This application is not to be filled out by individuals.

Harris County

APPLICANT NAME

Harris

COUNTY

H-GAC

COG/Regional Planning Commission

DR-4332 - 2017

Disaster Declaration Number(s) and Year
APPLICATION FOR FEDERAL ASSISTANCE SF-424

Each applicant for Community Development Block Grant Disaster Recovery (CDBG-DR) funding must certify by signing Form SF-424 that local certifications governing this funding have been followed in the preparation of any CDBG-DR program application, and, if funded, will continue to be followed. (Note: False certification can result in legal action against the jurisdiction).

Further, by signing the SF-424 and submitting with the application, the signee authorizes the state or any of its duly authorized representatives to verify the information contained therein. Title 18, Section 1001 of the U.S. code states that a person is guilty of a FELONY for knowingly and willingly making false statements to any department of the United States Government.

All applications must be accompanied by a completed and signed Application for Federal Assistance SF-424, OMB Number: 4040-0004, Expiration Date: 10/31/2019. SF424_2_1-V2.1

This form is available on the GLO-CDR website with detailed Instructions available in the CDR Application Guide. http://recovery.texas.gov/files/resources/housing/s2-form424.pdf or www.recovery.texas.gov

INTRODUCTION AND INSTRUCTIONS

INTRODUCTION: This application is for Hurricane Harvey CDBG-DR Infrastructure funding. It is created to be used for infrastructure activities needed to fulfill an unmet need resulting from the Hurricane Harvey disaster declaration.

To be eligible for funding, all activities must have documented proof of an impact by the DR-4332 disaster declarations of 2017 and allowed under the State of Texas Action Plan for Disaster Recovery. CDBG-DR funds must be used for disaster-related expenses in the most impacted and distressed areas. An activity underway prior to a Presidential disaster declaration will not qualify unless the disaster impacted the project.

Once disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas has been established and assessed, Applicants are required to provide sufficient detail about each proposed project to identify the National Objective, the population that will receive benefit, the estimated costs and materials needed, the projected schedule to completion, any potential environmental impact, and other details specific to the type of project involved. Please be thorough in completing this application to ensure prompt review.

Applicants are encouraged to develop these recovery projects in a manner that considers an integrated approach to housing, fair housing obligations, economic revitalization, and overall community recovery. The Applicant must document how the proposed project (s) will address long-term recovery and community resilience.

INSTRUCTIONS:
1. Complete and sign the SF-424 as indicated above.
2. Complete this infrastructure application. Be thorough to ensure prompt review.
3. AUDIT: If applicable, provide the most recent Single Audit in accordance with 2 CFR Part 200, Subchapter F. Texas General Land Office (GLO) - Community Development and Revitalization (CDR) Staff will review single audit requirements for applicable recipients, who have open contracts with GLO.
4. ANNUAL FINANCIAL STATEMENTS: Provide the most recent financial statement prepared in accordance with 2 CFR 200.510. Include a schedule of expenditures and schedule of findings and questioned costs.
5. KEY STAFF: Provide the names and contact information for staff that will provide local oversight of the application, the potential contract, and all applicable requirements.
6. Provide LOCAL PROCUREMENT POLICIES AND PROCEDURES along with other required documentation.

Submit completed application and all required documentation via email to: cdr@recovery.texas.gov
DISASTER IMPACT

The proposed project is presumed to have threatened human life, health and safety or posed an imminent threat to human life, health, and/or safety as a result of the declared disaster.

1. Damages to the proposed project were unanticipated and beyond the control of the local government.  
   Yes  No

2. The date this situation addressed in this application first occurred:  
   8/25/2017

3. Describe the impact of taking no action to repair the damaged facilities:

   During Hurricane Harvey, the only area hospital West Houston Medical Center located at 12141 Richmond Avenue experienced extensive localized flooding caused by Hurricane Harvey. The hospital evacuated its patients and had to close because its facility flooded. With the suspension of services at West Houston Medical Center (WHMC), which was the only major hospital serving the International District located in the west area of Harris County, HOPE Clinic became the emergency first responder for the area. HOPE Clinic failed to function for two days during the storm, but opened immediately following the Hurricane to provide acute care to patients who could no longer access WHMC. A new 80,000 square foot Health and Wellness Center will meet an ever-increasing demand for healthcare in an area that has long since been designated as a healthcare desert. In the event of an emergency/disaster, the new facility will contribute to future emergency healthcare needs, community preparedness, disaster mitigation, and area resiliency.

CITIZEN PARTICIPATION PLAN

To permit a more streamlined process, and ensure disaster recovery grants are awarded in a timely manner, provisions of 42 U.S.C. 5304(a)(2) and (3), 42 U.S.C. 12707, 24 CFR 570.486, 24 CFR 1003.604, and 24 CFR 91.115(b) and (c), with respect to citizen participation requirements, are waived and replaced by the requirements for reasonable opportunity (at least 30 days) for citizen comment and ongoing citizen access to information about the use of grant funds.

Did the applicant provide a reasonable opportunity (at least 30 days) for citizen comment?  
   Yes  No

List all opportunities citizens were given to participate in the determination of these needs. Click the "i" to add events, "x" to remove events.

<table>
<thead>
<tr>
<th>Opportunity:</th>
<th>Community Meeting</th>
<th>From: 05/24/2018 To: 05/24/2018</th>
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<tr>
<td>Opportunity:</td>
<td>Public Hearing</td>
<td>From: 12/17/2018 To: 12/17/2018</td>
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</table>

Date of resolution authorizing application submission: 12/18/2018
COMMUNITY NEEDS ASSESSMENT

DESCRIPTION OF THE DAMAGE

In this section, provide information about how the declared disaster impacted the community and the overall plan for recovery and resiliency. Descriptions should identify the specific disaster (date and duration), describe how the disaster threatened health and safety in the community, the facilities that were damaged, the current condition of those facilities, and detail of how the specific project will resolve the issue and ensure a more safe and resilient community.

All activities must show documented proof of impact by the declared disaster. CDBG-DR funds must only be used for disaster-related expenses.

1. Describe the current condition of the facilities. Describe any actions taken on the proposed project(s) to address the damage.

Flood and Drainage Facilities Improvements - Current drainage systems have damage and inadequate capacity to properly convey heavy rainfalls out of subdivisions and/or neighborhoods. Current detention basin capacity is inadequate or nonexistent in some areas and the proposed channel/basin improvements will increase system capacity, improve flow and detain additional storm water flows.

Public Facilities - The Bear Creek Community Center is located within the Addicks Reservoir and was flooded during Hurricane Harvey. The facility has not been operational since the flooding event. Assessment of damage was done but it was determined the site is too vulnerable to future flooding events for repair. Many public facilities throughout the county experienced water intrusion and flooding during Harvey and the new buildings and site improvements will create more resilient structures to serve the community and improve the quality and availability of services to residents during future storm/flooding events. This will ensure services can be provided even when flooding restricts access to some areas.

Street Improvements - Proposed street improvements will address damage to roadways from flooding that submerged them during the event and inadequate capacity to reduce adjacent structure flooding or lack of existing curb and gutter to handle floodwaters. Improvements will allow streets/roads to better handle future flooding events with improved drainage systems and additional capacity that reduce the risk of structure flooding.

2. List and attach documentation of the specific disaster condition. Provide photos (dated with specific location detail enough to identify the proposed project site(s)), maps, national weather information, FEMA project worksheets, news reports, local declarations, Disaster Summary Outlines (DSO), and any other relevant documentation to provide evidence of the specific damage(s) to the proposed project(s) addressed in this application. For any photos included, provide a map identifying each photo location by number.

Items attached:
- Harris County Commissioners Court Approval to Apply for 2017 CDBG-DR Infrastructure Project Funding
- Infrastructure Application Citizen Participation and Public Hearing Documentation
- Harris County Needs Assessment for Hurricane Harvey (excerpt)
- Harris County Flood Control Memo - Immediate Report-Final Hurricane Harvey - Storm and Flood Information
- Project LMISD Beneficiary with Census Geographic Areas, Gender, Race and Ethnicity Data
- Harris County State Senator, State Representative and U.S. Congressional Districts
- FEMA Community Status Book Report - Texas Communities Participating in NFIP (Harris County excerpt)
- Pictures and/or maps of damage/flooding conditions, damaged infrastructure/facilities or flooded homes for each project
- FEMA and Insurance Coverage/Claim Information for Applicable Projects
3. Describe the specific disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas (include date and duration), the facilities involved, and the threat that was posed to public health and safety:

Hurricane Harvey (August 25, 2018) caused severe and extreme flooding to homes, business, and community facilities. Many of these homes have experienced repetitive flooding in past disasters and heavy rain events. The slow moving storm dumped a total of 1 trillion gallons of rain across Harris County over a 4-day period. The Harris County Flood Control District (HCFCD) estimated 70 percent of Harris County was flooded by at least 1.5 feet of water, with an estimated 154,170 flooded structures in the county alone. Over 45.2 percent of those structures were outside the 100- and 500-year.

**HOUSING NEEDS ASSESSMENT**

Any locality receiving CDBG-DR infrastructure funds must identify and assess their housing needs as part of their recovery plan and indicate how their housing needs are addressed with the proposed infrastructure project. Provide the following information regarding the housing needs assessment.

1. Describe the jurisdiction’s current supply of housing units available at affordable rents (Public Housing, Section 8 assisted, Rural Housing Service (RHS) assisted, HOME program assisted, Texas Department of Housing and Community Affairs assisted, Local Housing Development Corp. assisted, etc.).

The Kinder Institute reports that the county has roughly 90,000 subsidized rate units. Harris County has 29,500 Section 8 vouchers from HHA and HCHA and 4,153 LIHTC units within its service area. The area has 12 project based subsidized multi-family complexes with over 1,200 affordable units. The county’s Community Services Department provided 119 homeownership opportunities via its Downpayment Assistance Program to low-income households over the last 3 years. Between 2015 and 2017, there was a 16% decline in inventory of affordable housing units for sale that met the Downpayment Assistance Program’s qualification including maximum house price, age, and other criteria. This decline has made it more difficult for low-to-moderate income homebuyers to find affordable housing.

2. Describe past efforts to increase the supply of affordable housing.

The county’s Community Services Department provided 119 homeownership opportunities via its Downpayment Assistance Program to low-income households and provided housing rehabilitation to 106 households over the last 3 years. Harris County Public Health has performed 66 lead based paint abatements to low-income units during the same period. The county also provided rental assistance to 680 households and supported the construction or rehabilitation of structures to provide permanent supportive housing units.

3. Describe efforts planned that will increase the supply of affordable housing.

The county will continue to offer its downpayment assistance program serving an estimated 50 low income households and housing rehab program serving 30 low income households. It is expected that four multi-family apartment complexes (new) will complete construction and provide approximately 550 affordable units and 127 affordable units will be renovated.

4. Describe any instances, within the past 5 years, where the applicant has applied for affordable housing funds and did not receive the funding.

The county applied in 2015 to the Texas Veterans Commission for rental assistance funding but was not awarded.

5. Describe any instances, within the past 5 years, where the applicant has not accepted funds for affordable housing.

None

6. Describe any current and/or future planned compliance codes to mitigate hazard risks.

As a county, Harris County has limited authority to adopt and enforce codes per State Statutes. The county does enforce compliance codes for building in floodplains, drainage standards, and participates in the FEMA Community Rating System (CRS) which promotes initiatives above minimum standards. The Fire Marshal also enforces codes and has inspection authority with Fire Standards.

**AFFIRMATIVELY FURTHERING FAIR HOUSING**

Any locality receiving CDBG-DR funds must certify that it will affirmatively further fair housing. Using the drop-down box below, identify the activities already achieved to affirmatively further fair housing, and those new activities to be undertaken if an award is made by CDBG-DR and when that activity will be complete. Localities should be aware that, in the event of funding, these fair housing efforts will be monitored. Other activities may be eligible, and the applicant may contact GLO-CDR to determine eligibility.
Question #3 Describe the specific disaster-related impact to Infrastructure

Asian American Health Coalition of Greater Houston Area – HOPE Health and Wellness Center

Hurricane Harvey (August 25, 2018) caused severe and extreme flooding to homes, businesses, and community facilities. Many of these homes have experienced repetitive flooding in past disasters and massive rain events. The slow-moving storm dumped a total of 1 trillion gallons of rain across Harris County over four days. The Harris County Flood Control District (HCFCD) estimated 70 percent of Harris County was flooded by at least 1.5 feet of water, with an estimated 154,170 flooded structures in the county alone. Over 45.2 percent of those structures were outside the 100- and 500- year floodplain. Over 30,000 people were displaced to emergency shelters, and 36 county residents died due to flood-related incidents. The county also saw an increase in its homeless population due to Harvey.
What methods and criteria were used to prioritize the projects in the application, including affirmatively furthering fair housing?

During citizen outreach (meetings and surveys), residents identified as high housing priorities: housing repair/elevation and housing buyout. Under non-housing, drainage improvements and improving community facilities/infrastructure were priority. In an interest form solicited at meetings, on social media, and community fairs, over 300 households have requested home repair assistance. Harris County Flood Control District has over 1,200 households who have applied for housing buyout in the county.

**FAIR HOUSING ACTIVITY(IES)**

Publishing the contact information – at the local, state and federal levels – for reporting a Fair Housing complaint

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date Achieved</th>
<th>To Be Complete By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designating a Fair Housing Month</td>
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<td></td>
</tr>
<tr>
<td>Develop an anti-NIMBYism action plan</td>
<td>11/1/2018</td>
<td></td>
</tr>
<tr>
<td>Other (Describe) Developed an AFH/Fair Housing Plan and submit to HUD</td>
<td>05/17/2019</td>
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</table>

**LIST OF UNMET NEEDS**

Taking into consideration the disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas described, citizen participation responses, and the assessment of housing and affirmatively furthering fair housing, provide a list (in priority order) of all the disaster-related needs still unmet from Hurricane Harvey.

According to the Harris County Needs Assessment for hurricane Harvey, Infrastructure Unmet Need is the highest priority with approximately $7.5 billion in remaining unmet need.

According to the Harris County Needs Assessment for hurricane Harvey, Housing Unmet Need for Owners is the next highest priority with approximately $895 million in remaining unmet need for the county's LMI population.

According to the Harris County Needs Assessment for hurricane Harvey, Housing Unmet Need for Renters is the third highest priority with over $500 million in remaining unmet need for the county's LMI population.
LONG-TERM PLANNING

Applicants must develop their community recovery projects in a manner that considers an integrated approach to housing, fair housing obligations, infrastructure, economic revitalization, and overall community recovery. Consideration of long-term planning processes is also highly encouraged. Disaster recovery presents communities with unique opportunities to examine a wide range of issues including (1) housing quality and availability, (2) road and rail networks, (3) environmental issues, (4) the adequacy of existing infrastructure, (5) opportunities for the modernization of public facilities and the built environment, (6) the development of regional and integrated systems, and (7) the stimulation of the local economy impacted by the disaster.

Applicants must provide a brief description of how the project addressed in this application form part of an integrated approach to recovery.

1. Considering the local post-disaster evaluation of hazard risks, responsible flood plain management, future extreme weather/natural disaster events, and long-term risks, describe how the proposed project promotes sustainable long-term recovery.

   The proposed projects promote a sustainable long-term recovery by reducing the vulnerability of households to future flooding events through drainage system improvements and by relocating a community center from a highly vulnerable location in a flood reservoir to a safer, less flood-prone location. The non-housing/infrastructure funding will also correct damage and/or failure to function of critical infrastructure such as neighborhood drainage systems, improve flooded roadway systems as part of drainage improvements and relocate/ elevate community assets out of the 100-year floodplain in the area for the long-term protection to housing and businesses. These projects are part of a long-term improvement project for the low-to-moderate income and or minority neighborhoods benefiting from the proposed projects.

2. Describe how the proposed project coordinates with local and regional planning efforts to ensure consistency with and promote community-level and/or regional post-disaster recovery and mitigation planning.

