

Grantee: Texas - GLO

Grant: B-06-DG-48-0002

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:
B-06-DG-48-0002

Obligation Date:
05/12/2007

Award Date:
05/09/2007

Grantee Name:
Texas - GLO

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
\$428,671,849.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
\$428,671,849.00

Estimated PI/RL Funds:
\$0.00

Total Budget:
\$428,671,849.00

Disasters:

Declaration Number

FEMA-DR-1606-TX

Narratives

Disaster Damage:

In the fall of 2005, Texas felt the extreme impact of both Hurricanes Rita and Katrina. While Hurricane Katrina did not make land fall in Texas, the need for vast amounts of both short and long term assistance to help persons who evacuated to the state soon became apparent. Shortly thereafter, Texas suffered the direct impact of Hurricane Rita, which physically destroyed communities and regions already stretched thin by providing aid and support services to Hurricane Katrina evacuees. This one-two punch left Texas with estimated recovery needs of almost 3 billion dollars, as documented in the report Texas Rebounds &ndash an in-depth assessment of the impact of the Hurricanes on Texas prepared by the Governor as part of a request for additional funding assistance from Congress. The Governor's Division of Emergency Management (GDEM) and FEMA reported the receipt of 479,199 registrations for the Individual Assistance Program as a result of Hurricane Rita in the 29-county area. As a result of Hurricane Rita, more than 75,000 homes in the area suffered major damage or were destroyed. Of these, approximately 40,000 homes were uninsured. Furthermore, a substantial percentage of the damaged households are located in areas predominantly occupied by individuals meeting the definition of low to moderate income (LMI). There were 44 recovery centers set up in disaster impacted counties and throughout the state so that residents could apply for immediate assistance, meet with Small Business Administration loan specialists, and get information about available federal and state assistance. Additionally, 4,249 travel trailers were issued to displaced individuals and families. According to FEMA, 640,968 Katrina and Rita applicants for assistance resided in Texas as of February 1, 2006. Most of these families are living in Southeast Texas. Second only to Louisiana, Texas hosts the most people impacted by the devastating hurricanes of 2005. In light of these facts, the lasting impact of Hurricanes Katrina and Rita on Texas is widespread and extremely apparent.

The Hurricane Rita Disaster Recovery Program was transitioned to the Texas General Land Office (GLO) by the Governor's Office in the fall of 2011. All initially funded recovery activities were completed. GLO identified unmet housing needs in the South East Texas Regional Planning Commission (SETRPC) area. GLO is re-appropriating approximately \$1.6 million of un-used Round 2 Rita funds toward those housing activities. This final Housing Recovery Program is scheduled to begin around August 1, 2013 and should be completed within 18 months.

Recovery Needs:

This Action Plan will be used by TDHCA, the lead agency designated by Texas Governor Rick Perry to administer these funds, to provide \$428,671,849 in CDBG funding to help restore and rebuild in areas of the State most directly impacted by Hurricanes Rita and Katrina. These funds, coupled with a previous supplemental appropriation authorized under Public Law 109-148 (\$74,523,000 in CDBG disaster recovery funding), will provide significant assistance to affected areas in southeast Texas. It should be noted that this Action Plan addresses a scope of needs beyond the similar plan issued May 9, 2006 to use the funding authorized under Public Law 109-148. While the previous plan only addressed needs associated with Hurricane Rita, this Action Plan addresses needs resulting from both Hurricanes Rita and Katrina. Combined, all the needs identified in Texas Rebounds, a document prepared by the Office of the Governor detailing \$2.02 billion in Rita and Katrina recovery needs, will not have been met. However, with an emphasis on helping restore homes and improving neighborhoods, these funds will help address many of the key priorities for recovery. The Action Plan gives priority to community infrastructure development and rehabilitation as well as the rehabilitation and reconstruction of the affordable rental housing stock including public and other HUD-assisted housing. More specifically, the funds will be used to help: 1) provide assistance to homeowners of low to moderate income whose houses were damaged by Hurricane Rita; 2) provide focused efforts to restore and protect owner occupied housing stock in the community of Sabine Pass which was severely damaged by the storm; 3) repair, rehabilitate, and reconstruct (including demolition, site clearance and remediation) the affordable rental housing stock (including public and other HUD-assisted housing) in the impacted areas; 4) restore critical infrastructure damaged by Hurricane Rita where no other funds are available; and 5) provide assistance in the City of Houston and Harris County for increased demands for public services, law enforcement and judicial services, community development, and housing activities in specific



