

# Grantee: Texas - GLO

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

### April 1, 2022 thru June 30, 2022 Performance Report

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**Grant Number:**

B-17-DL-48-0002

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

Texas - GLO

**Contract End Date:**

06/12/2026

**Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$57,800,000.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**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.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$129,413.93	\$57,800,000.00
<b>Total Budget</b>	\$129,413.93	\$57,800,000.00
<b>Total Obligated</b>	\$0.00	\$57,800,000.00
<b>Total Funds Drawdown</b>	\$70,464.50	\$14,206,103.84
<b>Program Funds Drawdown</b>	\$70,464.50	\$14,206,103.84
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$70,464.50	\$14,206,103.84
<b>HUD Identified Most Impacted and Distressed</b>	\$291,717.69	\$2,663,636.08
<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	\$ 291,680.65	\$ 1,074,040.20
Texas General Land Office	-\$ 221,216.15	\$ 13,132,063.64
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%	88.29%	99.87%
<b>Minimum Non Federal Match</b>	\$.00	\$.00	\$.00
<b>Overall Benefit Amount</b>	\$38,382,400.00	\$48,409,727.27	\$12,203,056.22
<b>Limit on Public Services</b>	\$8,670,000.00	\$.00	\$.00
<b>Limit on Admin/Planning</b>	\$11,560,000.00	\$2,968,000.00	\$1,986,794.38
<b>Limit on Admin</b>	\$2,890,000.00	\$2,890,000.00	\$1,985,992.52
<b>Most Impacted and Distressed</b>	\$46,240,000.00	\$45,840,000.00	\$2,663,636.08

**Overall Progress Narrative:**

The GLO is working with HUD on approval for APA 5. This amendment will reallocate funds within Harris County programs and updated projections and expenditures.

**AFFORDABLE RENTAL PROGRAM**

Final project should reach substantial completion by Q3 2022. Closeout process for the other 4 projects began Q4 2021.

**Harris County Voluntary Buyout Program**

To date, there are thirty-nine (39) projects that are approved and active totaling over \$8.5 million. During the quarter, one project was withdrawn. Harris County closed on thirty-one (31) of the thirty-nine (39) properties under the Voluntary Buyout Program.

**Harris County Mandatory Buyout Program**



To date, eleven (11) projects were submitted to the GLO and are approved and active. Harris County closed on ten (10) properties. Harris County continues to work with homeowners and tenants on relocation activities. In Quarter 2 2022, the County posted program updates on Harris County's Recovery website in English and Spanish, sent out three (3) newsletters and held a Resource Fair in April for owners and renters living in the buyout areas.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, ADMINISTRATION	(\$778.30)	\$2,890,000.00	\$1,985,992.52
0002, AFFORDABLE RENTAL RECOVERY	(\$221,097.53)	\$11,366,400.00	\$11,145,269.26
0003, RESIDENTIAL BUYOUT	\$291,680.65	\$43,465,600.00	\$1,074,040.20
0004, Planning	\$659.68	\$78,000.00	\$801.86
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

**Project Number:**

0001

**Projected Start Date:**

01/01/2018

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

01/01/2025

**Completed Activity Actual End Date:****Responsible Organization:**

Texas General Land Office

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2022****To Date**

\$0.00

\$2,890,000.00

**Total Budget**

\$129,413.93

\$2,890,000.00

**Total Obligated**

\$129,413.93

\$2,890,000.00

**Total Funds Drawdown**

(\$778.30)

\$1,985,992.52

**Program Funds Drawdown**

(\$778.30)

\$1,985,992.52

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

(\$778.30)

\$1,985,992.52

Texas General Land Office

(\$778.30)

\$1,985,992.52

**Most Impacted and Distressed Expended**

(\$622.64)

\$1,588,794.02

**Activity Description:**

Administration costs related to the disaster.

**Location Description:**

Administrative costs related to the impacted areas.

**Activity Progress Narrative:**

Correction of payroll allocations to program activities.