   Harris County and the Harris County Flood Control District coordinate to improve the county and region’s drainage through improving capacity and working to reduce the risk of flooding to neighborhoods and households. The proposed drainage improvements are proposed in consultation with Flood Control and Harris County Engineering to compliment current bond backed drainage improvements. The County and Flood Control also partner to perform buyouts and floodplain management activities county-wide including actions performed by the City of Houston. The removal and reconstruction of the Bear Creek Community Center from the floodplain will provide a safer location mitigating current risks and provide additional floodplain area in the reservoir. Other activities will repair damage, improve capacity and create more resilient infrastructure and facilities to mitigate impacted of future heavy rain and flooding events.

3. Describe how the proposed project integrates mitigation measures into rebuilding activities and achieves objectives outlined in community-level and/or regional post-disaster recovery and mitigation planning to reduce future risk.

   Harris County, Harris County Engineering Department and the Harris County Flood Control District coordinate to improve the county and region’s drainage through improving capacity and working to reduce the risk of flooding to neighborhoods and individual households. The proposed drainage improvements will decrease the risk of flooding from less severe rain/flood events than Hurricane Harvey that overwhelm existing drainage systems.

4. Describe the cost and benefit analysis used in the selection of the proposed project and how they inform community-level and/or regional post-disaster recovery and mitigation planning.

   Harris County in consultation with Harris County Engineering, the Harris County Flood Control District and feedback received from residents and stakeholders in the community think the proposed project costs are acceptable compared to the benefit to thousands of county residents. Project selection was constrained by the available funding for each precinct from Harris County’s portion as detailed in the Texas GLO approved 2017 CDBG-DR Hurricane Harvey Round One Method of Distribution, the need to benefit areas that experienced damage from Hurricane Harvey and provide the majority of benefit to areas classified as majority low-to-moderate income.

5. Describe how the proposed project will avoid disproportionate impact on vulnerable populations and create opportunities to address economic inequities facing the local community.

   The majority of the proposed projects are benefiting low-to-moderate income persons and areas of higher minority concentration in Harris County. The proposed projects will serve to reduce inequities by reducing the potential for future flooding damage to homes, reducing the impacts to individual resident’s finances, the need for higher insurance premiums and increased taxes for recovery efforts. Proposed projects will also reduce future flood disaster related costs and longer-term economic impacts from flooding to communities in the proposed projects benefit areas.

6. Describe how the proposed project aligns with investments from other state or local capital improvements and infrastructure development efforts. Identify sources and amounts of additional infrastructure funding (state and local capital improvements projects and/or private investments.) NOTE: This information will be required again in the “Other Funding” section of this application.

   The proposed drainage improvements align with local projects supported by Harris County Precincts, Harris County Engineering and long-
7. Describe how the proposed project will employ adaptable and reliable technologies to guard against premature obsolescence.

The proposed drainage improvement projects will utilize current engineering standards and hydrologic studies/analysis methods to determine the most appropriate level of service attainable with available funding. Projects will utilize sophisticated computer models to allow the evaluation of multiple scenarios and variables related to future rainfall events and possible flooding that may impact the service area. This data has been incorporated into the projects scope including sizing of materials/outcomes (ditches, culverts, pipes) and/or basins to achieve the selected level of improved service and mitigation of risk.

The proposed relocation and reconstruction of the community facility, water/sewer improvements and other facility improvements will utilize modern design and construction techniques to incorporate current and future technological needs and building standards that include but are not limited to: accessibility features, fire protection, energy efficiency and resilience to possible future storm events/flooding. The facilities will also comply with the most recent applicable building codes that will result in a more resilient building and be located outside a currently mapped flood zone when possible or elevated/hardened when improvements must be located in the floodplain or flood way.

8. Describe the applicant's overall recovery plan and how the project addressed in this application further that plan. Include information about how the project will specifically address the long-term recovery and restoration of housing in the most impacted and distressed areas. Also, include how the community will be more resilient against future disasters as a result of these projects.

Harris County sustained significant damage from Hurricane Harvey that caused devastating flooding. As a result, this event was a Presidentially Declared Disaster in Harris County. The county has developed a Supplemental Action Plan (SAP) as well as a Needs Assessment to assist in its planning. These are available on the HCCSD website at www.harriscounty.org. The SAP was reviewed and approved by the Texas GLO and the U.S. Department of Housing and Urban Development while the Needs Assessment has also been reviewed and approved by the Texas GLO. Due to the limited amount of CDBG-DR funding available to the overall $12 billion in unmet need, the county encourages a focus on key systems, which will have an affect to correct damage, alleviate future disasters, particularly flooding, and/or increases public safety and mitigation. Under the housing category, HCCSD will seek to repair damaged housing in the county thus improving the housing stock of owners and renters, particularly in low to moderate income neighborhoods. The Harris County Buyout program will leverage CDBG-DR funding with its existing Hazard Mitigation grant programs to work with the county to buyout repetitively flooded housing, particularly low to moderate income homeowners. As the county’s affordable housing supply was at critically low amounts before Harvey, the county will preserve existing housing and expand with new construction of owner and renter units. To protect its housing investment and reduce flood risks of residents, the County, coordinating with the Flood Control District, will seek to improve drainage systems. The non-housing/infrastructure funding will also correct damage and/or failure to function of critical infrastructure such as neighborhood drainage, improve flooded roadways systems and relocate/elevate community assets out of the 100-year floodplain in the area for the long-term protection to housing and businesses. These projects are a part of a long term improvement project for these low-to-moderate income and/or minority neighborhoods within the County's disaster service area.

**PROCUREMENT INFORMATION**

All applicants are required to follow the procurement process guidelines set forth in 2 CFR §200.318-§200.326 for grant administration, environmental, and engineering services if using CDBG-DR funds to pay third-party vendors for those services.

Along with this application, applicants must provide a copy of local procurement policies and procedures.

1. Has the applicant chosen to use a third-party administrator to administer the proposed project?

   Yes [ ]  No [ ]

If Yes, will the vendor also provide environmental services?

   Yes [ ]  No [ ]
If Yes to either question, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.

Company Name: Teta Tech, Inc.
Contact Name: Jonathan Burgiel
Phone: 407-803-2551
Email: betty.kamasa@tteatech.com

2. Has the applicant chosen to use a third-party environmental services provider to ensure environmental compliance for the proposed project? Yes No

If Yes, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.

Company Name: Teta Tech, Inc.
Contact Name: Jonathan Burgiel
Phone: 407-803-2551
Email: betty.kamasa@tteatech.com

3. Has the applicant chosen to use a third-party engineer to perform engineering services for the proposed project? Yes No

If Yes, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.

Company Name: ________________________________
Contact Name: ________________________________
Phone: ________________________________
Email: ________________________________

**FUNDING INFORMATION**

**NOTICE:** Any and all funds expended toward a CDBG-DR award are subject to ALL rules and regulations governing the award.

**FEMA Coverage**

Any and all FEMA funds received for benefit of any project proposed in this application must be fully disclosed and detailed to ensure the best cross-agency coordination and that duplication of benefit does not occur.

1. Was FEMA contacted regarding the proposed project's eligibility? Yes No
   If yes, provide all relevant FEMA project worksheets, FEMA project type, and evidence of funds committed/received/expended on the proposed project. Also, explain why funds are needed above and beyond the FEMA funding. Any project that sustained direct damage must have applied for FEMA Public Assistance.

2. Is this project a proposed FEMA funding match? Yes No
   If Yes, include information in the specific Project Detail section and in the Budget Table on Table 1.

**Insurance Coverage**

Any and all insurance proceeds received for benefit of any project proposed in this application must be fully disclosed and detailed to ensure that funds are used most efficiently and that duplication of benefit does not occur.

1. Did the applicant have insurance coverage on the proposed project? Yes No
   If yes, provide the information below. (If more than one insurance company/claim, include here or attach additional information.)
2. If the applicant had insurance coverage, but a claim was not filed, explain below.

N/A

**Other Funding**
Any and all funds identified for use on any project proposed in this application must be fully disclosed and detailed to ensure accuracy in the budget and that a duplication of benefit does not occur. Make sure information is complete and matches the Long-Term Planning information provided.

1. Are local or other funds available to address the proposed project in whole or in part? Yes No

If Yes, report all sources of funding and the amount available. (If additional space is needed, attach pages.)

2. Disclose source(s) and use(s) of non-CDBG-DR funds. Use "+" to add additional sources. Use "x" to remove that line.

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<td>Private Foundations</td>
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<td>New Market Tax Credit Proceeds</td>
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</table>

3. What other state and/or federal agencies has the applicant contacted concerning funding for the proposed project, and what were the results?

No other state or federal agencies contacted.

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**Financial Interest**

1. Are there any persons/entities with a reportable financial interest to disclose? Yes No

Submit a complete FINANCIAL INTEREST REPORT (A503 form) with this application for each person/entity with a reportable financial interest. Include as appropriate for Grant Administration, Environmental, and/or Engineering. This form can be found at [www.recovery.texas.gov](http://www.recovery.texas.gov) or [http://recovery.texas.gov/files/resources/housing/s2-financial-interest-report.pdf](http://recovery.texas.gov/files/resources/housing/s2-financial-interest-report.pdf)
PROJECT DETAIL must be completed for every proposed project.

A project is defined as a discrete combination of: entity (i.e., city or county), activity (i.e., water, sewer, etc.), beneficiary population, and national objective. A site is defined as a discrete location for activities within a project. A project can have one or more sites. For example, one water project that consists of three generators throughout a city consists of three sites, one for each generator.

Each Project Detail must provide sufficient information to clearly identify the proposed project, define the location, indicate whether acquisition (i.e. real property, easements or rights-of-way) is required, clearly describe the scope of work, specify the populations who will receive benefit from the project, identify environmental assessment information, and outline funding detail to include any non-CDBG-DR funds to be used.

### 1. Select the type of project proposed:

| Neighborhood Facilities/Community Centers |

### 2. Provide a title for the proposed project.

**NOTE:** For the title, the spelling and capitalization of the project title and any associated site number(s) identified in the application must be consistently used throughout the application to ensure clear identification of each project and site number. e.g., a project title of "Green Acres, Site 3" here should appear as "Green Acres, Site 3" at every other reference in this application. A reference to some other title such as "green acres subdivision" or "#3 Green Street" elsewhere in the application could cause delays in the eligibility review process.

**Project Title:** Asian American Health Coalition of Greater Houston Area - HOPE Health and Wellness Center

### 3. Provide a physical address and the approximate GPS coordinates (in decimal degrees) for each proposed site along with project and beneficiary maps.

**If the proposed project includes only one site, include the physical address and the GPS coordinates (in decimal degrees) for the site.**

**If the proposed project does not have a physical address, provide a site description.**

**If the proposed project includes more than one site, start with Site #1 from the drop-down list and use the + button to add additional sites.**

**Use sequential numbering for additional sites.**

For proposed work involving a length of road, ditch, channel, etc., use the approximate midpoint coordinates for latitude and longitude, but identify the entire length of the proposed work and the assigned site number on the project map. Identify these type of sites in the application by completing the On-From-To fields. For instance, "On Main Street From Sycamore Street To Elm Street."

**Attach project/site and beneficiary map(s) as described in the Application Guide.**

**Use the X button to remove a site as needed.**

<table>
<thead>
<tr>
<th>Site #1</th>
<th>Physical Address or Site Description</th>
<th>13800 Bellaire Boulevard, Houston Texas 77083</th>
</tr>
</thead>
<tbody>
<tr>
<td>From:</td>
<td>To:</td>
<td></td>
</tr>
<tr>
<td>Latitude</td>
<td>30.044522</td>
<td>Longitude</td>
</tr>
<tr>
<td>-95.205634</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Construction Completion Method:**

| Combination |

### Provide a detailed description of the scope of work proposed. For proposed work involving a length of road, ditch, channel, etc., report the scope of the project in linear feet (lf).**

The Asian American Health Coalition of Greater Houston Area proposed project includes the acquisition of land for a 7-acre tract located behind the HOPE Clinic. This acquisition will give HOPE Clinic the needed land to build an expanded surface detention pond large enough to store excess flow generated by the site, post-development, and accommodate as well as slow stormwater runoff to help mitigate flooding.
for the surrounding residential community. Detention will be required at the rate of 0.65 ac-ft/ac for the entire property as per the new Harris County Flood Control district criteria. The surface detention will be landscaped to create a park-like setting with permeable trails for community enjoyment and flood mitigation. The project also includes new construction of an approximately 80,000 square foot Health and Wellness Center. The Center will be constructed on 3.5 acres at the corner of Metro and Bellaire Boulevard in Harris County. With the suspension of services at West Houston Medical Center (WHMC), which was the only major hospital serving the International District located in the west area of Harris County, HOPE Clinic became the emergency first responder for the area. HOPE Clinic failed to function for two days during the storm, but opened immediately following the Hurricane to provide acute care to patients who could no longer access WHMC. The new Health and Wellness Center will meet an ever-increasing demand for healthcare in an area that has long since been designated as a healthcare desert. In the event of an emergency/disaster, the new facility will contribute to future emergency healthcare needs, community preparedness, disaster mitigation, and area resiliency.

NATIONAL OBJECTIVES

Choose one National Objective being met and provide justification of the beneficiary identification method used to meet that National Objective.

1. Activities benefiting low-to-moderate income persons.

Method(s) used to determine the beneficiaries:

LMI Area Benefit: ☑ LMI Housing Activity: ☐ LMI Limited Clientele: ☐ LMI Jobs: ☐

2. Prevention/Elimination of Slums or Blighted areas. ☐ Area Basis ☐ Spot Basis

Yes ☐ No ☑

Has the proposed project area been officially designated as a slum or blighted area?

If yes, what conditions are present in the area to designate and qualify the area as a slum or blighted area?

N/A

Describe the boundaries of the slum or blighted area. (Do not use this field to document the Census Tract / Block Group data.)

N/A

Enter the percentage of deteriorated buildings/properties in the area at the time it was designated a slum or blighted area. [Enter value as a decimal number. Example: .2526 = 25.26%]

N/A

If the activity qualifies for CDBG-DR assistance on the basis that public improvements throughout the area are in a general state of deterioration, enter a description of each type of improvement in the area and its condition at the time the area was designated a slum or blighted area.

N/A

Enter the year the area was designated as a slum or blighted area. If the period during which such designations are valid has lapsed, the applicant entity must re-evaluate and re-designate the area.

3. Urgent Need

Do the existing conditions pose a serious and immediate threat to the health or welfare of the community?

Yes ☐ No ☑

Were the existing conditions officially identified by the applicant as being of urgent need within 18 months of the 2016 event? If yes, provide that documentation.

Yes ☐ No ☑

Is the applicant able to finance the project on their own? Or are other sources of funding available?

Yes ☐ No ☑

Provide justification of the beneficiary identification method used to meet this National Objective:
Activities and projects assisted by CDBG-DR are subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601 et seq.) ("URA") and section 104(d) of the HCD Act (42 U.S.C. 5304(d)) (Section 104(d)). The implementing regulations for the URA are at 49 CFR part 24. The regulations for Section 104(d) are at 24 CFR part 42, subpart C.

For the purpose of promoting the availability of decent, safe, and sanitary housing in response to Hurricane Harvey, HUD has waived the following URA and Section 104(d) requirements for subrecipients:

a. One-for-one replacement.
b. Relocation assistance.
c. Arm's length voluntary purchase.
d. Rental assistance to a displaced person.
e. Tenant-based rental assistance.
f. Moving expenses.
g. Optional relocation policies.

Does the project require acquisition of property, purchase of easements, relocation, or any other activity requiring compliance with URA outside the listed waived activities? □ Yes □ No

If yes, has acquisition of the project site(s) been completed, in progress, or will need to be acquired?

Select acquisition status: □ Previously Acquired □ Acquisition in Progress □ To be Acquired

Describe the type and purpose of all acquisition (easements, real property, etc.) associated with the proposed project. For acquisitions "Previously Acquired" or "Acquisition in Progress," include detailed information and supporting documentation to ensure compliance with all URA, 42 U.S.C. § 4601 et seq. and environmental review processes.
By signing this application, the signee certifies that they will establish and maintain a Residential Anti-displacement and Relocation Assistance Plan to minimize direct and indirect displacement of persons from their homes by including the steps noted below. Applicability of items on this checklist is dependent upon the proposed project objectives and related feasibility of each action.

