention area, or is retained as green space for recreational purposes. The buyout option serves multiple objectives and provides a resiliency option versus rebuilding within a floodplain. Buyouts help prevent repetitive loss and extreme risk to human health and safety. Buyouts conducted sooner rather than later prevent homeowners from making repairs and investing funds in properties that they then may not want to sell. In the case of infrastructure resiliency solutions, improvements may include:

- Elevating critical systems, facilities, and roadways above base flood elevation;
- Installing backup power generators for critical systems (water, sewer, etc.);
- Avoiding an increase in impervious cover by keeping projects in their original footprint and encouraging the use of building practices that allow for more pervious coverage, when possible;
- Replanting with only native vegetation to preserve the natural environment;

- Installing retention basins, larger culverts and debris guards, erosion control solutions, and back-up communication systems; and
- Supporting local community efforts to enhance building codes and regulations

The resiliency multiplier will be a standard 15 percent for both housing and infrastructure activities to calculate unmet need, as has previously been applied in other Texas CDBG-DR programs.

Supporting Documents
None

[View Activities](#)

Project # / Project Title: 0001 / ADMINISTRATION

Grantee Activity Number: ADMINISTRATION[57M]

Activity Title: Administration

Project #/Project Title: 0001 / ADMINISTRATION

Grantee Program:

Activity Type:
Administration

Activity Status:
Under Way

National Objective:
Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Projected Start Date:
01/01/2018

Total Budget: \$2,020,688.00
Most Impacted and Distressed Budget: \$0.00
Other Funds Total: \$0.00

Projected End Date:
01/01/2024

Total Funds Amount: \$2,020,688.00

Block Drawdown:

Blocked by:

Block Drawdown Date:

Blocked by:

Blocked by Grantee

Activity Draw Block by HUD Steven Edwards

08/08/2023

Steven Edwards

Project Draw Block by HUD

08/08/2023

Benefit Report Types: NA

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
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None

Proposed Accomplishments	Total
None	

Activity is being carried out by the Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Texas General Land Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
Texas General Land Office	State Agency	\$2,020,688.00

All Addresses

State	Address	City	Zip	Visible on PDF?

Location Description: **Investment Location**

Administrative costs related to the impacted areas.

Activity Description:

Administration costs related to the disaster.

Environmental Assessment:

Environmental Reviews:

None

Activity Supporting Documents:

None

Grantee Activity Number: HCADMIN[57M]_DA_NA_18-495-000-B220

Activity Title: Administration

Project #/Project Title: 0001 /
ADMINISTRATION

Grantee Program:

Activity Type:
Administration

Activity Status:
Under Way

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Projected Start Date:

08/12/2018

Total Budget: \$869,312.00

Most Impacted and Distressed Budget:
\$869,312.00

Projected End Date:

Other Funds Total: \$0.00

Total Funds Amount: \$869,312.00

08/11/2020

Block Drawdown: **Blocked by:** **Block Drawdown Date:** **Blocked by:**
Blocked by Grantee
Activity Draw Block by HUD Steven Edwards 08/08/2023 Steven Edwards
Project Draw Block by HUD 08/08/2023

Benefit Report Types: NA

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
None				

Proposed Accomplishments	Total
None	

Activity is being carried out by the Grantee: **Activity is being carried out through:** **Organization carrying out Activity:**
No Harris County Harris County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
Harris County	Local Government	\$869,312.00

All Addresses

State	Address	City	Zip	Visible on PDF?
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Location Description: **Investment Location**

Construction shall take place in the Harris County area.

Activity Description:

Administration costs related to the disaster.

