

Grantee: Texas - GLO

Grant: B-17-DL-48-0002

April 1, 2019 thru June 30, 2019 Performance Report



Grant Number:

B-17-DL-48-0002

Obligation Date:**Award Date:****Grantee Name:**

Texas - GLO

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$57,800,000.00

Grant Status:

Active

QPR Contact:

Pamela Mathews

LOCCS Authorized Amount:

\$57,800,000.00

Estimated PI/RL Funds:**Total Budget:**

\$57,800,000.00

Disasters:

Declaration Number

FEMA-4332-TX

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 of 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 communit

Recovery Needs:

y 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$57,800,000.00
Total Budget	\$9,866,400.00	\$57,800,000.00
Total Obligated	\$12,768,005.14	\$56,522,605.14
Total Funds Drawdown	\$710,849.14	\$716,983.64
Program Funds Drawdown	\$710,849.14	\$716,983.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$710,849.14	\$716,983.64
Most Impacted and Distressed Expended	\$286,934.16	\$286,934.16
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		100.00%
Overall Benefit Percentage (Actual)		100.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$8,670,000.00	\$0.00
Limit on Admin/Planning	\$2,890,000.00	\$288,611.08
Limit on Admin	\$11,560,000.00	\$288,611.08
Most Impacted and Distressed Threshold (Projected)	\$46,240,000.00	\$46,763,028.86

Overall Progress Narrative:

- 2 activities added during the quarter.
- Obligations changes for quarter were \$(699,394.86).
- Budget changes for quarter were \$578,000.00.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, ADMINISTRATION	\$282,476.58	\$2,890,000.00	\$288,611.08



0005, RESIDENTIAL BUYOUT	\$161,158.25	\$43,754,600.00	\$161,158.25
0006, AFFORDABLE RENTAL RECOVERY	\$267,214.31	\$11,155,400.00	\$267,214.31
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 0001 / ADMINISTRATION

Grantee Activity Number: 18-495-000_MI_ADMIN_Harris County

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

0001

Project Title:

ADMINISTRATION

Projected Start Date:

08/12/2018

Projected End Date:

08/11/2020

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Harris County

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$869,312.00

Total Budget

\$0.00

\$869,312.00

Total Obligated

\$0.00

\$869,312.00

Total Funds Drawdown

\$25,026.22

\$25,026.22

Program Funds Drawdown

\$25,026.22

\$25,026.22

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$25,026.22

\$25,026.22

 Harris County

\$25,026.22

\$25,026.22

Most Impacted and Distressed Expended

\$25,026.22

\$25,026.22

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration costs related to the disaster.

Location Description:

Construction shall take place in the Harris County area.

Activity Progress Narrative:

Housing grantee continues administrative services of their Floods Grant.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: GLO-ADMIN
Activity Title: Administration

Activity Category:

Administration

Project Number:

0001

Projected Start Date:

01/01/2018

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

01/01/2024

Completed Activity Actual End Date:

Responsible Organization:

Texas General Land Office

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,020,688.00
Total Budget	(\$869,312.00)	\$2,020,688.00
Total Obligated	\$1,731,688.00	\$2,020,688.00
Total Funds Drawdown	\$257,450.36	\$263,584.86
Program Funds Drawdown	\$257,450.36	\$263,584.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$257,450.36	\$263,584.86
Texas General Land Office	\$257,450.36	\$263,584.86
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration costs related to the disaster.

Location Description:

Construction shall take place throughout the impacted areas.

Activity Progress Narrative:

During the reporting period the Texas General Land Office continued the administration of the Harvey 57M grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: 0005 / RESIDENTIAL BUYOUT

Grantee Activity Number: 18-495-000_MI_BP-LMHI_Harris County

Activity Title: LMHI-BP & PD

Activity Category:

Acquisition - buyout of residential properties

Project Number:

0005

Projected Start Date:

08/12/2018

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

RESIDENTIAL BUYOUT

Projected End Date:

08/11/2020

Completed Activity Actual End Date:

Responsible Organization:

Harris County

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$42,596,288.00

Total Budget

\$0.00

\$42,596,288.00

Total Obligated

\$0.00

\$42,596,288.00

Total Funds Drawdown

\$161,158.25

\$161,158.25

Program Funds Drawdown

\$161,158.25

\$161,158.25

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$161,158.25

\$161,158.25

 Harris County

\$161,158.25

\$161,158.25



Most Impacted and Distressed Expended	\$161,158.25	\$161,158.25
Match Contributed	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

During the reporting period 31 applications were received, none have been approved.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: PH_PD-Buyout Program

Activity Title: Buyout Program

Activity Category:

Acquisition - buyout of residential properties

Project Number:

0005

Projected Start Date:

08/12/2018

Benefit Type:

Area ()

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

RESIDENTIAL BUYOUT

Projected End Date:

08/11/2020

Completed Activity Actual End Date:

Responsible Organization:

Texas General Land Office

Overall

	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,158,312.00
Total Budget	\$869,312.00	\$1,158,312.00
Total Obligated	\$1,158,312.00	\$1,158,312.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds are for the buyout program and project delivery costs.