- Coordinate code enforcement with rehabilitation and housing assistance programs
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to remain in the building/complex during and after rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide protections for tenants faced with conversion to condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalization areas.
- Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable “dwelling units” (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

### PERMITS AND ADDITIONAL PROJECT INFORMATION

1. Does the project require any Federal, State, or other permits, approvals, or waivers to complete the proposed work? (i.e. Texas Department of Transportation, Texas Commission on Environmental Quality, U.S. Army Corps of Engineers, etc.)

   Yes ☐ No ☒

   If yes, describe the type and purpose of each permit and its association with the proposed project. Provide a copy of each permit already executed.

   Permit Type: 
   Purpose of Permit: 

   Permit Type: 
   Purpose of Permit: 

   Permit Type: 
   Purpose of Permit: 

   Permit Type: 
   Purpose of Permit: 

   Permit Type: 

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2. Does the project require any type of ratified, legally binding agreement between the applicant and any other entity to provide continual operation upon completion? (i.e. Memoranda of Understanding, Interlocal Agreements, etc.)

   Yes ☐ No ☑

If yes, describe the type and purpose of each agreement and its association with the proposed project. Provide a copy of each agreement already executed or drafted.

Agreement Type: 

Purpose of Agreement: 

3. For sewer and/or water facilities projects, does the applicant currently hold the Certificate of Convenience and Necessity (CCN) for the target area proposed in the application? If not, provide written documentation from the Public Utility Commission of Texas (PUC) verifying the application has been filed.

   Yes ☐ No ☑ N/A ☑

ENVIRONMENTAL SPECIFIC INFORMATION

All funded applications MUST comply with federal regulations regarding environmental clearance before funds will be released.

NOTE: An Environmental Exemption form providing clearance for planning and administration activities must be attached.

1. What is the current status of the project? ☑ Not yet begun ☐ In progress ☐ Completed

2. Will the assistance requested have any negative impact(s) or effect(s) on the environment?

   Yes ☐ No ☑

3. Is the proposed project likely to require an archaeological assessment?

   Yes ☐ No ☑

4. Is the proposed site listed on the National Register of Historic Places?

   Yes ☐ No ☑

5. Is the project in a designated flood hazard area or a designated wetland?

   Yes ☐ No ☑

If Yes, attach a map showing the FIRM and/or list permitting requirements in "Other Project Approvals Required" below.

6. Is any project site located in a known critical habitat for endangered species?

   Yes ☐ No ☑

7. Is any project site located on federal lands or at a federal installation?

   Yes ☐ No ☑

8. Is any project site a known hazardous site?

   Yes ☐ No ☑

9. Is any project site subject to or participating in Fixing America's Surface Transportation Action (FAST-41) (P.L. 114-94)?

   Yes ☐ No ☑

10. What level of environmental review is likely needed for this project/site?

    Environmental Assessment
# TABLE 1 - CONTRACT BUDGET AND BENEFICIARY IDENTIFICATION

Provide comprehensive budget information to include construction, engineering, acquisition, environmental services, and administrative costs. Also include all other funds (FEMA, insurance, local, etc.) committed to the completion of the proposed projects.

A project is defined as a discrete combination of: entity (i.e., city or county), activity (i.e., water, sewer, etc.), beneficiary population, and national objective. A site is defined as a discrete location for activities within a project. A project can have one or more sites.

## BUDGET TABLE:

<table>
<thead>
<tr>
<th>Project Title:</th>
<th>Total</th>
<th>LMI</th>
<th>CDBG-DR</th>
<th>CDBG-DR</th>
<th>CDBG-DR</th>
<th>CDBG-DR</th>
<th>CDBG-DR</th>
<th>Total</th>
<th>Other</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td># 1 Asian American Health Coalition of Greater Houston Area - HOPE Health and Wellness Center</td>
<td>2,855</td>
<td>1,760</td>
<td>61.65%</td>
<td>$5,000,000.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$8,000.00</td>
<td>$0.00</td>
<td>$5,000,000.00</td>
<td>20,301,637</td>
</tr>
</tbody>
</table>

**SUMMARY TOTALS:**

<p>| | | | | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2,855</td>
<td>1,760</td>
<td>61.65%</td>
<td>$5,000,000.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$8,000.00</td>
<td>$0.00</td>
<td>$5,000,000.00</td>
<td>20,301,637</td>
<td>25,309,637</td>
</tr>
</tbody>
</table>

## Beneficiary Identification Method(s) Per Project:

<table>
<thead>
<tr>
<th>#</th>
<th>Project Title:</th>
<th>HUD National Objective</th>
<th>Select One Benefit Type:</th>
<th>Select Beneficiary Identification Method:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Asian American Health Coalition of Greater Houston Area - HOPE Health and Wellness Center</td>
<td>Benefiting low- and moderate- (L/M) income persons</td>
<td>City-wide Benefit</td>
<td>SURVEY: An approved TxCDBG survey was used to identify the beneficiaries for this activity.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>County-wide Benefit</td>
<td>HUD LMI SD information was used to identify the beneficiaries for this activity.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Area Benefit</td>
<td>The required Census or Texas State Data Center map has been provided.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Direct Benefit</td>
<td></td>
</tr>
</tbody>
</table>

Provide the number of beneficiaries identified through each of the following methods for this activity:

<table>
<thead>
<tr>
<th>TxCDBG Survey:</th>
<th>HUD LMI SD:</th>
<th>Area Benefit:</th>
<th>Housing Activity:</th>
<th>Limited Clientele:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td>2,855</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

## Race

<table>
<thead>
<tr>
<th>Race</th>
<th># Non-Hispanic Beneficiaries</th>
<th># Hispanic Beneficiaries</th>
<th>Total Activity Beneficiaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>874</td>
<td>932</td>
<td>1,806</td>
</tr>
<tr>
<td>Black African American</td>
<td>529</td>
<td>12</td>
<td>541</td>
</tr>
<tr>
<td>American Indian/Alaskan native</td>
<td>5</td>
<td>7</td>
<td>12</td>
</tr>
<tr>
<td>Asian</td>
<td>194</td>
<td>1</td>
<td>195</td>
</tr>
<tr>
<td>Native Hawaiian / Other Pacific Islander</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Black African American/White</td>
<td>10</td>
<td>6</td>
<td>16</td>
</tr>
</tbody>
</table>

Harris County

Harris

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<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Total</th>
<th>Males</th>
<th>Females</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Indian/Alaskan Native/White</td>
<td>10</td>
<td>6</td>
<td>4</td>
</tr>
<tr>
<td>Asian/White</td>
<td>15</td>
<td>9</td>
<td>6</td>
</tr>
<tr>
<td>American Indian/Alaskan Native/Black African Amr</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Other Multi-Racial</td>
<td>256</td>
<td>20</td>
<td>236</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gender</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Males</td>
<td>1420</td>
</tr>
<tr>
<td>Total Females</td>
<td>1435</td>
</tr>
<tr>
<td>Total Persons</td>
<td>2855</td>
</tr>
</tbody>
</table>
**TxCDBG RACE AND ETHNICITY / GENDER CALCULATOR**

**INSTRUCTIONS AND DATA SOURCE**
- **Data Source:** Most Recent ACS 5-year Est. - Table DP05
- **City Applicants:** Enter city-wide data as reflected on Table DP05
- **County Applicants:** Enter census tract data as reflected on Table DP05

<table>
<thead>
<tr>
<th>Applicant: Harris County</th>
<th>ENTER DP05 DATA HERE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sex and Age</strong></td>
<td></td>
</tr>
<tr>
<td>Male:</td>
<td>2251060</td>
</tr>
<tr>
<td>Female:</td>
<td>2274459</td>
</tr>
<tr>
<td><strong>One Race</strong></td>
<td></td>
</tr>
<tr>
<td>White:</td>
<td>2864288</td>
</tr>
<tr>
<td>Black or African American:</td>
<td>857122</td>
</tr>
<tr>
<td>American Indian and Alaska Native:</td>
<td>19465</td>
</tr>
<tr>
<td>Asian:</td>
<td>309400</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander:</td>
<td>3091</td>
</tr>
<tr>
<td>Some Other Race:</td>
<td>368849</td>
</tr>
<tr>
<td>Two or more races:</td>
<td></td>
</tr>
<tr>
<td>- White and Black or African American:</td>
<td>24819</td>
</tr>
<tr>
<td>- White and American Indian and Alaska Native:</td>
<td>15264</td>
</tr>
<tr>
<td>- White and Asian:</td>
<td>22816</td>
</tr>
<tr>
<td>- Black or African American and American Indian and Alaska Native:</td>
<td>3494</td>
</tr>
<tr>
<td><strong>Hispanic or Latino and Race</strong></td>
<td></td>
</tr>
<tr>
<td>Hispanic or Latino (of any race):</td>
<td>1910535</td>
</tr>
<tr>
<td>Not Hispanic or Latino:</td>
<td></td>
</tr>
<tr>
<td>- White alone:</td>
<td>1386576</td>
</tr>
<tr>
<td>- Black or African American alone:</td>
<td>838285</td>
</tr>
<tr>
<td>- American Indian and Alaska Native alone:</td>
<td>8078</td>
</tr>
<tr>
<td>- Asian alone:</td>
<td>307109</td>
</tr>
<tr>
<td>- Native Hawaiian and Other Pacific Islander alone:</td>
<td>2543</td>
</tr>
<tr>
<td>- Some other race alone:</td>
<td>9681</td>
</tr>
<tr>
<td>- Two or more races:</td>
<td>62712</td>
</tr>
</tbody>
</table>

**Enter Number of Project Beneficiaries:** 2855

**Gender of Project Beneficiaries**

<table>
<thead>
<tr>
<th>Male</th>
<th>1420</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>1435</td>
</tr>
</tbody>
</table>

**Race and Ethnicity of Project Beneficiaries**

<table>
<thead>
<tr>
<th></th>
<th>Hispanic</th>
<th>Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>932</td>
<td>874</td>
</tr>
<tr>
<td>Black/African American</td>
<td>12</td>
<td>529</td>
</tr>
<tr>
<td>American Indian/Alaska Native</td>
<td>7</td>
<td>5</td>
</tr>
<tr>
<td>Asian</td>
<td>1</td>
<td>194</td>
</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Some Other Race</td>
<td>227</td>
<td>6</td>
</tr>
<tr>
<td>White and Black/African American</td>
<td>6</td>
<td>10</td>
</tr>
<tr>
<td>White and American Indian/Alaska Native</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>White and Asian</td>
<td>6</td>
<td>9</td>
</tr>
<tr>
<td>Black/African American and American Indian/Alaska Native</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Other multi racial</td>
<td>9</td>
<td>14</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>2855</strong></td>
<td></td>
</tr>
</tbody>
</table>
## TABLE 2 - BUDGET JUSTIFICATION OF RETAIL COSTS

### Project Title/Target Area:

<table>
<thead>
<tr>
<th>Activity Description</th>
<th>Act. #</th>
<th>Materials/Facilities/Services</th>
<th>$/Unit</th>
<th>Unit</th>
<th>Quantity</th>
<th>Construction</th>
<th>Acquisition</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition</td>
<td>24a</td>
<td>Land Acquisition</td>
<td>$0.00</td>
<td>EA</td>
<td>1</td>
<td>$0</td>
<td>$1,949,637</td>
<td></td>
</tr>
<tr>
<td>Flood and Drainage Facilities</td>
<td>5</td>
<td>Detention and Landscaping</td>
<td>$300,000</td>
<td>EA</td>
<td>1</td>
<td>$300,000</td>
<td>$0</td>
<td>$300,000</td>
</tr>
<tr>
<td>Neighborhood Facilities / Community Centers</td>
<td>6</td>
<td>Emergency Generator</td>
<td>$300,000</td>
<td>EA</td>
<td>1</td>
<td>$300,000</td>
<td>$0</td>
<td>$300,000</td>
</tr>
<tr>
<td>Neighborhood Facilities / Community Centers</td>
<td>6</td>
<td>Parking</td>
<td>$5,500.00</td>
<td>EA</td>
<td>400</td>
<td>$2,200,000</td>
<td>$0</td>
<td>$2,200,000</td>
</tr>
<tr>
<td>Neighborhood Facilities / Community Centers</td>
<td>6</td>
<td>Facility Construction</td>
<td>18,755,000</td>
<td>EA</td>
<td>1</td>
<td>$18,755,000</td>
<td>$0</td>
<td>$18,755,000</td>
</tr>
<tr>
<td></td>
<td></td>
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<td>$0.00</td>
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<td></td>
<td>$0.00</td>
<td></td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

\[ \text{Total: } $21,555,000 + $1,949,637 = $23,504,637 \]

1. Identify and explain the annual projected operation and maintenance costs associated with the proposed activities.

O&M costs are estimated at approx. $75,000 and will include site maintenance & mowing, generator services & inspections, interior cleaning & maintenance, and minor repairs.

2. Identify and explain any special engineering activities.

Design team will spend additional time and efforts to design & implement the above and beyond code requirement.

---

**Signature of Registered Engineer/Architect Responsible For Budget Justification:**

Barry Leong, AIA

2020-02-02

Phone Number: +1 (832) 554-1130

Seal

Based on total award of $5,000,000 from HCCSD
**PROJECT SCHEDULE**

A schedule must be provided for each project. Highlight the projected length in months for each phase by clicking on the desired months. If a phase is not applicable, leave it blank. Projects are expected to be completed within 24 months following execution of the contract between the applicant and the GLO. Provide any comments regarding the schedule that may be helpful.

**Project Title:** Asian American Health Coalition of Greater Houston Area - HOPE Health and Wellness Center

**Eligible Activity:** Neighborhood Facilities / Community Centers

**HUD Activity #:** 6

| MONTHS: | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
|---------|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Professional Procurement |   |   | □ |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Environmental Review     |   |   |   |   | □ | □ | □ |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Acquisition              |   |   |   |   |   |   | □ | □ | □ | □ |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Engineering Design       |   |   |   |   |   |   |   | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ |
| Construction             |   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Closeout Completion      |   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | □ |
| Extended Activity        |   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |

**Comments:**

---

Harris County: ________________________

Harris: ________________________

DR-4332 - 2017
# Engineering/Aarchitectural and Phase I ESA Costs

## 2017 CDBG-DR MOD/Competitive Application

<table>
<thead>
<tr>
<th>Organization Name:</th>
<th>Project name:</th>
<th>Health and Wellness Center</th>
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<td>Asian American Health Coalition of Greater Houston Area dba HOPE Clinic</td>
<td>In House Engineering Cost</td>
<td>Consultant Engineering Cost</td>
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<td><strong>$1,797,000.00</strong></td>
<td><strong>$1,797,000.00</strong></td>
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Does the Engineering/Architectural Costs include:  
Yes or No

| Design Phase | YES |
| Bid Phase | YES |
| Construction Phase | YES |

If you answered "No" to any of the three phases. Please explain why not.
March 2, 2020

Ms. Anna Hinojosa  
Program Analyst  
Harris County Community Services Department

Dear Anna,

We want to sincerely thank HCCSD for the conditional award of $5 million and the opportunity to be considered for additional DR funds. HOPE Clinic has been instrumental in serving the community during and after two major disasters. *(SIDE NOTE: Even though the current DR funding is not associated with Hurricane Katrina, it is important to note that HOPE Clinic began thinking about disaster preparedness after served over 3,000 non-English speaking Vietnamese evacuees after Katrina.)* During the weeks after the devastation of Hurricane Harvey, HOPE Clinic provided care to 3,814 patient visits and administered 1,000 tetanus shots to the community. As the area’s only medical first-responder when the only area hospital evacuated their patients due to flooding, HOPE Clinic was ready to respond.