areas (police districts, schools, apartment complexes, neighborhoods) that have experienced a dramatic population increase due to an influx of Katrina evacuees. GENERAL USE OF FUNDS AND FUNDING ALLOCATION TDHCA will use the following funding allocation to prioritize the use of funds based on the highest observed needs: Homeowner Assistance Program (HAP) \$210,371,273 49.08% Sabine Pass Restoration Program (SPRP) \$12,000,000 2.80% Rental Housing Stock Restoration Program \$82,866,984 19.33% City of Houston & Harris County Public Service and Community Development Program \$60,000,000 14.00% Restoration of Critical Infrastructure Program \$42,000,000 9.80% State Administration Funds \$21,433,592 5.00% Total Plan Funding \$428,671,849

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$428,671,849.00
Total Budget	\$0.00	\$428,671,849.00
Total Obligated	\$0.00	\$428,671,849.00
Total Funds Drawdown	\$11,808.76	\$425,149,242.20
Program Funds Drawdown	\$11,808.76	\$425,149,242.20
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$1,178,657.58)	\$425,149,242.20
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		87.36%
Overall Benefit Percentage (Actual)		87.44%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$64,300,777.35	\$33,103,097.31
Limit on Admin/Planning	\$85,734,369.80	\$14,855,230.43
Limit on State Admin	\$21,433,592.45	\$14,855,230.43

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

QPR Q3 2014: 07/01/2014 – 09/30/2014

To date disbursements total \$425,744,878.05 which is approximately 99.5% of the total budgeted amount, with Q3 2014 expenditures reported as a negative \$(1,178,657.58) causing a drop in the total disbursed from last quarter. The drop was caused by a (\$1,190,466.34) negative adjustment to the drawn down amount for the TDHCA Multifamily Set-Aside: Pointe North rental project which appears to have been made by HUD. More research is



being done on this entry to resolve any issues. In Addition, voucher adjustments were made to correct the third quarter drawn funds for SETRPC HAP LMI , which were drawn in error against the SETRPC HAP (2) ‘planned’ activity.

Eleven (11) households have been identified that require rehabilitation work. Ten (10) of the eleven (11) are currently complete and one (1) is pending construction scope write up. An additional eleven (11) homes have been identified to be served and are being processed for grant close out. The total of twenty-nine (29) homes would be served at grant close out.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Homeowner 2	\$0.00	\$10,844,127.02	\$10,844,127.02
0002, Rental	\$0.00	\$108,364,962.72	\$107,174,496.38
0003, Homeowner 3	\$3,630.52	\$1,807,139.01	\$157,118.30
001, Homeowner 1	\$0.00	\$216,766,294.49	\$216,766,294.49
0021, Infrastructure	\$0.00	\$42,844,514.12	\$42,248,878.27
0040, Public Service	\$0.00	\$33,103,097.31	\$33,103,097.31
0099, Administration	\$8,178.24	\$14,941,714.33	\$14,855,230.43
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 0001 / Homeowner 2

Grantee Activity Number:	SPRP Set-Aside Low Mod
Activity Title:	SPRP Set-Aside Low Mod

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0001

Projected Start Date:

12/31/2007

Benefit Type:

Direct Benefit (Households)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Homeowner 2

Projected End Date:

05/31/2011

Completed Activity Actual End Date:

Responsible Organization:

ACS - HSG PMC

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,164,607.18
Total Budget	\$0.00	\$6,164,607.18
Total Obligated	\$0.00	\$6,164,607.18
Total Funds Drawdown	\$0.00	\$6,164,607.18
Program Funds Drawdown	\$0.00	\$6,164,607.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,164,607.18
Match Contributed	\$0.00	\$0.00

Activity Description:

While many communities in South East Texas were substantially impacted by Rita, the coastal community of Sabine Pass was nearly destroyed by the storm. To help address this need, funding in the amount of \$12 million shall be made available to homeowners whose homes were damaged by Hurricane Rita. Because all of Sabine Pass is located within a special flood hazard area, such assistance shall be in the form of a deferred forgivable loan unless the funds are being used to move out of the flood zone.

Changes as of 03/31/2011 QPR - Reduction to original budget in response to HUD OIG report Audit Report 2010-FW-1005. Planning & Project Cap difference between original contract amount and amended contract amount transferred to HAP Set-Aside for continued assistance to additional households.