Location Description:

Homes must be located in the Harris County area.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: 0006 / AFFORDABLE RENTAL RECOVERY

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

Activity Title: LMI-Multi

Activity Category:

Affordable Rental Housing

Project Number:

0006

Projected Start Date:

01/30/2019

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

AFFORDABLE RENTAL RECOVERY

Projected End Date:

04/16/2021

Completed Activity Actual End Date:

Responsible Organization:

Western States Housing Refugio

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$1,442,034.00

Total Budget

\$1,442,034.00

\$1,442,034.00

Total Obligated

\$1,442,034.00

\$1,442,034.00

Total Funds Drawdown

\$100,749.69

\$100,749.69

Program Funds Drawdown

\$100,749.69

\$100,749.69

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$100,749.69

\$100,749.69



Western States Housing Refugio	\$100,749.69	\$100,749.69
Most Impacted and Distressed Expended	\$100,749.69	\$100,749.69
Match Contributed	\$0.00	\$0.00

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.

Location Description:

Construction shall take place in Refugio County.

Activity Progress Narrative:

Rehabilitation of the property is almost completed and units will soon be back online (47 LMI Units)

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 19-095-004_00_Multi-LMI_DanielREInvestmentGroupLLC
Activity Title: LMI-Multi

Activity Category:
Affordable Rental Housing

Project Number:
0006

Projected Start Date:
06/27/2019

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
AFFORDABLE RENTAL RECOVERY

Projected End Date:
08/20/2021

Completed Activity Actual End Date:

Responsible Organization:
Daniel RE Investment Group LLC

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,566,394.86
Total Budget	\$1,277,394.86	\$1,566,394.86
Total Obligated	\$289,000.00	\$289,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Developer will rehabilitate, reconstruct, or construct—in accordance with the terms of the Contract and all attachments, applicable laws, regulations, and guidance—forty-eight (48) new multi-family housing units, with forty-eight (48) units being leased to eligible low- and moderate-income (LMI) applicants.

Location Description:

The Oak Harbor Apartments development is a 48 unit development located within Aransas County at in Rockport, TX.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	PH_Multi_HUD_Bay of Aransas
Activity Title:	Affordable Rental Housing

Activity Category:
Affordable Rental Housing

Activity Status:
Under Way

Project Number:
0006

Project Title:
AFFORDABLE RENTAL RECOVERY

Projected Start Date:
05/01/2019

Projected End Date:
05/01/2025

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
Texas General Land Office

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$1,000,000.00	\$1,000,000.00
Total Funds Drawdown	\$166,464.62	\$166,464.62
Program Funds Drawdown	\$166,464.62	\$166,464.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$166,464.62	\$166,464.62
Texas General Land Office	\$166,464.62	\$166,464.62
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation and reconstruction of affordable multi-family housing projects.

Location Description:

Development must be located in Aransas Counties.

Activity Progress Narrative:

Rehabilitation of the property is almost completed and units will soon be back online (40 LMI Units)

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: PH_Multi_HUD_MI_Saltgrass

Activity Title: Affordable Rental Housing

Activity Category:

Affordable Rental Housing

Project Number:

0006

Projected Start Date:

05/01/2019

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

AFFORDABLE RENTAL RECOVERY

Projected End Date:

05/01/2025

Completed Activity Actual End Date:

Responsible Organization:

Texas General Land Office

Overall

	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$3,722,605.14
Total Budget	\$3,722,605.14	\$3,722,605.14
Total Obligated	\$3,722,605.14	\$3,722,605.14
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation & New Construction or Reconstruction

Location Description:

Saltgrass

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Category:
Affordable Rental Housing

Project Number:
0006

Projected Start Date:
05/01/2019

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
AFFORDABLE RENTAL RECOVERY

Projected End Date:
05/01/2025

Completed Activity Actual End Date:

Responsible Organization:
Texas General Land Office

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$3,424,366.00
Total Budget	\$3,424,366.00	\$3,424,366.00
Total Obligated	\$3,424,366.00	\$3,424,366.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
Rehabilitation & New Construction or Reconstruction

Location Description:
The Oaks at Corpus Christi

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