Almost three years later and with an ever-increasing demand for quality healthcare in both calm and turbulent times, we would like HCCSD to please consider our request for an additional $10 million in DR funding toward a new expanded budget of $33,639,900. This new budget represents an acquisition of 7 acres directly behind the site to alleviate future flooding by expanding detention, increasing flood mitigation, adding green space, and constructing added parking with auto-turn access for emergency vehicles carrying supplies. Please review the following update on our private fundraising activities, committed sources and additional anticipated contributions:

| HOPE Clinic Land and Capital Campaign Reserves | $2,804,247 | Committed |
| Cullen Trust for Health Care | $1,000,000 | Committed |
| The Cullen Foundation | $1,000,000 | Committed |
| M. D. Anderson Foundation | $100,000 | Committed |
| Greentree Fund | $100,000 | Committed |
| New Market Tax Credit (Paul Breckenridge, Consultant) | $7,389,900 | Pending |

*Notes: Paul and Karen Breckenridge marketed the project to CDEs for inclusion in their NMTC applications, which were submitted to the Treasury Department in October 2019. HOPE Clinic was included in 12 CDE applications, which indicates an extremely high level of CDE interest in this project. Awards for NMTC allocations will be announced in Summer 2020. Interest in this project continues to grow, with at least one major financial institution offering to bridge financing for Harris County CSD awards at 0% interest.*

| The Chao Family Foundation | $2,500,000 | Pending |

*Notes: The Chao Family (Owners of Westlake Chemical) are HOPE Clinic’s Capital Campaign Honorary Co-Chairs and will consider their award contribution in May 2020.*

WWW.HOPECHC.ORG • 7001 CORPORATE DR. STE 120, HOUSTON, TEXAS 77036 • MAIN (713)773-0803 • FAX (713)271-5422
The Fondren Foundation  
$1,000,000  
Pending  
*Notes: The Fondren Foundation came for a site visit, and they want to consider a $1,000,000 request/award at their March 2020 meeting.*

The Brown Foundation  
$1,000,000  
Pending  
*Notes: The Brown Foundation came for a site visit, and they asked that a request be submitted for $1 million. They will decide this request on the million-dollar+ meeting (which is once a year) in May 2020.*

Kinder Foundation  
$1,000,000  
Pending  
*Notes: The Kinder Family (Nancy and Rich Kinder – Kinder Morgan) will decide their giving for this project in March 2020.*

Huffington Foundation  
$750,000  
Pending  
*Notes: The Huffington Foundation came for a site visit, and wants to look at funding this request at their first quarter meeting in 2020.*

Herzstein Foundation  
$250,000  
Pending  
*Notes: Herzstein Foundation met with HOPE Clinic and expressed a strong interest in considering a funding request at their summer meeting in 2020.*

**NEW BUDGET:**

*Total Uses: $33,894,147 (see attached budget for detailed costs including NMTC, acquisition, and related construction costs for additional disaster recovery initiatives).*

*Expected Sources Total: $18,894,147 (without HCCSD commitments)*

*With a total disaster recovery fund commitment of $15 million from HCCSD, our project sources total to $33,894,147 which will allow us to close on all sources of funding by October 2020 (NMTC, Bridge Financing, Private Funds and HCCSD) to begin construction in November 2020 to be completed within 12-15 months.*

We would like to request a meeting with HCCSD to discuss this wonderful opportunity and to include Paul Breckenridge, our New Markets Tax Credit consultant, so that he can confirm our progress with the CDEs and the 0% bridge financing, as soon as you all are available.

*We are really appreciative to you all and very excited about the prospect of building this Long-Lasting Recovery Project together.*

Thank you,

[Signature]

Dr. Andrea Caracostis, CEO
HOPE Clinic

AC/smt
HOPE Clinic-Health and Wellness Center
Low-to-Moderate Income Map

Project Area Statistics
Census Tract/Block Group: 452600/3
Low/Mod Persons: 1,760
Low/Mod Universe: 2,855
Low/Mod Percentage: 61.65%

Legend
- Project_Area
- Low-Mod Income by Block Group
  - lowmod_pct
    - 51%-100%
    - HCCSD Target Area
    - Not Included in Service Area
- Harris County
March 3, 2020

Ms. Anna Hinojosa  
Program Analyst  
Harris County Community Services Department

Dear Anna,

This statement is to confirm that HOPE Clinic’s facilities did not suffer any damage due to Hurricane Harvey. But due to the rising water caused by Hurricane Harvey, our only area hospital West Houston Medical Center at 12141 Richmond Avenue, evacuated its patients and had to close because its facility flooded. With the suspension of services at West Houston Medical Center, which was the only major hospital serving the International District located in the west area of Harris County, HOPE Clinic became the emergency first responder for the area. HOPE Clinic failed to function for 2 days during the storm, but opened immediately following the Hurricane to provide acute care to patients who could no longer access WMHC.

Thank you,

CaraCostis

Dr. Andrea Caracostis, CEO  
HOPE Clinic  
AC/smt
HURRICANE HARVEY

Hurricane Harvey, a Category 4 storm, hit Texas on August 25, 2017 causing an estimated $125 billion in damage according to the National Hurricane Center, more than any other natural disaster in U.S. history except Hurricane Katrina. Harvey had a considerable economic impact. The Houston/Harris County is the nation’s fourth largest area with an estimated 6.6 million residents, according to Hurricane Harvey Facts, Damage and Costs, What Made Harvey So Devastating, by Kimberly Amadeo January 20, 2019.

Hurricane Harvey made landfall three times in six days. At its peak on September 1, 2017, one-third of Houston was underwater. Two feet of rain fell in the first 24 hours. Flooding forced 39,000 people out of their homes and into shelters. Houston lies in Harris County. Its Flood Control District meteorologist Jeff Lindner reported that a foot and a half of water covered 70 percent of the 1,800-square-mile county. The sheer weight of the water depressed the Earth’s crust. Houston sank two centimeters as a result; however, it rebounded once the waters receded.

HOPE CLINIC
A CRITICAL RESPONSE TO HARVEY

Due to rising water caused by Hurricane Harvey, West Houston Medical Center, at 12141 Richmond Avenue, evacuated its patients and closed its doors. With the suspension of services at West Houston Medical Center, which was the only major hospital serving the International District located in the west area of Harris County, HOPE Clinic again became an emergency first responder for the area, like it did when Hurricane Katrina’s Vietnamese evacuees fled to Houston (For more information, read section: A CALL TO ACTION – KATRINA)

AUG. 29, 2017 - PRNEWswire

Due to rising water, the decision has been made to begin evacuation of critical care patients and suspension of services at West Houston Medical Center. In order to help ensure their safety, eleven patients are being evacuated to various HCA Healthcare sister hospitals in the Medical City Health system-based Dallas Ft. Worth. All patients are safe and continuing to receive treatment.
HOPE Clinic opened immediately following the Hurricane to provide acute care to patients who could no longer access WHMC. Unfortunately, the clinic served with the facilities it had but, in the end, HOPE’s main clinic was not large, modernized or conducive enough to handle the entire influx of patients for overnight services. However, this event highlighted the need for a secondary source of Emergency Medical Response service for the area especially in the event of a major storm and/or disaster.

During the weeks following Harvey, early focus was on medication refills and replacements, vaccine distribution, and provision of healthcare and assistance to the American Red Cross shelter located at the Chinese Community Center. "Care packages" were distributed to patients and others whose residences were flooded to assist with clean-up and immediate needs. HOPE Clinic was able to provide 3,814 patient visits in direct response to Harvey, and administer 1,000 tetanus shots to the affected community. HOPE Clinic also implemented a disaster survey/intake to identify families impacted by Harvey in order to provide the additional needed assistance and referrals to area agencies to help further recovery efforts. In immediate response to the disaster, HOPE Clinic also began increasing its behavioral health services in anticipation of mental health needs. By taking a proactive approach in pre-screening patients, HOPE Clinic immediately addressed the signs of mental health issues, especially, Post Traumatic Stress Disorder and Depression. (NOTE: Studies have shown that typically after a natural disaster, there is an increase in need for mental behavioral health services six months after the event.) HOPE Clinic served patients who spoke a total of 45 languages. Health information is displayed in the clinic’s lobby in multiple languages. (Photo by Felipe Luna for Direct Relief)
HOPE CLINIC'S
“A CALL TO ACTION – KATRINA”
Vietnamese Evacuees

In 2005, HOPE Clinic following the devastating effects of Hurricane Katrina, around 15,000 Vietnamese fled from the New Orleans to Houston. Among them, those who spoke English, went to the Astrodome while the Vietnamese radio station directed those unable to speak or understand English to go to Hong Kong City Mall.

With no healthcare clinic or response team able to help or communicate with the Vietnamese people, HOPE Clinic answered the call. Working alongside an organization called, Boat People S.O.S - a partner organization, HOPE Clinic was able to provide healthcare services out of their location at Hong Kong City Mall to the evacuees during that time.

HOPE Clinic provided critical healthcare to them in the Vietnamese language while Boat People S.O.S provided for all their social service needs. Many of the evacuees had significant medical issues—having left their homes in hurry, leaving behind their medications. HOPE Clinic operated in Hong Kong City Mall and then slowly shifted its regular operations back to the Chinese Community Center. The clinic saw over 3,000 patients during the Katrina period, more than any other community health center in Houston during that time.

“Going through Katrina, we recognized that the real need was long-term,”
Dr. Andrea Caracostis

Thao Tran comforts her 4-month-old baby, Kelly Nguyen.

Hurricane Katrina displaced about half of Louisiana’s Vietnamese population of 30,000 who took refuge in Houston.
LONG-TERM DISASTER RECOVERY PROJECT

THE PROJECT
HOPE CLINIC HEALTH AND WELLNESS CENTER

After experiencing Hurricane Harvey in late August 2017, HOPE Clinic began developing a strong strategic plan to address the urgent need for modern facilities to better meet the healthcare and disaster/emergency needs of patients, medical professionals, and the surrounding community. The plan called for increased access to care through expanded and enhanced capacity, service offerings, and the development of new strategic partnerships.

Three years later, HOPE Clinic has strategically designed a plan to address the need. A new 80,000 square foot Health and Wellness Center will meet an ever-increasing demand for healthcare in an area which has long since been designated as a healthcare desert. The project will be constructed on 3.5 acres at the corner of Metro and Bellaire Blvd. in Harris County within the Texas Disaster Declaration Area for Hurricane Harvey under the FEMA-4332-DR, originally issued and declared 8-25-17 and amended on 10-11-17.

The project will not only serve an estimated 20,000 additional patients with over 70,000 patient visits once completed, but it will also provide an integrated approach to recovery for the community through its impactful design, emergency related components and construction. In the event of an emergency/disaster, the new facility will contribute to future emergency healthcare needs, community preparedness, disaster mitigation and area resiliency. Currently, HOPE Clinic cares for

PROPERTY ACQUISITION
FOR DETENTION AND PARKING AREA FOR EMERGENCY RESPONDERS

Storm water detention will be required for this development. The proposed acquisition is a 7-acre tract at a cost of $2.4 million and is directly behind and connected to HOPE Clinic’s current site. This acquisition will give HOPE Clinic the needed land to build an expanded surface detention pond large enough to store excess flow generated by the site, post development, and accommodate as well as slow stormwater runoff to help mitigate flooding for the surrounding residential community.

Detention will be required at the rate of 0.65 ac-ft/ ac for the entire property as per the new Harris County Flood Control district criteria. The surface detention will be landscaped to create a park-like setting with permeable trails for community enjoyment and flood mitigation.

Storm sewer is proposed to outfall into the 54-inch public storm sewer in Bellaire Blvd. A restrictor will be designed to control the flow of water leaving the site.

Enlarged parking areas—with an auto-turn design to accommodate an 18-wheeler loaded with emergency supplies—will provide safe and comfortable accommodation for multiple users of all ages and abilities, including pedestrians, elderly, delivery and service personnel, and emergency responders. (see design on page 5)
MITIGATION

The Finished Floor Elevation (FFE) of the building is proposed to be set at 84.50-ft which will allow HOPE Clinic to slope the landscaping and pavement away from the building while maintaining ADA slopes on all accessible pavement. The FFE of the proposed building is more than 3-ft above the nearest 500-year floodplain elevation. This meets and exceeds the code requirement and is done with the intention that this would provide additional flood protection to the proposed building and the surrounding residential community in the future.

EMERGENCY EQUIPMENT

As part of the emergency disaster plan for the new HOPE Campus, the power generator would provide electricity towards cold storage for essential items like vaccines and lifesaving medications that need to be kept at a certain temperature. HOPE Clinic would have increased capacity to be able to store and distribute medications, such as insulin, to patients who would not be able to access this life dependent medication when other local pharmacies are closed during an emergency. HOPE would also be able to serve as a hub site for vaccine and immunization distribution as a first response when disaster strikes.

The emergency power system for Hope Clinic is being designed on a 1 MW generator to provide power to the building in the event of power loss. The generator will be diesel powered and integrated with the building powers system to provide power automatically upon the detection of power loss.
The generator will include an integral fuel tank for system use and an additional storage tank for long duration power usage. The generator will be located on grade within the equipment yard and sized to provide power throughout the building to allow for continued operation of essential areas. The emergency power system will include the HVAC system for the building, interior and site lighting, elevators, fire pump, general purpose receptacles, the kitchen and dining area, all open common areas, and ancillary spaces required for building operation and use. The emergency generator system will allow for the building to remain open and operational as a site of evacuees and recoverees in the event of a large-scale disaster.

CONTINUITY OF OPERATIONS DURING EMERGENCIES

Disasters are inevitable, and as an FQHC, HOPE Clinic has a duty to serve the community with as few interruptions to services as possible. In this new building HOPE plans to buildout the first floor of the new facility to be able to respond to all emergency events, having an easy access clinical space that includes a STAT lab and x-ray, isolation and procedure room as well as a pharmacy. This first-floor clinic will allow the staff to see patients in an isolated area thus reducing electric consumption and will significantly expand HOPE’s capacity for Continuity of Emergency Operations.

HOPE will also plan to purchase Solar Powered Adaptable Containers (SPACE Unit). The 140 square foot off-grid structure comes with 20 rooftop solar panels that provide up to 350 kWh of energy each month, more than double what it consumes. This will allow community neighbors to charge cell phones, retrieve filtrated water and have an air-conditioned space to go to using solar energy. EXAMPLE: For the primary purpose of hurricane and disaster relief, the City of Houston purchased 17 SPACE units for mobile power in emergency situations, as well as year-round office space for fire and park departments, community centers and the Houston Independent School District.

The service area and location of the new facility represents one of the most linguistically and culturally diverse community in the Harris County metropolitan area. HOPE’s service area is home to over 80 languages with no defined racial majority, which includes newcomers to the US with limited English proficiency (LEP). NOTE: 

*Individuals and families who interact solely with others who speak their same language are historically isolated and marginalized –especially during times of crisis. During disasters and other emergency situation, these communities are further isolated from critical information and resources by cultural, linguistic, and in some cases physical and geographic barriers. Augmenting HOPE’s COOP capacity will be of great benefit to all of HOPE Clinic’s patients, community constituents, stakeholders and partners, as well as local governments and emergency resources.*
STORM WATER POLLUTION PREVENTION PLAN

A storm water pollution prevention plan will be prepared for this project and will be provided in the construction documents. Erosion control measures need to be taken during all stages of construction in order to protect adjacent areas, properties, streets, and storm sewers from erosion. A storm water quality structure will be required as per Harris County’s requirements to be located on the downstream side of the storm sewer before the storm water leaves the site.

PROJECT USES

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<td>Acquisition of 13800 Bellaire Tract 2 (7 Acres)</td>
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<td>Financing Costs</td>
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TOTAL USES $33,894,147

PROJECT SOURCES

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<tr>
<th>Description</th>
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<td>HOPE Clinic Land and Capital Campaign Reserves</td>
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<td>Cullen Trust for Health Care</td>
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<td>$7,389,900</td>
<td>Pending</td>
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<td>The Chao Family Foundation</td>
<td>$2,500,000</td>
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<td>The Fondren Foundation</td>
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<td>Kinder Foundation</td>
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TOTAL SOURCES $18,894,147

$18,894,147 (without any HCCSD commitments)
February 24, 2020

Ms. Anna Hinojosa  
Program Analyst  
Harris County Community Services Department  
8410 Lantern Point Drive  
Houston, Texas 77054  

Dear Ms. Hinojosa,  

On behalf of the Asian American Health Coalition of the Greater Houston Area dba HOPE Clinic, I am writing to confirm that HOPE Clinic has not received any FEMA benefits or insurance reimbursement for disaster relief.  