**Accomplishments Performance Measures****No Accomplishments Performance Measures**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

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



# Grantee Activity Number: ARP[57M]\_SMID\_LMI

## Activity Title: Affordable Rental Housing Program

**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:**  
08/20/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Texas General Land Office

Overall	Apr 1 thru Jun 30, 2022	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$11,366,400.00
<b>Total Budget</b>	\$0.00	\$11,366,400.00
<b>Total Obligated</b>	\$0.00	\$11,366,400.00
<b>Total Funds Drawdown</b>	(\$221,097.53)	\$11,145,269.26
<b>Program Funds Drawdown</b>	(\$221,097.53)	\$11,145,269.26
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$221,097.53)	\$11,145,269.26
Texas General Land Office	(\$221,097.53)	\$11,145,269.26
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$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:

Contract amendment took place moving funds from a Harvey \$57m contract to a Harvey \$5bn contract to ensure adequate funding was available., hence the negative balance displayed. Costs were moved to Harris County. The ARP costs should have been drawn from Harvey5B, so had to reconcile between grants.

### Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/210
<b># of Multifamily Units</b>	0	0/210

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households</b>	0	0	0	0/0	0/210	0/210	0
<b># Renter</b>	0	0	0	0/0	0/210	0/210	0

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

**Activity Supporting Documents:** None

**Project # / 0003 / RESIDENTIAL BUYOUT**

# Grantee Activity Number: HCBAP[57M]\_DA\_LMI\_18-495-000-B220\_ACQ

## Activity Title: Harris County Buyout Program

**Activity Type:**

Acquisition - buyout of residential properties

**Project Number:**

0003

**Projected Start Date:**

08/10/2018

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

RESIDENTIAL BUYOUT

**Projected End Date:**

12/31/2022

**Completed Activity Actual End Date:****Responsible Organization:**

Harris County

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2022 To Date**

\$0.00 \$8,122,092.36

**Total Budget**

\$0.00 \$8,122,092.36

**Total Obligated**

\$0.00 \$8,122,092.36

**Total Funds Drawdown**

\$259,619.13 \$1,041,259.01

**Program Funds Drawdown**

\$259,619.13 \$1,041,259.01

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$259,619.13 \$1,041,259.01

Harris County

\$259,619.13 \$1,041,259.01

**Most Impacted and Distressed Expended**

\$259,619.13 \$1,041,259.01

**Activity Description:**

Harris County will provide housing buyout activities for beneficiaries of the voluntary residential buyout program who are located in a floodplain or reside in a repetitive flood area. These activities will meet the low to moderate income national objective.

**Location Description:**

Activities shall take place in Harris County. Zip Codes 77001 - 77009, 77011-77096, 77098-77099, 77336, 77338-77339, 77345, 77346, 77357, 77365, 77373, 77375, 77377, 77379, 77383, 77388, 77389, 77396, 77401, 77411, 77413, 77429, 77433, 77447, 77449, 77450, 77477, 77479, 77484, 77489, 77491, 77493, 77494, 77502 - 77508, 77520 - 77521, 77523, 77530, 77532, 77536, 77546, 77547, 77562, 77571, 77572, 77581, 77586, 77587 and 77598.

**Activity Progress Narrative:**

During the reporting period, the GLO reimbursed Harris County for costs associated with two (2) projects. The GLO also reimbursed costs associated with the delivery of the Voluntary Buyout Program and vendor costs associated with environmental reviews. 781.09 - Payroll Allocations.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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**Activity Supporting Documents:**

None

**Grantee Activity Number: HCBAP[57m]\_DA\_UN\_18-495-000-B220\_ACQ**  
**Activity Title: Harris County Buyout Program**

**Activity Type:**  
 Acquisition - buyout of residential properties  
**Project Number:**  
 0003  
**Projected Start Date:**  
 12/31/2020  
**Benefit Type:**  
 Direct ( HouseHold )  
**National Objective:**  
 Urgent Need

**Activity Status:**  
 Under Way  
**Project Title:**  
 RESIDENTIAL BUYOUT  
**Projected End Date:**  
 12/31/2024  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 Harris County

Overall	Apr 1 thru Jun 30, 2022	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$3,562,272.73
<b>Total Budget</b>	\$0.00	\$3,562,272.73
<b>Total Obligated</b>	\$0.00	\$3,562,272.73
<b>Total Funds Drawdown</b>	\$15,949.24	\$16,253.24
<b>Program Funds Drawdown</b>	\$15,949.24	\$16,253.24
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$15,949.24	\$16,253.24
Harris County	\$15,949.24	\$16,253.24
<b>Most Impacted and Distressed Expended</b>	\$15,949.24	\$16,253.24

**Activity Description:**

Harris County will provide housing buyout activities for beneficiaries of the voluntary residential buyout program who are located in a floodplain or reside in a repetitive flood area. These activities will meet the urgent need national objective.