- SPRP Low/Mod &ndash The initial budget of \$6,490,324 was decreased by \$256,902 to \$6,233,422. Changes as of 06/30/2011 QPR - Updated proposed beneficiaries, # of households, # of owners, # of housing units, # of singlefamily units and # of properties from 100 to 162. The proposed number of single family units to be rehabilitated and/or reconstructed was based on the original maximum benefit of \$40,000 per household and the original SPRP allocation of \$10,817,207 as indicated in the original State of Texas Action Plan. 60% or \$6,490,324 of the SPRP allocation was designated



for SPRP Low Mod activities. This limit is based on the average cost to repair homes with major or severe damage for a subset of FEMA registrants with real property damage who applied to the Small Business Administration for a loan to assist with repairing their property.

The maximum benefit amount was subsequently amended through Board Action and Action Plan Amendment to include the following increases, as applicable:

Cost of building the home:

- 2 bedroom (1 &ndash 4 person) Household: \$60,000
- 3 bedroom (5 &ndash 6 person) Household: \$67,500
- 4 bedroom (7 or more person) Household: \$75,000

Closing costs: not to exceed \$1,500

- Insurance &ndash Hazard and Wind not to exceed \$4,500
- Additionally, most homes/sites may require:
- Demolition and debris removal not to exceed \$7,500
- Asbestos and lead-based paint assessments not to exceed \$3,200
- Mitigation for contamination including
- Lead paint and asbestos removal not to exceed \$10,000

Specialized costs included in plan for SPRP and estimated 10% of HAP applications may require:

- Elevation not to exceed \$30,000
- Accessibility assistance not to exceed \$15,000
- Insurance &ndash Flood (3 years) in a flood plain not to exceed \$3,750

As a result, the original proposed number of single family units was significantly reduced by the aforementioned increases.

Location Description:

The Hurricane Rita damaged home must be located in Census Tract 4824501160 which includes Sabine Pass. SPRP Set Aside Budget was allocated between two categories: SPRP Low Mod and SPRP Urgent Need on a ratio of 60% and 40%, respectively.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	52/162

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	52/162
# of Singlefamily Units	0	52/162

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	40/0	12/0	52/162	100.00
# Owner Households	0	0	0	40/0	12/0	52/162	100.00

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: 0002 / Rental**Grantee Activity Number: TDHCA Multifamily Set-Aside: Pointe North****Activity Title: TDHCA Multifamily Set-Aside: Pointe North****Activity Category:**

Affordable Rental Housing

Project Number:

0002

Projected Start Date:

09/13/2007

Benefit Type:

Direct Benefit (Households)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Rental

Projected End Date:

09/13/2010

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

TDHCA

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2014**

N/A

To Date

\$12,587,865.71

Total Budget

\$0.00

\$12,587,865.71

Total Obligated

\$0.00

\$13,778,332.05

Total Funds Drawdown

\$0.00

\$12,587,865.71

Program Funds Drawdown

\$0.00

\$12,587,865.71

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

(\$1,190,466.34)

\$12,587,865.71

TDHCA

(\$1,190,466.34)

\$12,587,865.71

Match Contributed

\$0.00

\$0.00

Activity Description:

§ The applicant has demolished an existing apartment complex that was damaged in 2005 and constructed 33 new residential buildings each with three to six two-story townhome units and 6 conventional garden style residential buildings.

§ Eight designated units must be set-aside for households whose annual income does not exceed thirty percent (30%) of the area median family income for the area as determined by HUD.

§ The remaining designated units, i.e.150, must be set-aside for Low-Moderate Income Households whose annual income does not exceed eighty percent (80%) of the median income for the area, as determined by HUD.

Location Description:

3710 Magnolia, Beaumont, Jefferson County, TX. 77703

The Pointe North Project consists of 158 total units, of which 158 have been designated as low income housing units and 0 have been designated as market rate units.