Environmental Assessment:

Environmental Reviews:

None

Activity Supporting Documents:

None

Project # / Project Title: 0002 / AFFORDABLE RENTAL RECOVERY

Grantee Activity Number: ARP[57M]_HMID_LMI**Activity Title:** Affordable Rental Housing Program**Project #/Project Title:** 0002 / AFFORDABLE RENTAL RECOVERY**Grantee Program:****Activity Type:**
Affordable Rental Housing**Activity Status:**
Under Way**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

Projected Start Date:

06/27/2019

Total Budget: \$11,444,400.00**Most Impacted and Distressed Budget:**
\$11,444,400.00**Projected End Date:**

08/20/2021

Other Funds Total: \$0.00**Total Funds Amount:** \$11,444,400.00**Block Drawdown:****Blocked by:****Block Drawdown Date:****Blocked by:**

Blocked by Grantee

Activity Draw Block by HUD Steven Edwards

08/08/2023

Denise Hall

Project Draw Block by HUD

08/08/2023

Denise Hall

Benefit Report Types: Direct(Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	210		210	100.00%
# Renter Households	210		210	100.00%

Proposed Accomplishments	Total
# of Housing Units	210
# of Multifamily Units	210
# of Properties	5

Activity is being carried out by the Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Texas General Land Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
Daniel RE Investment Group LLC	Other	\$0.00
Texas General Land Office	State Agency	\$11,155,400.00

All Addresses

State	Address	City	Zip	Visible on PDF?
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Location Description: Investment Location

Construction shall take place in the most impacted areas.

Activity Description:

Developers will rehabilitate, reconstruct, or construct—in accordance with the terms of the Contract and all attachments, applicable laws, regulations, and guidance, new multi-family housing units being leased to eligible low- and moderate-income (LMI) applicants.

Environmental Assessment: UNDERWAY

Environmental Reviews:
None

Activity Supporting Documents:
None

Project # / Project Title: 0003 / RESIDENTIAL BUYOUT

Grantee Activity Number: HCBAP[57M]_DA_LMI_18-495-000-B220

Activity Title: Harris County Buyout Program **Project #/Project Title:** 0003 / RESIDENTIAL BUYOUT

Grantee Program:

Activity Type: Acquisition - buyout of residential properties **Activity Status:** Under Way

National Objective:
Low/Mod: Benefit to low- and moderate-income persons/families

Projected Start Date: 08/12/2018 **Total Budget:** \$43,465,600.00
Most Impacted and Distressed Budget: \$43,465,600.00

Projected End Date: 08/11/2020 **Other Funds Total:** \$0.00
Total Funds Amount: \$43,465,600.00

Block Drawdown: **Blocked by:** **Block Drawdown Date:** **Blocked by:**
Blocked by Grantee
Activity Draw Block by HUD Steven Edwards 08/08/2023 Denise Hall
Project Draw Block by HUD 08/08/2023 Denise Hall

Benefit Report Types: Direct(Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	239	160	79	100.00%

# Owner Households	239	160	79	100.00%
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Proposed Accomplishments	Total
# of Housing Units	239
# of Singlefamily Units	239

Activity is being carried out by the Grantee: No
Activity is being carried out through:
Organization carrying out Activity: Harris County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
Harris County	Local Government	\$43,465,600.00

All Addresses

State	Address	City	Zip	Visible on PDF?
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Location Description: **Investment Location**

Subrecipient shall carry out the following housing activities in the Harris County area.

Activity Description:

The Subrecipient will provide housing buyout activities for Low to Moderate Income Housing Incentive (“LMHI”) individual households affected by Hurricane Harvey. Project Delivery and Administration costs will not exceed ten (10%) and two percent (2%), respectively, of the total grant allocation. An environmental review must be conducted at all locations prior to the execution and commencement of work.