**Location Description:**

Activities shall take place in Harris County. Zip Codes 77001 - 77009, 77011-77096, 77098-77099, 77336, 77338-77339, 77345, 77346, 77357, 77365, 77373, 77375, 77377, 77379, 77383, 77388, 77389, 77396, 77401, 77411, 77413, 77429, 77433, 77447, 77449, 77450, 77477, 77479, 77484, 77489, 77491, 77493, 77494, 77502 - 77508, 77520 - 77521, 77523, 77530, 77532, 77536, 77546, 77547, 77562, 77571, 77572, 77581, 77586, 77587 and 77598.

**Activity Progress Narrative:**

During the reporting period, the GLO reimbursed costs associated with the delivery of the Voluntary Buyout Program and vendor costs associated with environmental reviews. 981.38 - Payroll Allocations.



## **Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

## **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

## **Activity Locations**

**No Activity Locations found.**

## **Other Funding Sources**

No Other Funding Sources Found

## **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:**

None

**Grantee Activity Number: HCBIV[57M]\_DA\_LMI\_18-495-000-B220\_ACQ**  
**Activity Title: Harris County Involuntary Buyout**

**Activity Type:**

Acquisition - buyout of residential properties

**Project Number:**

0003

**Projected Start Date:**

12/31/2020

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

RESIDENTIAL BUYOUT

**Projected End Date:**

12/31/2024

**Completed Activity Actual End Date:**

**Responsible Organization:**

Harris County

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2022 To Date**

\$0.00 \$9,451,506.91

**Total Budget**

\$0.00 \$9,451,506.91

**Total Obligated**

\$0.00 \$9,451,506.91

**Total Funds Drawdown**

\$16,112.28 \$16,527.95

**Program Funds Drawdown**

\$16,112.28 \$16,527.95

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$16,112.28 \$16,527.95

Harris County

\$16,112.28 \$16,527.95

**Most Impacted and Distressed Expended**

\$16,112.28 \$16,527.95

**Activity Description:**

Harris County will provide housing buyout activities for beneficiaries of the involuntary residential buyout program who are located in a floodplain or reside in a repetitive flood area. These activities will meet the low to moderate income national objective.

**Location Description:**

Activities shall take place in Harris County. Zip Codes 77001 - 77009, 77011-77096, 77098-77099, 77336, 77338-77339, 77345, 77346, 77357, 77365, 77373, 77375, 77377, 77379, 77383, 77388, 77389, 77396, 77401, 77411, 77413, 77429, 77433, 77447, 77449, 77450, 77477, 77479, 77484, 77489, 77491, 77493, 77494, 77502 - 77508, 77520 - 77521, 77523, 77530, 77532, 77536, 77546, 77547, 77562, 77571, 77572, 77581, 77586, 77587 and 77598.

**Activity Progress Narrative:**

During the reporting period, the GLO reimbursed costs associated with the delivery of the Mandatory Buyout Program. 1341.86 - Payroll Allocations.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

**Project # / 0004 / Planning**

## Grantee Activity Number: PLANNING[57M]

### Activity Title: Planning

**Activity Type:**

Planning

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

Planning

**Projected Start Date:**

06/11/2021

**Projected End Date:**

06/11/2024

**Benefit Type:**

N/A

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

Texas General Land Office

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2022</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$78,000.00
<b>Total Budget</b>	\$0.00	\$78,000.00
<b>Total Obligated</b>	\$0.00	\$78,000.00
<b>Total Funds Drawdown</b>	\$659.68	\$801.86
<b>Program Funds Drawdown</b>	\$659.68	\$801.86
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$659.68	\$801.86
Texas General Land Office	\$659.68	\$801.86
<b>Most Impacted and Distressed Expended</b>	\$659.68	\$801.86

**Activity Description:**

The GLO has allocated five (5) percent for planning activities. Because of the vast nature of Hurricane Harvey disaster and the recurring nature of disasters in the region, the GLO will concentrate on regional approaches in addition to specific local solutions to promote sound longterm recovery.

**Location Description:**

All CDBG-DR funded activities under this Action Plan will occur within the disaster-declared counties of FEMA DR-4332.

**Activity Progress Narrative:**

During the reporting period the GLO continued planning services for 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

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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**Activity Supporting Documents:** None

## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	1	19
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	1	19
Report/Letter Issued	1	19

