

Action Plan

Grantee: Texas - GLO

Grant: B-17-DL-48-0002

LOCCS Authorized Amount:	\$ 57,800,000.00
Grant Award Amount:	\$ 57,800,000.00
Status:	Reviewed and Approved

Estimated PI/RL Funds:

Total Budget:	\$ 57,800,000.00
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Funding Sources

No Funding Sources Found

Narratives

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 15 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.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	ADMINISTRATION	ADMINISTRATION[57M] HADMIN[57M]_DA_NA_18-495-000-B220	Administration
0002	AFFORDABLE RENTAL RECOVERY	ARP[57M]_HMID_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	
		PH_PD-Buyout Program-09172019123004	Buyout Program-CANCELLED
		Project Delivery-08072018152913	Project Delivery



Activities

Project # / 0001 / ADMINISTRATION

Grantee Activity Number: ADMINISTRATION[57M]
Activity Title: Administration

Activity Type:

Administration

Project Number:

0001

Projected Start Date:

01/01/2018

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

01/01/2024

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

08/08/2023 by Steven Edwards

Total Budget: \$ 2,020,688.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,020,688.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Texas General Land Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Texas General Land Office

Organization Type

State Agency

Proposed Budget

\$ 2,020,688.00



Location Description:

Administrative costs related to the impacted areas.

Activity Description:

Administration costs related to the disaster.

Environmental Assessment:

Environmental None



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

Activity Type:

Administration

Project Number:

0001

Projected Start Date:

08/12/2018

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

08/11/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

08/08/2023 by Steven Edwards

Total Budget: \$ 869,312.00

Most Impacted and Distressed Budget: \$ 869,312.00

Other Funds: \$ 0.00

Total Funds: \$ 869,312.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Harris County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Harris County

Organization Type

Local Government

Proposed Budget

\$ 869,312.00

Location Description:

Construction shall take place in the Harris County area.

Activity Description:

Administration costs related to the disaster.



Environmental Assessment:

Environmental None

Project # / 0002 / AFFORDABLE RENTAL RECOVERY

Grantee Activity Number: ARP[57M]_HMID_LMI
Activity Title: Affordable Rental Housing Program

Activity Type: Affordable Rental Housing	Activity Status: Under Way
Project Number: 0002	Project Title: AFFORDABLE RENTAL RECOVERY
Projected Start Date: 06/27/2019	Projected End Date: 08/20/2021
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD: 08/08/2023 by Denise Hall
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD: 08/08/2023 by Denise Hall
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 11,444,400.00
National Objective: Low/Mod: Benefit to low- and moderate-income persons/families	Most Impacted and Distressed Budget: \$ 11,444,400.00
	Other Funds: \$ 0.00
	Total Funds: \$ 11,444,400.00

Benefit Report Type:
Direct (Households)

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

Proposed Accomplishments	Total
# of Multifamily Units	210



of Housing Units 210
 # of Properties 5

Activity is being carried out by
 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
Daniel RE Investment Group LLC	Other	\$ 0.00
Texas General Land Office	State Agency	\$ 11,155,400.00

Location Description:
 Contruction 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 None

Project # / 0003 / RESIDENTIAL BUYOUT

Grantee Activity Number: HCBAP[57M]_DA_LMI_18-495-000-B220
Activity Title: Harris County Buyout Program

Activity Type:
 Acquisition - buyout of residential properties

Activity Status:
 Under Way

Project Number:
 0003

Project Title:
 RESIDENTIAL BUYOUT

Projected Start Date:
 08/12/2018

Projected End Date:
 08/11/2020

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Project Draw Block Date by HUD:

08/08/2023 by Denise Hall

Activity Draw Block Date by HUD:

08/08/2023 by Denise Hall

Total Budget:	\$ 43,465,600.00
Most Impacted and Distressed Budget:	\$ 43,465,600.00
Other Funds:	\$ 0.00
Total Funds:	\$ 43,465,600.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	239
# of Housing Units	239

Activity is being carried out by

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
Harris County	Local Government	\$ 43,465,600.00

Location Description:

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

None

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

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

Activity Title: LMI-Multi - Bay of Aransas

Activity Type:

Affordable Rental Housing

Activity Status:

Cancelled

Project Number:

DELETED-ACTIVITIES

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected Start Date:

02/02/2019

Projected End Date:

06/30/2020

Project Draw Block by HUD:

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/08/2023 by Denise Hall

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

National Objective:

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

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

of Households

Proposed Accomplishments

of Multifamily Units

Total

40

of Housing Units

40



of Properties

1

Activity is being carried out by

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
Rockport Housing Associates	Unknown	\$ 0.00
Texas General Land Office	State Agency	\$ 0.00

Location Description:

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 None



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

Activity Title: LMI-Multi

Activity Type:
Affordable Rental Housing

Project Number:
DELETED-ACTIVITIES

Projected Start Date:
01/30/2019

Project Draw Block by HUD:

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
48		48	100.00
48		48	100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

48

of Housing Units

48

of Properties

1

Activity is being carried out by

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
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Location Description:

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 None



Grantee Activity Number: PH_Multi_HUD_MI_Saltgrass-09172019122102
Activity Title: Affordable Rental Housing

Activity Type:
Affordable Rental Housing
Project Number:
DELETED-ACTIVITIES
Projected Start Date:
05/01/2019
Project Draw Block by HUD:

Activity Status:
Cancelled
Project Title:
DELETED-ACTIVITIES (Temporary)
Projected End Date:
05/01/2025
Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked
Block Drawdown By Grantee:
Not Blocked

Activity Draw Block Date by HUD:
08/08/2023 by Denise Hall

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

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

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

Activity is being carried out by
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
Texas General Land Office	State Agency	\$ 0.00



Location Description:

Saltgrass

Activity Description:

Rehabilitation & New Construction or Reconstruction

Environmental Assessment:

Environmental None



Grantee Activity Number: PH_Multi_HUD_MI_The Oaks at Corpus Christi-09172019121928
Activity Title: Affordable Rental Housing

Activity Type:
Affordable Rental Housing

Project Number:
DELETED-ACTIVITIES

Projected Start Date:
05/01/2019

Project Draw Block by HUD:

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

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

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

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

Activity is being carried out by
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
Texas General Land Office	State Agency	\$ 0.00



Location Description:

The Oaks at Corpus Christi

Activity Description:

Rehabilitation & New Construction or Reconstruction

Environmental Assessment:

Environmental None



Grantee Activity Number: PH_PD-Buyout Program-09172019123004
Activity Title: Buyout Program-CANCELLED

Activity Type:

Administration

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

08/12/2018

Project Draw Block by HUD:

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected End Date:

08/11/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

08/08/2023 by Denise Hall

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Texas General Land Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Texas General Land Office

Organization Type

State Agency

Proposed Budget

\$ 0.00

Location Description:

Homes must be located in the Harris County area.

Activity Description:

Funds are for the buyout program and project delivery costs.



Environmental Assessment:

Environmental None



Grantee Activity Number: Project Delivery-08072018152913
Activity Title: Project Delivery

Activity Type:

Administration

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

01/01/2018

Project Draw Block by HUD:

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected End Date:

01/01/2024

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Texas General Land Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Texas General Land Office

Organization Type

State Agency

Proposed Budget

\$ 0.00

Location Description:

Areas impacted

Activity Description:

Project Delivery



Environmental Assessment: EXEMPT

Environmental None

Project # / N/A

Grantee Activity Number: HCBAP[57M]_DA_UN_18-495-000-B220-02052020171951

Activity Title: CANCELLED

Activity Type:

Acquisition - buyout of residential properties

Project Number:

Projected Start Date:

08/12/2018

Project Draw Block by HUD:

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Urgent Need: A community development need having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

Total



of Properties

LMI%:	41.79
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Activity is being carried out by

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
Harris County	Local Government	\$ 0.00

Location Description:

Cancelled

Activity Description:

Cancelled

Environmental Assessment:

Environmental None

Action Plan History

Version	Date
B-17-DL-48-0002 AP#1	08/07/2018
B-17-DL-48-0002 AP#2	10/30/2018
B-17-DL-48-0002 AP#3	01/23/2019
B-17-DL-48-0002 AP#4	03/15/2019
B-17-DL-48-0002 AP#5	06/05/2019
B-17-DL-48-0002 AP#6	07/30/2019
B-17-DL-48-0002 AP#7	10/30/2019
B-17-DL-48-0002 AP#8	01/27/2020
B-17-DL-48-0002 AP#9	03/04/2020