As always, we sincerely appreciate the opportunity to work with you and your team to create this truly amazing complex which will provide increased access to high quality healthcare, train more community doctors through our new residency program, and make Harris County a more resilient county by being one of your first responders for future natural disasters.  

Best Regards,  

[Signature]  

Andrea Caracostis, CEO  
Asian American Health Coalition of the Greater Houston dba HOPE Clinic
20 February 2020

Daphne Lemelle  
Harris County Community Services Department  
8410 Lantern Point Drive  
Houston, Texas 77054

Dear Ms. Lemelle,

On behalf of the PhiloWilke Partnership, we are certifying that the proposed estimated budget is accurate and up to date with market standards. The cost estimates are reasonable and have been validated with the appropriate parties.

We are very excited about the potential opportunity and hope that you are equally interested in proceeding on this project.

Best Regards,

[Signature]

Steven C. Schultz, AIA, ACHA, LEED®AP  
Partner  
PhiloWilke Partnership

https://dropbox.com/35986364519492/desktop/harris county letter.docx
This application is not to be filled out by individuals.

Harris County

APPLICANT NAME

Harris

COUNTY

H-GAC

COG/Regional Planning Commission

DR-4332    -    2017

Disaster Declaration Number(s) and Year
APPLICATION FOR FEDERAL ASSISTANCE SF-424

Each applicant for Community Development Block Grant Disaster Recovery (CDBG-DR) funding must certify by signing Form SF-424 that local certifications governing this funding have been followed in the preparation of any CDBG-DR program application, and, if funded, will continue to be followed. (Note: False certification can result in legal action against the jurisdiction).

Further, by signing the SF-424 and submitting the application, the signee authorizes the state or any of its duly authorized representatives to verify the information contained therein. Title 18, Section 1001 of the U.S. code states that a person is guilty of a FELONY for knowingly and willingly making false statements to any department of the United States Government.

All applications must be accompanied by a completed and signed Application for Federal Assistance SF-424, OMB Number: 4040-0004, Expiration Date: 10/31/2019. SF424_2_1-V2.1

This form is available on the GLO-CDR website with detailed instructions available in the CDR Application Guide. http://recovery.texas.gov/files/resources/housing/s2-form424.pdf or www.recovery.texas.gov

INTRODUCTION AND INSTRUCTIONS

INTRODUCTION: This application is for Hurricane Harvey CDBG-DR Infrastructure funding. It is created to be used for infrastructure activities needed to fulfill an unmet need resulting from the Hurricane Harvey disaster declaration.

To be eligible for funding, all activities must have documented proof of an impact by the DR-4332 disaster declarations of 2017 and allowed under the State of Texas Action Plan for Disaster Recovery. CDBG-DR funds must be used for disaster-related expenses in the most impacted and distressed areas. An activity underway prior to a Presidential disaster declaration will not qualify unless the disaster impacted the project.

Once disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas has been established and assessed, Applicants are required to provide sufficient detail about each proposed project to identify the National Objective, the population that will receive benefit, the estimated costs and materials needed, the projected schedule to completion, any potential environmental impact, and other details specific to the type of project involved. Please be thorough in completing this application to ensure prompt review.

Applicants are encouraged to develop these recovery projects in a manner that considers an integrated approach to housing, fair housing obligations, economic revitalization, and overall community recovery. The Applicant must document how the proposed project(s) will address long-term recovery and community resilience.

INSTRUCTIONS:

1. Complete and sign the SF-424 as indicated above.
2. Complete this Infrastructure application. Be thorough to ensure prompt review.
3. AUDIT: If applicable, provide the most recent Single Audit in accordance with 2 CFR Part 200, Subchapter F. Texas General Land Office (GLO) - Community Development and Revitalization (CDR) Staff will review single audit requirements for applicable recipients, who have open contracts with GLO.
4. ANNUAL FINANCIAL STATEMENTS: Provide the most recent financial statement prepared in accordance with 2 CFR 200.510. Include a schedule of expenditures and schedule of findings and questioned costs.
5. KEY STAFF: Provide the names and contact information for staff that will provide local oversight of the application, the potential contract, and all applicable requirements.
6. Provide LOCAL PROCUREMENT POLICIES AND PROCEDURES along with other required documentation.

Submit completed application and all required documentation via email to: cdr@recovery.texas.gov
**DISASTER IMPACT**

The proposed project is presumed to have threatened human life, health and safety or posed an imminent threat to human life, health, and/or safety as a result of the declared disaster.

1. Damages to the proposed project were unanticipated and beyond the control of the local government.  
   - Yes  
   - No  

2. The date this situation addressed in this application first occurred:  
   - 8/25/2017

3. Describe the impact of taking no action to repair the damaged facilities:

   During Hurricane Harvey, Covenant House Texas (CHT) shelter building sustained water infiltration at the roof, and exterior walls occurred during the extensive rain associated with Hurricane Harvey, leading to interior damage and displacement of the existing exterior walls. The interior wall finishes were removed at multiple locations to expose the wall construction conditions. The CHT’s Emergency Shelter redevelopment project will use CDBG-DR funds to ameliorate the damage from Hurricane Harvey and will improve the emergency shelter for 300 homeless unaccompanied youth under the age of 24 in Harris County. Redeveloping the emergency shelter will provide a pathway for homeless youth/young adults to stabilized their lives supported by trauma-informed care, strength-based case management, essential services, and mainstream benefits that help young adults to secure affordable permanent housing.

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**CITIZEN PARTICIPATION PLAN**

"To permit a more streamlined process, and ensure disaster recovery grants are awarded in a timely manner, provisions of 42 U.S.C. 5304(a)(2) and (3), 42 U.S.C. 12707, 24 CFR 570.486, 24 CFR 1003.604, and 24 CFR 91.115(b) and (c), with respect to citizen participation requirements, are waived and replaced by the requirements for reasonable opportunity (at least 30 days) for citizen comment and ongoing citizen access to information about the use of grant funds."

Did the applicant provide a reasonable opportunity (at least 30 days) for citizen comment?  
   - Yes  
   - No  

List all opportunities citizens were given to participate in the determination of these needs. Click the "+" to add events, "X" to remove events.

<table>
<thead>
<tr>
<th>Opportunity</th>
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<th>To</th>
</tr>
</thead>
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<tr>
<td>Public Hearing</td>
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**Date of resolution authorizing application submission:** 12/18/2018

**Comments:** None
Covenant House Texas – Emergency Shelter

Hurricane Harvey (August 25, 2018) caused severe and extreme flooding to homes, businesses, and community facilities. Many of these homes have experienced repetitive flooding in past disasters and massive rain events. The slow-moving storm dumped a total of 1 trillion gallons of rain across Harris County over four days. The Harris County Flood Control District (HCFCD) estimated 70 percent of Harris County was flooded by at least 1.5 feet of water, with an estimated 154,170 flooded structures in the county alone. Over 45.2 percent of those structures were outside the 100- and 500- year floodplain. Over 30,000 people were displaced to emergency shelters, and 36 county residents died due to flood-related incidents. The county also saw an increase in its homeless population due to Harvey.
COMMUNITY NEEDS ASSESSMENT

DESCRIPTION OF THE DAMAGE

In this section, provide information about how the declared disaster impacted the community and the overall plan for recovery and resiliency. Descriptions should identify the specific disaster (date and duration), describe how the disaster threatened health and safety in the community, the facilities that were damaged, the current condition of those facilities, and detail of how the specific project will resolve the issue and ensure a more safe and resilient community.

All activities must show documented proof of impact by the declared disaster. CDBG-DR funds must only be used for disaster-related expenses.

1. Describe the current condition of the facilities. Describe any actions taken on the proposed project(s) to address the damage.

- Flood and Drainage Facilities Improvements - Current drainage systems have damage and inadequate capacity to properly convey heavy rainfalls out of subdivisions and/or neighborhoods. Current detention basin capacity is inadequate or non-existent in some areas and the proposed channel/basin improvements will increase system capacity, improve flow and detain additional storm water flows.

- Public Facilities - The Bear Creek Community Center is located within the Addicks Reservoir and was flooded during Hurricane Harvey. The facility has not been operational since the flooding event. Assessment of damage was done but it was determined the site is too vulnerable to future flooding events for repair. Many public facilities throughout the county experienced water intrusion and flooding during Harvey and the new buildings and site improvements will create more resilient structures to serve the community and improve the quality and availability of services to residents during future storm/flooding events. This will ensure services can be provided even when flooding restricts access to some areas.

- Street Improvements - Proposed street improvements will address damage to roadways from flooding that submerged them during the event and inadequate capacity to reduce adjacent structure flooding or lack of existing curb and gutter to handle floodwaters. Improvements will allow streets/roads to better handle future flooding events with improved drainage systems and additional capacity that reduce the risk of structure flooding.

2. List and attach documentation of the specific disaster condition. Provide photos (dated with specific location detail enough to identify the proposed project site(s)), maps, national weather information, FEMA project worksheets, news reports, local declarations, Disaster Summary Outlines (DSO), and any other relevant documentation to provide evidence of the specific damage(s) to the proposed project(s) addressed in this application. For any photos included, provide a map identifying each photo location by number.

- Harris County Commissioners Court Approval to Apply for 2017 CDBG-DR Infrastructure Project Funding
- Infrastructure Application Citizen Participation and Public Hearing Documentation
- Harris County Needs Assessment for Hurricane Harvey (excerpt)
- Harris County Flood Control Memo - Immediate Report-Final Hurricane Harvey - Storm and Flood Information
- Project LMISD Beneficiary with Census Geographic Areas, Gender, Race and Ethnicity Data
- Harris County State Senator, State Representative and U.S. Congressional Districts
- FEMA Community Status Book Report - Texas Communities Participating In NFIP (Harris County excerpt)
- Pictures and/or maps of damage/flooding conditions, damaged infrastructure/facilities or flooded homes for each project
- FEMA and Insurance Coverage/Claim Information for Applicable Projects

3. Describe the specific disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas (include date and duration), the facilities involved, and the threat that was posed to public health and safety:

Hurricane Harvey (August 25, 2018) caused severe and extreme flooding to homes, business, and community facilities. Many of these homes have experienced repetitive flooding in past disasters and heavy rain events. The slow moving storm dumped a total of 1 trillion gallons of rain across Harris County over a 4-day period. The Harris County Flood Control District (HCFCD) estimated 70 percent of Harris County was flooded by at least 1.5 feet of water, with an estimated 154,170 flooded structures in the county alone. Over 45.2 percent of those structures were outside the 100- and 500-year...
HOUSING NEEDS ASSESSMENT

Any locality receiving CDBG-DR infrastructure funds must identify and assess their housing needs as part of their recovery plan and indicate how their housing needs are addressed with the proposed infrastructure project. Provide the following information regarding the housing needs assessment.

1. Describe the jurisdiction's current supply of housing units available at affordable rents (Public Housing, Section 8 assisted, Rural Housing Service (RHS) assisted, HOME program assisted, Texas Department of Housing and Community Affairs assisted, Local Housing Development Corp. assisted, etc.).

   The Kinder Institute reports that the county has roughly 90,000 subsidized rate units. Harris County has 29,500 Section 8 vouchers from HHA and HCHA and 4,153 LIHTC units within its service area. The area has 12 project based subsidized multi-family complexes with over 1,200 affordable units. The county's Community Services Department provided 119 homeownership opportunities via its Downpayment Assistance Program to low-income households over the last 3 years. Between 2015 and 2017, there was a 16% decline in inventory of affordable housing units for sale that met the Downpayment Assistance Program's qualification including maximum house price, age, and other criteria. This decline has made it more difficult for low-to-moderate income homebuyers to find affordable housing.

2. Describe past efforts to increase the supply of affordable housing.

   The county's Community Services Department provided 119 homeownership opportunities via its Downpayment Assistance Program to low-income households and provided housing rehabilitation to 106 households over the last 3 years. Harris County Public Health has performed 66 lead based paint abatements to low-income units during the same period. The county also provided rental assistance to 680 households and supported the construction or rehabilitation of structures to provide permanent supportive housing units.

3. Describe efforts planned that will increase the supply of affordable housing.

   The county will continue to offer its downpayment assistance program serving an estimated 50 low income households and housing rehab program serving 30 low income households. It is expected that four multi-family apartment complexes (new) will complete construction and provide approximately 550 affordable units and 127 affordable units will be renovated.

4. Describe any instances, within the past 5 years, where the applicant has applied for affordable housing funds and did not receive the funding.

   The county applied in 2015 to the Texas Veterans Commission for rental assistance funding but was not awarded.

5. Describe any instances, within the past 5 years, where the applicant has not accepted funds for affordable housing.

   None

6. Describe any current and/or future planned compliance codes to mitigate hazard risks.

   As a county, Harris County has limited authority to adopt and enforce codes per State Statutes. The county does enforce compliance codes for building in floodplains, drainage standards, and participates in the FEMA Community Rating System (CRS) which promotes initiatives above minimum standards. The Fire Marshal also enforces codes and has inspection authority with Fire Standards.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Any locality receiving CDBG-DR funds must certify that it will affirmatively further fair housing. Using the drop-down box below, identify the activities already achieved to affirmatively further fair housing, and those new activities to be undertaken if an award is made by CDBG-DR and when that activity will be complete. Localities should be aware that, in the event of funding, these fair housing efforts will be monitored. Other activities may be eligible, and the applicant may contact GLO-CDR to determine eligibility.

What methods and criteria were used to prioritize the projects in the application, including affirmatively furthering fair housing?

During citizen outreach (meetings and surveys), residents identified as high housing priorities: housing repair/elevation and housing buyout. Under non-housing, drainage improvements and improving community facilities/Infrastructure were priority. In an interest form solicited at meetings, on social media, and community fairs, over 300 households have requested home repair assistance. Harris County Flood Control District has over 1,200 households who have applied for housing buyout in the county.

FAIR HOUSING ACTIVITY(IES)
LIST OF UNMET NEEDS
Taking into consideration the disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas described, citizen participation responses, and the assessment of housing and affirmatively furthering fair housing, provide a list (in priority order) of all the disaster-related needs still unmet from Hurricane Harvey.

According to the Harris County Needs Assessment for hurricane Harvey, Infrastructure Unmet Need is the highest priority with approximately $7.5 billion in remaining unmet need.

According to the Harris County Needs Assessment for hurricane Harvey, Housing Unmet Need for Owners is the next highest priority with approximately $895 million in remaining unmet need for the county's LMI population.

According to the Harris County Needs Assessment for hurricane Harvey, Housing Unmet Need for Renters is the third highest priority with over $500 million in remaining unmet need for the county's LMI population.

LONG-TERM PLANNING
Applicants must develop their community recovery projects in a manner that considers an integrated approach to housing, fair housing obligations, infrastructure, economic revitalization, and overall community recovery. Consideration of long-term planning processes is also highly encouraged. Disaster recovery presents communities with unique opportunities to examine a wide range of issues including (1) housing quality and availability, (2) road and rail networks, (3) environmental issues, (4) the adequacy of existing infrastructure, (5) opportunities for the modernization of public facilities and the built environment, (6) the development of regional and integrated systems, and (7) the stimulation of the local economy impacted by the disaster.

Applicants must provide a brief description of how the project addressed in this application form part of an integrated approach to recovery.

1. Considering the local post-disaster evaluation of hazard risks, responsible flood plain management, future extreme weather/natural disaster events, and long-term risks, describe how the proposed project promotes sustainable long-term recovery.

