

# Grantee: Texas - GLO

## Grant: B-17-DL-48-0002

### January 1, 2021 thru March 31, 2021 Performance

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<b>Grant Number:</b> B-17-DL-48-0002	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Texas - GLO	<b>Contract End Date:</b>	<b>Review by HUD:</b> Submitted - Await for Review
<b>Grant Award Amount:</b> \$57,800,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$57,800,000.00	<b>Estimated PI/RL Funds:</b>	
<b>Total Budget:</b> \$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 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.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$57,800,000.00
<b>Total Budget</b>	\$0.00	\$57,800,000.00
<b>Total Obligated</b>	\$0.00	\$57,800,000.00
<b>Total Funds Drawdown</b>	\$868,554.76	\$11,861,982.45
<b>Program Funds Drawdown</b>	\$868,554.76	\$11,861,982.45
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$868,554.76	\$11,861,982.45
<b>HUD Identified Most Impacted and Distressed</b>	(\$10,179,837.52)	\$781,397.93
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Daniel RE Investment Group LLC	\$ 0.00	\$ 0.00
Harris County	\$ 0.00	\$ 781,397.93
Texas General Land Office	\$ 868,554.76	\$ 11,080,584.52
Western States Housing Refugio	\$ 0.00	\$ 0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	70.00%	100.00%	100.00%
<b>Minimum Non Federal Match</b>	\$.00	\$.00	\$.00
<b>Overall Benefit Amount</b>	\$4,046,000,000.00	\$54,910,000.00	\$11,965,435.92
<b>Limit on Public Services</b>	\$8,670,000.00	\$.00	\$.00
<b>Limit on Admin/Planning</b>	\$11,560,000.00	\$2,890,000.00	\$163,760.84
<b>Limit on Admin</b>	\$2,890,000.00	\$2,890,000.00	\$163,760.84
<b>Most Impacted and Distressed</b>	\$46,240,000.00	\$44,334,912.00	\$781,397.93

**Overall Progress Narrative:**

**AFFORDABLE RENTAL PROGRAM**

4 of the 5 Projects have now substantially completed construction and the ARP Team is working on the closeout process to officially closeout those 4 projects and report demographics in Q2 2021. COVID delays have pushed the final remaining project into a projected summer 2021 completion estimate.

Measure Description - Q1  
 Low-to-Moderate (LMI) Projects - 0  
 New Construction Projects - 0



New Construction Units - 0  
 Reconstruction Projects - 0  
 Reconstruction units - 0  
 Rehabilitation projects - 0  
 Rehabilitation units - 0  
 Elevated structures - 0  
 RESIDENTIAL BUYOUT

No expenditures this reporting period. During the reporting period, an Action Plan Amendment was posted for public comment which proposes to add involuntary buyout activities as an eligible activity along with expanding the National Objective to include Urgent Need. The County has until June 30, 2021 to submit sites to the GLO for its Buyout Programs. The County developed an Affirmative Fair Housing Marketing and Outreach Plan for its housing programs. The County has conducted outreach, held town hall meetings in other languages, and performed door to door canvassing. In Quarter 1 2021, a buyout town hall session was held in English and Spanish and buyout information is posted on Harris County's Recovery website in both languages.

Measure Description - Q1  
 Applications Received - N/A  
 Reviewing Applicant Eligibility/Property Assessment - 372  
 Projects Received by GLO - 34  
 GLO Approved for Buyout - 5  
 Low-to-Moderate (LMI) Projects - 1

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, ADMINISTRATION	\$2,154.67	\$2,890,000.00	\$163,760.84
0002, AFFORDABLE RENTAL RECOVERY	\$866,400.09	\$11,444,400.00	\$11,046,237.61
0003, RESIDENTIAL BUYOUT	\$0.00	\$43,465,600.00	\$651,984.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00

## Activities

**Project # / 0001 / ADMINISTRATION**



**Grantee Activity Number:** ADMINISTRATION[57M]

**Activity Title:** Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

0001

**Project Title:**

ADMINISTRATION

**Projected Start Date:**

01/01/2018

**Projected End Date:**

01/01/2024

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Texas General Land Office

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2021**

\$0.00

**To Date**

\$2,020,688.00

**Total Budget**

\$0.00

\$2,020,688.00

**Total Obligated**

\$0.00

\$2,020,688.00

**Total Funds Drawdown**

\$2,154.67

\$34,346.91

**Program Funds Drawdown**

\$2,154.67

\$34,346.91

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$2,154.67

\$34,346.91

Texas General Land Office

\$2,154.67

\$34,346.91

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Activity Description:**

Administration costs related to the disaster.

**Location Description:**

Administrative costs related to 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

Activity Supporting Documents: None

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**Project # / 0002 / AFFORDABLE RENTAL RECOVERY**

<b>Grantee Activity Number:</b>	<b>ARP[57M]_SMID_LMI</b>
<b>Activity Title:</b>	<b>Affordable Rental Housing Program</b>

**Activity Type:**  
Affordable Rental Housing

**Project Number:**  
0002

**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:**  
Texas General Land Office

Overall	Jan 1 thru Mar 31, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$11,444,400.00
<b>Total Budget</b>	\$0.00	\$11,444,400.00
<b>Total Obligated</b>	\$0.00	\$11,444,400.00
<b>Total Funds Drawdown</b>	\$866,400.09	\$11,046,237.61
<b>Program Funds Drawdown</b>	\$866,400.09	\$11,046,237.61
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$866,400.09	\$11,046,237.61
Daniel RE Investment Group LLC	\$0.00	\$0.00
Texas General Land Office	\$866,400.09	\$11,046,237.61
<b>Most Impacted and Distressed Expended</b>	(\$10,179,837.52)	\$0.00

**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.

**Location Description:**

Construction shall take place in the most impacted areas.

**Activity Progress Narrative:**

Substantial completion has been reached on 4 projects, with only 1 remaining project still under construction at this point. 13,335.41 - Payroll Allocations.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	-2	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-87	0/210
# of Multifamily Units	-87	0/210

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	-87	-87	0/0	0/210	0/210	0
# Renter Households	0	-87	-87	0/0	0/210	0/210	0

### 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	

Activity Supporting Documents: None