Activity Progress Narrative:

During Q3 of 2014, a negative expended amount was reported. A reconciliation of draws on the activity was performed along with prior period adjustments and expenditures, however, this amount appears as a HUD internal adjustment to drawdown funds by a user identified as SysAdm in the amount of \$1,190,466.34.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	76/158
# of Multifamily Units	0	76/158

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	16/8	56/150	72/158	100.00
# Renter Households	0	0	0	16/8	56/150	72/158	100.00

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: 0003 / Homeowner 3

Grantee Activity Number: SETRPC HAP (2)
Activity Title: SETRPC HAP LMI (2)

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 0003

Project Title:
 Homeowner 3



Projected Start Date:

03/01/2014

Projected End Date:

12/31/2015

Benefit Type:

Direct Benefit (Households)

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

Low/Mod

Responsible Organization:

South East Texas Regional Planning Commission

Overall**Jul 1 thru Sep 30, 2014****To Date**

Total Projected Budget from All Sources	N/A	\$871,779.00
Total Budget	\$0.00	\$871,779.00
Total Obligated	\$0.00	\$871,779.00
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	\$153,487.78
South East Texas Regional Planning Commission	\$0.00	\$153,487.78
Match Contributed	\$0.00	\$0.00

Activity Description:

This is a place holder for additional funds which are proposed to be utilized for Round 2 Non-Rental building/rehabing additional homes. The proposed number of homes have not yet been determined. This activity is planned, however, it cannot be saved as a planned activity due to an error message preventing 'save' activity.

Location Description:

South East Texas Regional Planning Commission (SETRPC) area

Activity Progress Narrative:

During Q3 of 2013, the GLO performed voucher adjustments to correct the third quarter drawn funds for SETRPC HAP LMI , which were drawn in error against the SETRPC HAP (2) ¿planned¿ activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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



Grantee Activity Number:	SETRPC HAP-LMI
Activity Title:	SETRPC HAP-LMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

08/01/2013

Benefit Type:

Direct Benefit (Households)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Homeowner 3

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

South East Texas Regional Planning Commission

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,125,826.35
Total Budget	\$0.00	\$2,125,826.35
Total Obligated	\$0.00	\$935,360.01
Total Funds Drawdown	\$3,630.52	\$157,118.30
Program Funds Drawdown	\$3,630.52	\$157,118.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,630.52	\$3,630.52
South East Texas Regional Planning Commission	\$3,630.52	\$3,630.52
Match Contributed	\$0.00	\$0.00

Activity Description:

Program shall serve the unmet housing needs of Hurricane Rita impacted un-served homeowners of Hardin, Jefferson, and Orange counties. These three counties sustained the most storm damage from Hurricane Rita and have the most un-served applicants remaining for housing recovery. Activities shall include rehabilitation or reconstruction of properties within the defined area. Rehab Activities shall have a Base Unit cap of \$65,000 with maximum optional costs of \$155,000 for site specific needs - for a total maximum cost of \$220,000 per Household. Reconstruction Activities shall have a Base Unit cap of \$135,000 with maximum optional costs of \$155,000 for site specific needs - for a total maximum cost of \$290,000 per Household. Site specific needs may include elevation, Water Well and Septic Systems, Accessibility and Abatement costs. The Program is expected to serve 12 Households with 20% of the program targeted specifically for persons with special needs, and is anticipated to be completed within 18 months of its proposed starting date of 8/1/13.

Location Description:

Southeast Texas Regional Planning Commission Area - Hardin, Jefferson and Orange Counties, Texas.

Activity Progress Narrative:

During Q3 of 2014, the GLO continues to carry out the administrative responsibilities to assist in the Rita 2 recovery.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/12	0/12	0
# Owner Households	0	0	0	0/0	0/12	0/12	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	

Project # / Title: 0099 / Administration

Grantee Activity Number: State Admin - SETRPC Program

Activity Title: State Admin - SETRPC Program

Activity Category:

Administration

Project Number:

0099

Projected Start Date:

08/01/2013

Benefit Type:

N/A

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2015

Completed Activity Actual End Date:

Responsible Organization:

Texas General Land Office



Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$57,680.67
Total Budget	\$0.00	\$57,680.67
Total Obligated	\$0.00	\$40,500.00
Total Funds Drawdown	\$8,178.24	\$20,521.86
Program Funds Drawdown	\$8,178.24	\$20,521.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$8,178.24	\$20,521.86
Texas General Land Office	\$8,178.24	\$20,521.86
Match Contributed	\$0.00	\$0.00

Activity Description:

The General Land Office will provide Administrative services in support of the LMI Homeowner Assistance Program in the South East Texas Regional Planning Commission (SETRPC) Area.

Location Description:

South East Texas Regional Planning Commission (SETRPC) area - Hardin, Jefferson and Orange Counties, TX

Activity Progress Narrative:

During Q3 of 2014, the GLO continues to carry out the administrative responsibilities to assist in the Rita 2 recovery.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	



Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	162
Monitoring Visits	0	14
Audit Visits	0	0
Technical Assistance Visits	0	149
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	14