The proposed projects promote a sustainable long-term recovery by reducing the vulnerability of households to future flooding events through drainage system improvements and by relocating a community center from a highly vulnerable location in a flood reservoir to a safer, less flood-prone location. The non-housing/infrastructure funding will also correct damage and/or failure to function of critical infrastructure such as neighborhood drainage systems, improve flooded roadway systems as part of drainage improvements and relocate/
2. Describe how the proposed project coordinates with local and regional planning efforts to ensure consistency with and promote community-level and/or regional post-disaster recovery and mitigation planning.

Harris County and the Harris County Flood Control District coordinate to improve the county and region's drainage through improving capacity and working to reduce the risk of flooding to neighborhoods and households. The proposed drainage improvements are proposed in consultation with Flood Control and Harris County Engineering to compliment current bond backed drainage improvements. The County and Flood Control also partner to perform buyouts and floodplain management activities county-wide including actions performed by the City of Houston. The removal and reconstruction of the Bear Creek Community Center from the floodplain will provide a safer location mitigating current risks and provide additional floodplain area in the reservoir. Other activities will repair damage, improve capacity and create more resilient infrastructure and facilities to mitigate impacted of future heavy rain and flooding events.

3. Describe how the proposed project integrates mitigation measures into rebuilding activities and achieves objectives outlined in community-level and/or regional post-disaster recovery and mitigation planning to reduce future risk.

Harris County, Harris County Engineering Department and the Harris County Flood Control District coordinate to improve the county and region's drainage through improving capacity and working to reduce the risk of flooding to neighborhoods and individual households. The proposed drainage improvements will decrease the risk of flooding from less severe rain/flood events than Hurricane Harvey that overwhelmed existing drainage systems.

4. Describe the cost and benefit analysis used in the selection of the proposed project and how they inform community-level and/or regional post-disaster recovery and mitigation planning.

Harris County in consultation with Harris County Engineering, the Harris County Flood Control District and feedback received from residents and stakeholders in the community think the proposed project costs are acceptable compared to the benefit to thousands of county residents. Project selection was constrained by the available funding for each precinct from Harris County's portion as detailed in the Texas GLO approved 2017 CDBG-DR Hurricane Harvey Round One Method of Distribution, the need to benefit areas that experienced damage from Hurricane Harvey and provide the majority of benefit to areas classified as majority low-to-moderate income.

5. Describe how the proposed project will avoid disproportionate impact on vulnerable populations and create opportunities to address economic inequities facing the local community.

The majority of the proposed projects are benefiting low-to-moderate income persons and areas of higher minority concentration in Harris County. The proposed projects will serve to reduce inequities by reducing the potential for future flooding damage to homes, reducing the impacts to individual resident's finances, the need for higher insurance premiums and increased taxes for recovery efforts. Proposed projects will also reduce future flood disaster related costs and longer-term economic impacts from flooding to communities in the proposed projects benefit areas.

6. Describe how the proposed project aligns with investments from other state or local capital improvements and infrastructure development efforts. Identify sources and amounts of additional infrastructure funding (state and local capital improvements projects and/or private investments.) NOTE: This information will be required again in the "Other Funding" section of this application.

The proposed drainage improvements align with local projects supported by Harris County Precincts, Harris County Engineering and long-term flood control improvements administered by the Harris County Flood Control District utilizing voter approved bond funding. The proposed relocation of the Bear Creek Park Community Center will utilize FEMA and insurance proceeds as part of the project to relocate to a less vulnerable location outside the Addicks Reservoir. The project and other funding align with the Precinct Three's desire to remove the building from the reservoir and reduce costs associated with repetitive flooding and lack of access during flood events. Other infrastructure improvements will build upon repairs conducted immediately after Harvey that utilized FEMA or insurance proceeds when applicable as well as any available local funding from precincts, departments, local governments or districts.

7. Describe how the proposed project will employ adaptable and reliable technologies to guard against premature obsolescence.

The proposed drainage improvement projects will utilize current engineering standards and hydrologic studies/analysis methods to determine the most appropriate level of service attainable with available funding. Projects will utilize sophisticated computer models to allow the evaluation of multiple scenarios and variables related to future rainfall events and possible flooding that may impact the service area. This data has been incorporated into the projects scope including sizing of materials/outcomes (ditches, culverts, pipes) and/or basins to achieve the selected level of improved service and mitigation of risk.

The proposed relocation and reconstruction of the community facility, water/sewer improvements and other facility improvements will utilize modern design and construction techniques to incorporate current and future technological needs and building standards that include but are not limited to: accessibility features, fire protection, energy efficiency and resilience to possible future storm events/flooding. The
8. Describe the applicant's overall recovery plan and how the project addressed in this application further that plan. Include information about how the project will specifically address the long-term recovery and restoration of housing in the most impacted and distressed areas. Also, include how the community will be more resilient against future disasters as a result of these projects.

Harris County sustained significant damage from Hurricane Harvey that caused devastating flooding. As a result, this event was a Presidially Declared Disaster in Harris County. The county has developed a Supplemental Action Plan (SAP) as well as a Needs Assessment to assist in its planning. These are available on the HCCSD website at www.harrisrecovery.org. The SAP was reviewed and approved by the Texas GLO and the U.S. Department of Housing and Urban Development while the Needs Assessment has also been reviewed and approved by the Texas GLO. Due to the limited amount of CDBG-DR funding available to the overall $12 billion in unmet need, the county encourages a focus on key systems, which will have an affect to correct damage, alleviate future disasters, particularly flooding, and/or increases public safety and mitigation. Under the housing category, HCCSD will seek to repair damaged housing in the county thus improving the housing stock of owners and renters, particularly in low to moderate income neighborhoods. The Harris County Buyout program will leverage CDBG-DR funding with its existing Hazard Mitigation grant programs to work with the county to buyout repetitively flooded housing, particularly low to moderate income homeowners. As the county's affordable housing supply was at critically low amounts before Harvey, the county will preserve existing housing and expand with new construction of owner and renter units. To protect its housing investment and reduce flood risks of residents, the County, coordinating with the Flood Control District, will seek to improve drainage systems. The non-housing/infrastructure funding will also correct damage and/or failure to function of critical infrastructure such as neighborhood drainage, improve flooded roadways systems and relocate/eleven community assets out of the 100-year floodplain in the area for the long-term protection to housing and businesses. These projects are a part of a long term improvement project for these low-to-moderate income and/or minority neighborhoods within the County's disaster service area.

PROCUREMENT INFORMATION

All applicants are required to follow the procurement process guidelines set forth in 2 CFR §200.318-§200.326 for grant administration, environmental, and engineering services if using CDBG-DR funds to pay third-party vendors for those services.

Along with this application, applicants must provide a copy of local procurement policies and procedures.

1. Has the applicant chosen to use a third-party administrator to administer the proposed project? □ Yes □ No

If Yes, will the vendor also provide environmental services?

□ Yes □ No

If Yes to either question, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.

Company Name: Tetra Tech, Inc.
Contact Name: Jonathan Burgiel
Phone: 407-803-2551
Email: betty.kamasa@tetratech.com

2. Has the applicant chosen to use a third-party environmental services provider to ensure environmental compliance for the proposed project? □ Yes □ No

If Yes, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.
3. Has the applicant chosen to use a third-party engineer to perform engineering services for the proposed project? Yes No

If Yes, and the vendor has been procured, provide the vendor’s name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.

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**FUNDING INFORMATION**

**NOTICE:** Any and all funds expended toward a CDBG-DR award are subject to ALL rules and regulations governing the award.

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**FEMA Coverage**

Any and all FEMA funds received for benefit of any project proposed in this application must be fully disclosed and detailed to ensure the best cross-agency coordination and that duplication of benefit does not occur.

1. Was FEMA contacted regarding the proposed project’s eligibility? Yes No

If yes, provide all relevant FEMA project worksheets, FEMA project type, and evidence of funds committed/received/expended on the proposed project. Also, explain why funds are needed above and beyond the FEMA funding. Any project that sustained direct damage must have applied for FEMA Public Assistance.

2. Is this project a proposed FEMA funding match? Yes No

If Yes, include information in the specific Project Detail section and in the Budget Table on Table 1.

---

**Insurance Coverage**

Any and all insurance proceeds received for benefit of any project proposed in this application must be fully disclosed and detailed to ensure that funds are used most efficiently and that duplication of benefit does not occur.

1. Did the applicant have insurance coverage on the proposed project? Yes No

If yes, provide the information below. (If more than one insurance company/claim, include here or attach additional information.)

Insurance company: Certain Underwriters at Lloyds of London

Amount claimed/received for the project: $52,850.10

2. If the applicant had insurance coverage, but a claim was not filed, explain below.

N/A

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**Other Funding**

Any and all funds identified for use on any project proposed in this application must be fully disclosed and detailed to ensure accuracy in the budget and that a duplication of benefit does not occur. Make sure information is complete and matches the Long-Term Planning information provided.
1. Are local or other funds available to address the proposed project in whole or in part?  
Yes  
No  

If Yes, report all sources of funding and the amount available. (If additional space is needed, attach pages.)  

2. Disclose source(s) and use(s) of non-CDBG-DR funds. Use **+** to add additional sources. Use *x* to remove that line.  

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<th>Use of Funds</th>
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<tbody>
<tr>
<td>Private Foundations</td>
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<td>Construction</td>
</tr>
</tbody>
</table>

3. What other state and/or federal agencies has the applicant contacted concerning funding for the proposed project, and what were the results?  

No other state or federal agencies contacted.  

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Financial Interest  

1. Are there any persons/entities with a reportable financial interest to disclose?  
Yes  
No  

Submit a complete FINANCIAL INTEREST REPORT (A503 form) with this application for each person/entity with a reportable financial interest. Include as appropriate for Grant Administration, Environmental, and/or Engineering. This form can be found at [www.recovery.texas.gov](http://www.recovery.texas.gov) or [http://recovery.texas.gov/files/resources/housing/s2-financial-interest-report.pdf](http://recovery.texas.gov/files/resources/housing/s2-financial-interest-report.pdf)
PROJECT DETAIL must be completed for every proposed project.

A project is defined as a discrete combination of: entity (i.e., city or county), activity (i.e., water, sewer, etc.), beneficiary population, and national objective. A site is defined as a discrete location for activities within a project. A project can have one or more sites. For example, one water project that consists of three generators throughout a city consists of three sites, one for each generator.

Each Project Detail must provide sufficient information to clearly identify the proposed project, define the location, indicate whether acquisition (i.e., real property, easements or rights-of-way) is required, clearly describe the scope of work, specify the populations who will receive benefit from the project, identify environmental assessment information, and outline funding detail to include any non-CDBG-DR funds to be used.

1. Select the type of project proposed:

   Neighborhood Facilities/Community Centers

2. Provide a title for the proposed project.

   NOTE: For the title, the spelling and capitalization of the project title and any associated site number(s) identified in the application must be consistently used throughout the application to ensure clear identification of each project and site number. E.g., a project title of "Green Acres, Site 3" here should appear as "Green Acres, Site 3" at every other reference in this application. A reference to some other title such as "green acres subdivision" or "#3 Green Street" elsewhere in the application could cause delays in the eligibility review process.

   Project Title: Covenant House Texas - Emergency Shelter

3. Provide a physical address and the approximate GPS coordinates (in decimal degrees) for each proposed site along with project and beneficiary maps.

   If the proposed project includes only one site, include the physical address and the GPS coordinates (in decimal degrees) for the site.

   If the proposed project does not have a physical address, provide a site description.

   If the proposed project includes more than one site, start with Site #1 from the drop-down list and use the + button to add additional sites.

   Use sequential numbering for additional sites.

   For proposed work involving a length of road, ditch, channel, etc., use the approximate midpoint coordinates for latitude and longitude, but identify the entire length of the proposed work and the assigned site number on the project map. Identify these type of sites in the application by completing the On-From-To fields. For instance, "On Main Street From Sycamore Street To Elm Street."

   Attach project/site and beneficiary map(s) as described in the Application Guide.

   Use the X button to remove a site as needed.

   Site #1

   **Physical Address or Site Description**
   1111 Lovett Boulevard, Houston, Harris County, TX 77006

   **From:**
   **To:**

   **Latitude** 29.7589  **Longitude** -95.3677

   Construction Completion Method: Combination

   Provide a detailed description of the scope of work proposed. For proposed work involving a length of road, ditch, channel, etc., report the scope of the project in linear feet (ft).

   Covenant House Texas shelter building sustained significant damage during Hurricane Harvey, such as water infiltration at the roof and exterior walls leading to damage and displacement of the existing exterior walls. The interior wall finishes were removed at multiple locations to expose the wall construction conditions. The proposed project includes demolishing the damaged shelter facility, and
**NATIONAL OBJECTIVES**

Choose one National Objective being met and provide justification of the beneficiary identification method used to meet that National Objective.

1. Activities benefiting low-to-moderate income persons.
   - Method(s) used to determine the beneficiaries:
     - LMI Area Benefit: ☐
     - LMI Housing Activity: ☐
     - LMI Limited Clientele: ☒
     - LMI Jobs: ☐

2. Prevention/Elimination of Slums or Blighted areas.
   - Area Basis ☐
   - Spot Basis ☐

   Has the proposed project area been officially designed as a slum or blighted area?
   - Yes ☐
   - No ☒

If yes, what conditions are present in the area to designate and qualify the area as a slum or blighted area?

N/A

Describe the boundaries of the slum or blighted area. (Do not use this field to document the Census Tract / Block Group data.)

N/A

Enter the percentage of deteriorated buildings/properties in the area at the time it was designated a slum or blighted area. [Enter value as a decimal number. Example: .2526 = 25.26%]

N/A

Enter the year the area was designated as a slum or blighted area. If the period during which such designations are valid has lapsed, the applicant entity must re-evaluate and re-designate the area.

**ACQUISITION/UNIFORM RELOCATION ASSISTANCE**

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**Harris County**

**Harris**

**DR-4332 - 2017**

Page 12 of 21
Activities and projects assisted by CDBG-DR are subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601 et seq.) ("URA") and section 104(d) of the HCD Act (42 U.S.C. 5304(d)) (Section 104(d)). The implementing regulations for the URA are at 49 CFR part 24. The regulations for Section 104(d) are at 24 CFR part 42, subpart C.

For the purpose of promoting the availability of decent, safe, and sanitary housing in response to Hurricane Harvey, HUD has waived the following URA and Section 104(d) requirements for subrecipients:

a. One-for-one replacement.
b. Relocation assistance.
c. Arm’s length voluntary purchase.
d. Rental assistance to a displaced person.
e. Tenant-based rental assistance.
f. Moving expenses.
g. Optional relocation policies.

Does the project require acquisition of property, purchase of easements, relocation, or any other activity requiring compliance with URA outside the listed waived activities?  

If yes, has acquisition of the project site(s) been completed, in progress, or will need to be acquired?

Select acquisition status:  [ ] Previously Acquired  [ ] Acquisition in Progress  [ ] To be Acquired

Describe the type and purpose of all acquisition (easements, real property, etc.) associated with the proposed project. For acquisitions "Previously Acquired" or "Acquisition in Progress," include detailed information and supporting documentation to ensure compliance with all URA, 42 U.S.C. § 4601 et seq. and environmental review processes.

N/A

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Harris County  Harris  DR-4332  -  2017
By signing this application, the signee certifies that they will establish and maintain a Residential Anti-displacement and Relocation Assistance Plan to minimize direct and indirect displacement of persons from their homes by including the steps noted below. Applicability of items on this checklist is dependent upon the proposed project objectives and related feasibility of each action.

- Coordinate code enforcement with rehabilitation and housing assistance programs
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to remain in the building/complex during and after rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide protections for tenants faced with conversion to condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalization areas.
- Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable “dwelling units” (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

**PERMITS AND ADDITIONAL PROJECT INFORMATION**

1. Does the project require any Federal, State, or other permits, approvals, or waivers to complete the proposed work? (i.e. Texas Department of Transportation, Texas Commission on Environmental Quality, U.S. Army Corps of Engineers, etc.)

   Yes  No  

   If yes, describe the type and purpose of each permit and its association with the proposed project. Provide a copy of each permit already executed.