Environmental Assessment: UNDERWAY

Environmental Reviews:

None

Activity Supporting Documents:

None

Project # / Project Title: 9999 / Restricted Balance

Project # / Project Title: DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)

Grantee Activity Number: 19-095-002_Multi_LMI_Rockport Housing Associates-09192019141

Project #/Project Title: DELETED-

Activity Title: LMI-Multi - Bay of AransasACTIVITIES / DELETED-ACTIVITIES
(Temporary)**Grantee Program:****Activity Type:**
Affordable Rental Housing**Activity Status:**
Cancelled**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

Projected Start Date:

02/02/2019

Total Budget: \$0.00**Most Impacted and Distressed Budget:** \$0.00**Other Funds Total:** \$0.00**Total Funds Amount:** \$0.00**Projected End Date:**

06/30/2020

Block Drawdown:**Blocked by:****Block Drawdown Date:****Blocked by:**

Blocked by Grantee

Activity Draw Block by HUD Steven Edwards 08/08/2023

Denise Hall

Project Draw Block by HUD

Benefit Report Types: Direct(Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	40		40	100.00%
# Renter Households	40		40	100.00%

Proposed Accomplishments	Total
# of Housing Units	40
# of Multifamily Units	40
# of Properties	1

Activity is being carried out by the Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Rockport Housing Associates

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
Rockport Housing Associates	Unknown	\$0.00
Texas General Land Office	State Agency	\$0.00

All Addresses

State	Address	City	Zip	Visible on PDF?
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Location Description: Investment Location

Development must be located in Aransas Counties.

Activity Description:

Developer will rehabilitate, reconstruct, or construct new, in accordance with the terms of the Contract and all attachments, applicable law, regulations, and guidance forty multi-family housing units with forty hundred units being leased to low- and moderate-income tenants for eligible applicants.

Environmental Assessment: UNDERWAY

Environmental Reviews:

None

Activity Supporting Documents:

None

Grantee Activity Number: 19-095-003_00_Multi-LMI_WesternStateHousingRefugio-091920191

Activity Title: LMI-Multi

Project #/Project Title: DELETED-
ACTIVITIES / DELETED-ACTIVITIES
(Temporary)

Grantee Program:**Activity Type:**

Affordable Rental Housing

Activity Status:

Cancelled

National Objective:

Low/Mod: Benefit to low- and moderate-income persons/families

Projected Start Date:

01/30/2019

Total Budget: \$0.00

Most Impacted and Distressed Budget: \$0.00

Other Funds Total: \$0.00

Total Funds Amount: \$0.00

Projected End Date:

04/16/2021

Block Drawdown:**Blocked by:****Block Drawdown Date:****Blocked by:**

Blocked by Grantee

Activity Draw Block by HUD Steven Edwards 08/08/2023

Denise Hall

Project Draw Block by HUD

Benefit Report Types: Direct(Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	48		48	100.00%
# Renter Households	48		48	100.00%

Proposed Accomplishments	Total
# of Housing Units	48

# of Multifamily Units	48
# of Properties	1

Activity is being carried out by the Grantee: No

Activity is being carried out through:

Organization carrying out Activity: Western States Housing Refugio

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
Western States Housing Refugio	Local Government	\$0.00

All Addresses

State	Address	City	Zip	Visible on PDF?
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Location Description: Investment Location

Construction shall take place in Refugio County.

Activity Description:

Developer will rehabilitate, reconstruct, or construct new, in accordance with the terms of the Contract and all attachments, applicable law, regulations, and guidance (48) multi-family housing units with (48) units being leased to low- and moderate-income tenants for eligible applicants. Units will be interspersed to ensure that there is no grouping of units for a particular income type. LMI units shall be scattered amongst and between Market Rate Units throughout the development.

Developer will ensure that all rehabilitation activities meet all applicable local codes, rehabilitation standards, and ordinances. Compliance extends to, but is not limited to, zoning ordinances, building codes, local health and safety codes and standards, and Housing Quality Standards (HQS) at project completion.