<table>
<thead>
<tr>
<th>Permit Type:</th>
<th>Purpose of Permit:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>
Purpose of Permit: 

Permit Type: 

Purpose of Permit: 

Permit Type: 

Purpose of Permit: 

Permit Type: 

Purpose of Permit: 

2. Does the project require any type of ratified, legally binding agreement between the applicant and any other entity to provide continual operation upon completion? (i.e. Memoranda of Understanding, Interlocal Agreements, etc.)

Yes  ☑  No  ☐  ☐

If yes, describe the type and purpose of each agreement and its association with the proposed project. Provide a copy of each agreement already executed or drafted.

Agreement Type: 

Purpose of Agreement: 

3. For sewer and/or water facilities projects, does the applicant currently hold the Certificate of Convenience and Necessity (CCN) for the target area proposed in the application? If not, provide written documentation from the Public Utility Commission of Texas (PUC) verifying the application has been filed.

Yes  ☐  No  ☐  ☑  N/A  ☐

ENVIRONMENTAL SPECIFIC INFORMATION

All funded applications MUST comply with federal regulations regarding environmental clearance before funds will be released.

NOTE: An Environmental Exemption form providing clearance for planning and administration activities must be attached.

1. What is the current status of the project?  ☑  Not yet begun  ☐  In progress  ☐  Completed

2. Will the assistance requested have any negative impact(s) or effect(s) on the environment?

☐  YES  ☑  NO

3. Is the proposed project likely to require an archaeological assessment?

☐  YES  ☑  NO

4. Is the proposed site listed on the National Register of Historic Places?

☐  YES  ☑  NO

5. Is the project in a designated flood hazard area or a designated wetland?

☐  YES  ☑  NO

If Yes, attach a map showing the FIRM and/or list permitting requirements in "Other Project Approvals Required" below.

6. Is any project site located in a known critical habitat for endangered species?

☐  YES  ☑  NO

7. Is any project site located on federal lands or at a federal installation?

☐  YES  ☑  NO

8. Is any project site a known hazardous site?

☐  YES  ☑  NO

9. Is any project site located on federal lands or at a federal installation?

☐  YES  ☑  NO

10. Is any project site subject to or participating in Fixing America's Surface Transportation Action (FAST-41) (P.L. 114-94)?

☑  NO  ☒  YES

11. What level of environmental review is likely needed for this project/site?

Environmental Assessment
### TABLE 1 - CONTRACT BUDGET AND BENEFICIARY IDENTIFICATION

Provide comprehensive budget information to include construction, engineering, acquisition, environmental services, and administrative costs. Also include all other funds (FEMA, insurance, local, etc.) committed to the completion of the proposed projects.

A project is defined as a discrete combination of: entity (i.e., city or county), activity (i.e., water, sewer, etc.), beneficiary population, and national objective. A site is defined as a discrete location for activities within a project. A project can have one or more sites.

#### BUDGET TABLE:

<table>
<thead>
<tr>
<th>Project Title: Covenant House Texas - Emergency Shelter</th>
<th>Total CDBG-DR Request</th>
<th>Other Funds</th>
<th>Activity Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Benefits</td>
<td>CDBG-DR Construction</td>
<td>CDBG-DR Engineering</td>
<td>CDBG-DR Acquisition</td>
</tr>
<tr>
<td>300</td>
<td>$2,730,000.00</td>
<td>$770,000.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**SUMMARY TOTALS:**

<table>
<thead>
<tr>
<th>Total CDBG-DR Request</th>
<th>Other Funds</th>
<th>Activity Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,500,000.00</td>
<td>$1,166,750.00</td>
<td>$6,674,750.00</td>
</tr>
</tbody>
</table>

#### Beneficiary Identification Method(s) Per Project:

<table>
<thead>
<tr>
<th>Project Title: Covenant House Texas - Emergency Shelter</th>
</tr>
</thead>
</table>

**HUD National Objective:** Benefiting low- and moderate- (L/M) income persons

Select One Benefit Type:

- City-wide Benefit
- County-wide Benefit
- Area Benefit
- Direct Benefit

Select Beneficiary Identification Method:

- SURVEY: An approved TxCDBG survey was used to identify the beneficiaries for this activity.
- HUD LMISD information was used to identify the beneficiaries for this activity.
- The required Census or Texas State Data Center map has been provided.

Provide the number of beneficiaries identified through each of the following methods for this activity:

- TxCDBG Survey: 0
- HUD LMISD: 0
- Housing Activity: 0
- Limited Clientele: 300

#### Race

<table>
<thead>
<tr>
<th>Race</th>
<th>Non-Hispanic Beneficiaries</th>
<th>Hispanic Beneficiaries</th>
<th>Total Activity Beneficiaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>91</td>
<td>98</td>
<td>189</td>
</tr>
<tr>
<td>Black African American</td>
<td>56</td>
<td>1</td>
<td>57</td>
</tr>
<tr>
<td>American Indian/Alaskan native</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Asian</td>
<td>20</td>
<td>1</td>
<td>21</td>
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<tr>
<td>Native Hawaiian / Other Pacific Islander</td>
<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>Black African American/White</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

Harris County

---

Page 17 of 21
<table>
<thead>
<tr>
<th>Gender</th>
<th>Total Males</th>
<th>Total Females</th>
<th>Total Beneficiaries</th>
</tr>
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<tbody>
<tr>
<td>American Indian/Alaskan Native/White</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Asian/White</td>
<td>1</td>
<td>1</td>
<td>2</td>
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<tr>
<td>American Indian/Alaskan Native/Black African Amerindian/White</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Multi-Racial</td>
<td>2</td>
<td>25</td>
<td>27</td>
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**Counties**

<table>
<thead>
<tr>
<th>Census Tract (6-digit)</th>
<th>01</th>
<th>02</th>
<th>03</th>
<th>04</th>
<th>05</th>
<th>06</th>
<th>07</th>
<th>08</th>
<th>09</th>
<th>10</th>
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<tbody>
<tr>
<td>410701</td>
<td>X</td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**County Code**

201
### TABLE 2 - BUDGET JUSTIFICATION OF RETAIL COSTS

**Project Title/Target Area:** CHT Shelter Redevelopment Project, 1111 Lovett Boulevard, Houston, TX 77005-3823

<table>
<thead>
<tr>
<th>Activity Description</th>
<th>Act #</th>
<th>Materials/Facilities/Services</th>
<th>$/Unit</th>
<th>Unit</th>
<th>Quantity</th>
<th>Construction</th>
<th>Acquisition</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td>Demolition of Intake &amp; Admin Bldgs.</td>
<td>$58.00</td>
<td>LS</td>
<td>944</td>
<td>$55,000</td>
<td>$0</td>
<td>$55,000</td>
</tr>
<tr>
<td>Sitework</td>
<td></td>
<td>Fencing, grading, paving, concrete</td>
<td>$54.34</td>
<td>LS</td>
<td>23,000</td>
<td>$1,249,869</td>
<td>$0</td>
<td>$1,249,869</td>
</tr>
<tr>
<td>Construction Materials/Labor</td>
<td></td>
<td>Concrete, masonry, finishes, MEP, fixtures, elevator, security</td>
<td>$227.77</td>
<td>LS</td>
<td>16,000</td>
<td>$3,643,904</td>
<td>$0</td>
<td>$3,643,904</td>
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<tr>
<td>General Conditions</td>
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<td>General Contractor Fees, Insurance</td>
<td>$59.25</td>
<td>LS</td>
<td>16,000</td>
<td>$947,977</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td>$5,896,750</td>
<td>$0</td>
<td>$5,896,750</td>
</tr>
</tbody>
</table>

1. Identify and explain the annual projected operation and maintenance costs associated with the proposed activities.

Not Applicable

2. Identify and explain any special engineering activities.

Not Applicable

---

Signature of Registered Engineer/Architect Responsible for Budget Justification  
Date  
Phone
**TxCDBG RACE AND ETHNICITY / GENDER CALCULATOR**

**INSTRUCTIONS AND DATA SOURCE**
- Data Source: Most Recent ACS 5-year Est. - Table DP05
- City Applicants: Enter city-wide data as reflected on Table DP05
- County Applicants: Enter census tract data as reflected on Table DP05

<table>
<thead>
<tr>
<th>APPLICANT: Harris County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sex and Age</strong></td>
</tr>
<tr>
<td>Male:</td>
</tr>
<tr>
<td>Female:</td>
</tr>
<tr>
<td><strong>Two or more races:</strong></td>
</tr>
<tr>
<td>-White and Black or African American:</td>
</tr>
<tr>
<td>-White and American Indian and Alaska Native:</td>
</tr>
<tr>
<td>-White and Asian:</td>
</tr>
<tr>
<td>-Black or African American and American Indian and Alaska Native:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Hispanic or Latino and Race</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino (of any race):</td>
</tr>
<tr>
<td>Not Hispanic or Latino:</td>
</tr>
<tr>
<td>-White alone:</td>
</tr>
<tr>
<td>-Black or African American alone:</td>
</tr>
<tr>
<td>-American Indian and Alaska Native alone:</td>
</tr>
<tr>
<td>-Asian alone:</td>
</tr>
<tr>
<td>-Native Hawaiian and Other Pacific Islander alone:</td>
</tr>
<tr>
<td>-Some other race alone:</td>
</tr>
<tr>
<td>-Two or more races:</td>
</tr>
</tbody>
</table>

**Enter Number of Project Beneficiaries:** 300

<table>
<thead>
<tr>
<th>Gender of Project Beneficiaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
</tr>
<tr>
<td>Female</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Race and Ethnicity of Project Beneficiaries</th>
<th>Hispanic</th>
<th>Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>98</td>
<td>91</td>
</tr>
<tr>
<td>Black/African American</td>
<td>1</td>
<td>56</td>
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<tr>
<td>American Indian/Alaska Native</td>
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<td>Asian</td>
<td>0</td>
<td>20</td>
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<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
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<tr>
<td>Some Other Race</td>
<td>24</td>
<td>1</td>
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<tr>
<td>White and Black/African American</td>
<td>1</td>
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</tr>
<tr>
<td>White and American Indian/Alaska Native</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>White and Asian</td>
<td>1</td>
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<tr>
<td>Black/African American and American Indian/Alaska Native</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other multi racial</td>
<td>1</td>
<td>1</td>
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</tbody>
</table>

**Total:** 300
A schedule must be provided for each project. Highlight the projected length in months for each phase by clicking on the desired months. If a phase is not applicable, leave it blank. Projects are expected to be completed within 24 months following execution of the contract between the applicant and the GLO. Provide any comments regarding the schedule that may be helpful.

**Project Title:** Covenant House Texas - Emergency Shelter

**Eligible Activity:** Neighborhood Facilities / Community Centers

**HUD Activity #:** 6

<table>
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<tr>
<th>MONTHS:</th>
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<tbody>
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<td>Closeout Completion</td>
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</tr>
</tbody>
</table>

**Comments:**

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Harris County

Harris

DR-4332 - 2017

Page 20 of 21
# Engineering/Architectural and Phase I ESA Costs

## 2017 CDBG-DR MOD/Competitive Application

<table>
<thead>
<tr>
<th>Organization Name: Covenant House Texas</th>
<th>Project name: Shelter Redevelopment Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>In House Engineering Cost</strong></td>
<td><strong>Consultant Engineering Cost</strong></td>
</tr>
<tr>
<td>$0.00</td>
<td>$770,000.00</td>
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</table>

<table>
<thead>
<tr>
<th>Engineering/Phase I ESA Line Items</th>
<th>Grant Funds Costs</th>
<th>Local Funds/Other Costs</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I Environmental Site Assessment Cost</td>
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<td>Construction Inspections Cost</td>
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<td>Construction Material Testing Cost</td>
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<td>$250,000.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$770,000.00</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$770,000.00</strong></td>
</tr>
</tbody>
</table>

**Does the Engineering/Architectural Costs include:**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Phase</td>
<td>Yes</td>
</tr>
<tr>
<td>Bid Phase</td>
<td>Yes</td>
</tr>
<tr>
<td>Construction Phase</td>
<td>Yes</td>
</tr>
</tbody>
</table>

If you answered "No" to any of the three phases. Please explain why not.
February 25, 2020

Texas General Land Office  
Attn: Mr. Jay Franklin  
Community Development Revitalization Program  
P.O. Box 12873  
Austin, Texas  78711-2873

SUBJECT:  
Community Development Revitalization Program Application  
General Non-Housing Activities  
Construction Cost Estimate

Dear Mr. Franklin:

On behalf of Covenant House Texas (“CHT”), I certify the required CDBG-DR Application Project Cost Estimates for the proposed Shelter Redevelopment Project at 1111 Lovett Boulevard, Houston, TX 77006-3823 are provided for your records.

Gensler has prepared a preliminary budget in conjunction with contractor partners and the Covenant House Texas for the CHT Master Plan dated December 19, 2019. The value of the Shelter Redevelopment Project to construct the Safe Haven shelter scope of work is as follows:

TOTAL Safe Haven Value: $6,666,730.

We believe that this represents a reasonable budget for the hard construction costs for the described scope of work. Timing of these projects can affect pricing, but we are confident that the project can be built for the budget included above at this time.

I welcome hearing from you if further information is needed.

Sincerely,

[Signature]

Steve T. Nolan  
2/27/2020

STATE OF TEXAS  
LICENSED PROFESSIONAL ENGINEER  
93450  

[Seal]

2/27/20
February 24, 2020

Attn.: Mr. Jay Franklin  
Texas General Land Office  
Community Development Revitalization Program  
P.O. Box 12873  
Austin, TX 78711-2873

SUBJECT: 2017 Community Development Revitalization Program Application  
General Non-Housing Activities DR-4332  
Shelter Redevelopment Project – Commitment Letter

Dear Mr. Franklin:

This letter acknowledges and accepts HCCSD’s letter of interest in the amount of $3,500,000 for the Shelter Redevelopment Project. On behalf of Covenant House Texas, I certify that 25% leverage resources in the amount of $1,666,750 will be available to satisfy the leverage resource requirements for the proposed CHT Shelter Redevelopment Project. Gap funding resources from non-federal, private foundations in the amount of $1,500,000 will be available to complete the Shelter Redevelopment Project at 1111 Lovett Boulevard, Houston, TX 77006-3823.

The use of funds to satisfy the leverage and fund resource requirements will comply with Community Development Block Grant-Disaster Recovery (CDBG-DR) eligible costs. Funding is based upon establishment of the unconditional commitment, except for the award of this grant.

<table>
<thead>
<tr>
<th>HCCSD Letter of Intent – Allocation</th>
<th>$3,500,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHT - Leverage Resources (25%):</td>
<td>$1,666,750</td>
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<tr>
<td>CHT – Other Fund Resources:</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Total Project Costs:</td>
<td>$6,666,750</td>
</tr>
</tbody>
</table>

I welcome hearing from you if further information is needed. Please contact me at 713.630.5629 or via email at lkbourne@covenanthouse.org.

Sincerely,

Leslie Bourne  
Executive Director
FIELD OBSERVATION REPORT

OBSERVATION DATE/TIME: September 9, 2017
                           October 26, 2017
REPORT DATE: January 17, 2018
PROJECT: Covenant House
WALTER P MOORE PROJECT NO.: D03.17176.00
PRESENT AT SITE: Hakim Bouadi
                  Rick Conley
DISTRIBUTION LIST: Rick Conley
                  John G. Putnam
                  Kathleen Jircik
                  Walter P Moore (WPM)
                  Pin Oak Interests
                  Pin Oak Interests
                  Pin Oak Interests
                  Kirksey Architecture

On the dates indicated, representatives of Walter P Moore visited the referenced site to observe the general conditions of the existing Covenant House building located at 1111 Lovett Boulevard in Houston, Texas.

Background:
We understand that water infiltration at the roof and exterior walls occurred during the extensive rain associated with Hurricane Harvey, leading to interior damage and displacement of the existing exterior walls. The interior wall finishes have been removed at multiple interior locations to expose the wall construction and current conditions. Walter P Moore was asked to review the existing conditions of the wall structure and building envelope, and provide general recommendations as to a phased remediation scope.