Environmental Assessment: UNDERWAY

Environmental Reviews:

None

Activity Supporting Documents:

None

Grantee Activity Number: PH_Multi_HUD_MI_Saltgrass-09172019122102

Activity Title: Affordable Rental Housing

Project #/Project Title: DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)

Grantee Program:

Activity Type:
Affordable Rental Housing

Activity Status:
Cancelled

National Objective:

Low/Mod: Benefit to low- and moderate-income persons/families

Projected Start Date:

05/01/2019

Total Budget: \$0.00

Most Impacted and Distressed Budget: \$0.00

Other Funds Total: \$0.00

Total Funds Amount: \$0.00

Projected End Date:

05/01/2025

Block Drawdown:

Blocked by:

Block Drawdown Date:

Blocked by:

Blocked by Grantee

Activity Draw Block by HUD Steven Edwards

08/08/2023

Denise Hall

Project Draw Block by HUD

Benefit Report Types: Direct(Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	1		1	100.00%
# Renter Households	1		1	100.00%

Proposed Accomplishments	Total
# of Housing Units	1
# of Multifamily Units	1
# of Properties	1

Activity is being carried out by the Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Texas General Land Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
Texas General Land Office	State Agency	\$0.00

All Addresses

State	Address	City	Zip	Visible on PDF?
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Location Description: Investment Location

Saltgrass

Activity Description:

Rehabilitation & New Construction or Reconstruction

Environmental Assessment:

Environmental Reviews:

None

Activity Supporting Documents:

None

Grantee Activity Number: PH_Multi_HUD_MI_The Oaks at Corpus Christi-09172019121928

Activity Title: Affordable Rental Housing
Project #/Project Title: DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)

Grantee Program:

Activity Type: Affordable Rental Housing
Activity Status: Cancelled

National Objective:
 Low/Mod: Benefit to low- and moderate-income persons/families

Projected Start Date: 05/01/2019
Total Budget: \$0.00
Most Impacted and Distressed Budget: \$0.00
Other Funds Total: \$0.00
Projected End Date: 05/01/2025
Total Funds Amount: \$0.00

Block Drawdown: Blocked by: **Block Drawdown Date:** **Blocked by:**
 Blocked by Grantee
 Activity Draw Block by HUD Steven Edwards 08/08/2023 Denise Hall
 Project Draw Block by HUD

Benefit Report Types: Direct(Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	1		1	100.00%
# Renter Households	1		1	100.00%

Proposed Accomplishments	Total
# of Housing Units	1
# of Multifamily Units	1
# of Properties	1

Activity is being carried out by the Grantee: No
Activity is being carried out through:
Organization carrying out Activity: Texas General Land Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
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Texas General Land Office	State Agency	\$0.00
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All Addresses

State	Address	City	Zip	Visible on PDF?
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Location Description: Investment Location

The Oaks at Corpus Christi

Activity Description:

Rehabilitation & New Construction or Reconstruction

Environmental Assessment:

Environmental Reviews:

None

Activity Supporting Documents:

None

Grantee Activity Number: PH_PD-Buyout Program-09172019123004

Activity Title: Buyout Program-CANCELLED
Project #/Project Title: DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)

Grantee Program:

Activity Type: Administration
Activity Status: Cancelled

National Objective:
 Low/Mod: Benefit to low- and moderate-income persons/families

Projected Start Date: 08/12/2018
Total Budget: \$0.00
Most Impacted and Distressed Budget: \$0.00
Other Funds Total: \$0.00
Projected End Date: 08/11/2020
Total Funds Amount: \$0.00

Block Drawdown: Blocked by: **Block Drawdown Date:** **Blocked by:**
 Blocked by Grantee
 Activity Draw Block by HUD Steven Edwards 08/08/2023 Denise Hall
 Project Draw Block by HUD

Benefit Report Types: NA

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
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None

Proposed Accomplishments	Total
None	

Activity is being carried out by the Grantee: No
Activity is being carried out through:
Organization carrying out Activity: Texas General Land Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget Amount
Texas General Land Office	State Agency	\$0.00

All Addresses

State	Address	City	Zip	Visible on PDF?
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Location Description: Investment Location

Homes must be located in the Harris County area.

Activity Description:

Funds are for the buyout program and project delivery costs.

Environmental Assessment:

Environmental Reviews:

None

Activity Supporting Documents:

None

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