Available Documents:

- Select architectural and structural drawings of the initial Covenant House construction titled “Villa Maria Maternity Home, Catholics Charity” issued by Clovis Helmsath Associates and dated February 1971.

- Select architectural drawings of a renovation at the Covenant House titled “Renovations and Addition to the Covenant House” issued by The Rapp Partners Inc. dated September 1982.

- Select structural drawings of a renovation at the Covenant House titled “Renovations and Addition to the Covenant House” issued by Gaddy & Paul Inc. dated September 1982.
OBSERVATIONS/COMMENTS:

001-1. Based on our review of the original drawings and our observations, it appears that the exterior wall is constructed primarily of load bearing cold-formed metal framing (Photo 1). The existing studs appear to be a proprietary system with an open web design and a nominal depth of 3 ½-inches (Photo 2).

001-2. At all locations where interior finishes had been removed, the original metal stud framing and exterior stucco façade assembly are in poor condition. All visible original wall framing members exhibited surface corrosion, with several members exhibiting severe corrosion including full section loss (Photo 3). Additionally, the rear of exterior stucco wall assembly was observed to be deteriorated, including cracking and exposed wire reinforcement, and it appears that the original exterior weather barrier (likely asphalt paper) is severely deteriorated and discontinuous (Photo 4).

001-3. We did not observe the presence of exterior sheathing in the exterior wall assembly. Without a sheathing diaphragm, cold formed metal framing requires horizontal and/or diagonal bracing to provide lateral force resistance. At multiple locations, we observed discontinuities in the horizontal tracks and sills (Photo 5). Diagonal bracing was observed at one location but the lower end of the bracing was severely corroded (Photo 6).

001-4. Other localized observations included the following:

   a. At the north elevation, most of the lower exterior wall is below grade (Photo 7). This will result in elevated moisture levels in the lower wall assembly which is consistent with the extensive deterioration of the wall assembly at the north elevation.

   b. At the east elevation in the lounge, in some locations portions of the wall assembly have displaced outward and are no longer supported by the slab (Photo 8). We also noted that the wall framing between windows does not consist of multiple studs (Photo 9) and previous repairs have been implemented in this area, including partial stud sistering and installation of a wood sill plate (Photo 10). The exterior ground surface adjacent to this area is at slightly above the base of the wall, and site drainage from this area is limited by a concrete ramp (Photos 11 and 12).

   c. At the south elevation, we observed previous repairs to the stud wall framing including sistering of steel studs (Photo 13). The stucco wall assembly appeared to be in slightly better condition at this location. At the south elevation exterior, we identified downsputs that were clogged and discharged directly into a planting bed against the building.
CONCLUSIONS AND RECOMMENDATIONS:

The exterior wall framing and wall assembly at the Covenant House has multiple inherent deficiencies and has experienced deterioration and displacement such that immediate stabilization is required and significant repairs must be implemented to extend the service life of the building. The three most significant deficiencies that have contributed to the observed distress are poor site drainage, the bottom of the wall assembly being at or below grade at most of the building perimeter, and the lack of sheathing and a waterproofing layer behind the exterior stucco finishes. These deficiencies have led to excessive deterioration of the cold formed steel wall framing, leading to discontinuities in the structural load supporting and lateral force resisting systems.

Our primary recommendation is to completely reconstruct the exterior wall such that:

- All cold formed framing is supported by a concrete curb, such that the base of the cold formed framing is several inches above the exterior site elevation.
- The new stud wall framing is constructed of standard shapes and meeting connection and bracing requirements as prescribed by the American Iron and Steel Institute (AISI) or other appropriate governing bodies.
- The new stud wall be constructed of appropriate exterior sheathing with an appropriate weather barrier, and that any exterior façade components be installed outboard of a drainage layer. Windows shall be properly integrated into the weather barrier system.

Additionally, future performance of the exterior wall assembly will be further enhanced by the implementation of improvements of the site grading and drainage systems.

At some locations, such as the east wall of the Lounge, the wall distress is significant enough that localized reconstruction of this wall will be required prior to continued use of the facility. This will require the services of a design architect to provide guidance for code requirements and aesthetic selections for window and façade assemblies. With an appropriately constructed stud wall and weather barrier, virtually any exterior façade option is feasible, including economy options such as cement board siding.

At other locations, directed strengthening of the exterior wall assembly including sisering of studs and repair of tracks and bracing assemblies should permit continued use of the Covenant House in the short term, but the reconstruction recommendations presented above continue to be part of our long term recommendations.

It is our understanding that the Covenant House wishes to get the facility operational prior to determining future steps. Our recommendations toward this goal are:

1. Remove all interior finishes at the first floor for full observation of the exterior stud wall framing and façade assembly.

2. Reconstruct the walls and install supplemental framing as directed by engineer. The goal of this effort will be to limit reconstruction as much as possible. Replacement fenestration and finish assemblies will be coordinated with a project architect.

Once these initial recommendations are implemented, the Covenant House will be able to determine the pricing and sequencing of phased reconstruction of the remaining exterior walls if elected as part of future planning.
Walter P Moore and Kirksey Architecture have provided proposals consistent with the recommendations as identified above. Please contact our office with any additional questions. Walter P Moore and Kirksey are committed to working with Covenant House and Pin Oak Interests in order to determine the most appropriate future course of action.
Photo 1 - Typical exterior stud wall construction

Photo 2 - Close up of stud showing surface corrosion, depth of stud.
Photo 3 - Full section loss of exterior wall stud and sill track (North Elevation).

Photo 4 - General view, rear of stucco assembly. Note exposed wire reinforcement, discontinuous and deteriorated weather barrier (if any).
Photo 5 – Discontinuous horizontal framing, note diagonal framing (North Elevation).

Photo 6 – Corroded base of diagonal wall bracing. Note absence of sill track.
Photo 7 – Base of north wall is below exterior sidewalk and soils. Note irrigation line against building.

Photo 8 – Portions of lower wall have displaced off the edge of slab at east elevation. Note previous repairs to sill track.
Photo 9 – Apparently only one continuous stud between windows (East Elevation).

Photo 10 – Partially sistered stud and wood sill plate (previous repairs at East Elevation).
Photo 11 – Planting area between east elevation and concrete ramp. Note flexure cracking of exterior wall.

Photo 12 – Ground elevation at or above base of east wall. Note irrigation line against building.
Photo 13 – Previous repairs including sistered studs at south elevation.

Photo 14 – Apparently clogged downspout in planting bed located directly adjacent to south elevation.
Harris County Community Services Department
CDBG-DR Round 1 Application

Covenant House Texas

ADDITIONAL SHELTER PHOTOGRAPHS OF DAMAGE

September 27, 2017 – 1st Floor interior wall with black mold
September 2017 - 1st Floor Shelter Dining Room Ceiling & Floor Water Damage

November 2017 - 2nd Floor Nursery Room Damage
Report of Findings

COVENANT HOUSE - HURRICANE HARVEY
Claim No: CHR17106250

RCG File No: 00505552

Prepared For:

VERICLAIM, INC.
276 H WATAUGA VILLAGE DRIVE, STE. 235
BOONE, NC 28607

Attention:

MR. DAVE BONANNI

Digitally signed by:
Scott A Schroeder
Date: 2017. 11.02 10:55:58 -06'00'
Reason: I am the author of this document

Scott A. Schroeder, P.E., LEED AP
Engineering Number 126558
Senior Consultant

November 2, 2017
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November 2, 2017
Section I
INTRODUCTION

Personnel at Covenant House reported moisture intrusion at walls and ceilings on the interior of their building caused by forces associated with the passage of Hurricane Harvey in August 2017. The building was located at 1119 Lovett Boulevard in Houston, Texas.

Rimkus Consulting Group, Inc. was retained by VeriClaim, Inc., on behalf of Lloyds of London, to determine the cause(s) of reported moisture intrusion. Scott A. Schroeder, P.E., conducted our inspection of the property and prepared this Report of Findings. This report was reviewed by Corey D. Green, Principal Consultant at Rimkus Consulting Group, Inc.

This report was prepared for the exclusive use of VeriClaim, Inc., and Lloyds of London, and was not intended for any other purpose. Our report was based on the information available to us at this time, as described in the Basis of Report. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted.
Section II
CONCLUSIONS

1. Moisture intrusion at walls and windows, as well as corroded metal wall framing, were long-term and ongoing issues caused by a combination of the following:
   a) Leaks at windows.
   b) An exterior grade above the top of slab at multiple locations.
   c) Inadequate drainage of the property adjacent to the foundation slab.

2. Moisture intrusion on the ceiling was a long-term and ongoing issue caused by a combination of the following:
   a) Roof leaks due to inadequate drainage of the roof covering.
   b) Condensation on heating, ventilation, and air conditioning (HVAC) systems above the ceiling.

3. Visibly clogged gutters and downspouts may have contributed to the reported moisture intrusion and were the result of inadequate maintenance.

4. There was no visible physical evidence of wind damage to the building related to the passage of Hurricane Harvey in August 2017.
Section III
DISCUSSION

General Description

The subject building was a metal-framed, L-shaped, two-story structure supported by a slab-type concrete foundation system. The exterior façade was covered with stucco. The roof was a multi-level and multi-faceted system covered with a combination of modified bitumen and a white membrane. The subject building was a part of a campus of related buildings, including one located at 1111 Lovett Boulevard. For the purposes of this report, the main front door of the building was referenced to face east (Photograph 1). See Figure 1 below for an aerial image of the property.

Figure 1 – Aerial image of property, north at top of page (photo by Bing).
Interview

John Lampson, Director of Finance at Covenant House, stated that the building had been constructed in the 1960s or 1970s and that they had owned it since 1983. He stated that the white membrane roof on the building was thermoplastic polyolephin (TPO) and had been installed over 20 years ago (1990s). He stated that following the passage of Hurricane Harvey in August 2017, they found water on the interior of the building at the base of the perimeter walls, as well as some ceiling damage on the main level. Mr. Lampson stated that there was no known wind damage on the property associated with the Hurricane, and that there were no known leaks on the second level. He stated that there was no known damage to the attached fiberglass patio roof. He stated that the area had not flooded during Hurricane Harvey. Mr. Lampson stated that the main offices of the complex were located in the building at 1111 Lovett Boulevard, but that the building located at 1119 Lovett Boulevard was the only one that sustained damage during the Hurricane.

Observations

Inspection of the main level, within the east-west oriented wing at the north end of the building, revealed multiple individual rooms and offices. The floor finishes in the majority of these rooms had been removed. The walls were covered with gypsum board. The majority of ceilings were covered with gypsum board, while some areas had lay-in tiles. In the rooms along the north and south exterior walls of the wing we noted that portions of the wall and ceiling finishes had been removed. In some rooms, the finishes on the entire height of the exterior wall had been removed, as well as a portion of the ceiling finishes adjacent to the exterior wall. In other rooms, a portion of the wall finishes had been removed adjacent to the floor, with no ceiling finishes removed (Photograph 2).

On remaining ceiling finishes we noted stains and bubbled paint, particularly located adjacent to exterior walls and at HVAC systems. In a room with portions of the ceiling tiles removed, we noted HVAC ducts with visible corrosion above the ceiling (Photograph
Where portions of gypsum board ceiling finishes had been removed, we observed metal beams supporting ribbed metal roof decking. Adjacent to exterior walls we noted that the exposed metal roof decking was heavily corroded (Photograph 4).

The removed wall finishes revealed metal framing and the inside face of the exterior stucco façade (Photograph 5). Multiple prior repairs to the wall framing were evident and included sistered wood and metal members (Photograph 6). The wall framing was highly corroded at the majority of visible locations along the north and south exterior walls (Photograph 7). The most extensive areas of corrosion were located at the base of the walls and below window corners (Photographs 9 and 10). In some areas, the sill plate was missing altogether, or so corroded as to be ineffective (Photograph 8). Portions of corroded framing crumbled under light tactile pressure. No visibly active leaks were observed. There were no visible horizontal sediment lines on interior surfaces.

On the main level in the north-south oriented wing along the east end of the building we observed a cafeteria, kitchen, meeting rooms, and storage rooms (Photograph 11). The majority of floor finishes were tile, with portions of floor finishes removed in some rooms. Walls were covered with gypsum board, as were the majority of ceiling finishes. In the kitchen, the ceilings were covered with lay-in tiles. In this wing we noted the same or similar conditions as observed in the wing at the north end of the building. Portions of wall and ceiling finishes had been removed, revealing metal framing that was highly corroded, particularly adjacent to the floor and at windows. Prior repairs to the wall framing were evident. On the east wall of the wing, we noted a section of wall framing that was highly corroded and out of plumb (Photograph 12). The bottom of the wall had displaced outward approximately 4 inches (Photograph 13). No visibly active leaks were observed. There were no visible horizontal sediment lines on interior surfaces.

Surrounding the building we observed the visible portions of the concrete foundation system. There were no visible sharp, clean cracks in the concrete. There were no
washouts or areas of scour directly adjacent to the foundation. Along the north exterior wall of the building we noted that the landscaping extended above the finished floor of the building along the majority of the length of the elevation (Photograph 14). Along the south elevation of the east-west oriented wing we noted an area of landscaping gravel adjacent to the slab. The top of the gravel was below the finished floor of the building. However, the gravel area was surrounded by concrete sidewalks at each end and wood landscaping ties along its length, creating a sunken basin area (Photograph 15). Along the east elevation of the north-south oriented wing, we noted areas where the landscaping extended above the finished floor of the building. Adjacent to the wall that had deflected outward was a sunken basin area similar to that described above (Photograph 16).

On each elevation we observed the stucco façade. There were prior repairs to the stucco at cracks and control joints. Foam repairs were noted around some windows. We also noted deterioration, cracks, and gaps around windows, as well as suspected fungal growth (Photograph 17). Gutters were attached to the eaves of the roof, with downspouts at various locations around the building. The downspouts generally discharged to underground drainage pipes. Leaves and other vegetative debris filled many of the underground pipes (Photograph 18). The gutters and downspouts were intact and secure, as was the metal edge flashing visible at the eaves of the roof.

The lower portions of the roof were generally sloped and covered with a white membrane. There were no visible punctures in the membrane. The membrane was not torn or displaced (Photograph 19). Along the bottom edges of these slopes we noted piles of vegetative debris (Photograph 20).

The upper portions of the roof were a low-slope system covered with modified bitumen with a granulated cap sheet (Photograph 21). There were no visible punctures in the modified bitumen. There were no torn or displaced sections of roofing. We noted multiple areas of ponded water, sediment buildup, and staining on the surface of the roof (Photograph 22). These areas tended to be located along the perimeter of the
roof. There were bubbled areas of modified bitumen that deflected downward when pressure was applied to the top surface. We noted two structures on top of the roof that were covered with a white membrane. There were no punctures in the membrane, nor was it torn or displaced. On one of the structures we noted a tapered gap between the edge flashing and the adjacent exterior finishes. Multiple layers of sealant were located along the gap (Photograph 23). Throughout the roof the metal vents and vent caps were intact and secure (Photograph 24).

Weather

Hurricane Harvey developed from a tropical wave to the east of the Lesser Antilles, reaching tropical storm status on August 17, 2017. Upon entering the Caribbean Sea, Harvey began to weaken and degenerated into a tropical wave north of Colombia early on August 19, 2017. The remnants continued west-northwestward across the Caribbean and the Yucatan Peninsula, before redeveloping over the Bay of Campeche on August 23, 2017. Harvey then began to rapidly intensify on August 24, 2017, regaining tropical storm status and becoming a hurricane later that day. The storm moved generally northwest and soon became a major hurricane. Hurricane Harvey made landfall near Rockport, Texas, on August 25, 2017. Hurricane Harvey moved inland and stalled near Gonzales, Texas, while weakening to tropical storm status and eventually retreating offshore along a similar path that it took while initially moving inland. After moving offshore, Harvey slightly strengthened and then moved back onshore near Houston, Texas, as a tropical storm, producing heavy rains. Harvey then moved inland on a north-northwest tract.

According to weather data provided by CompuWeather, the following information applies to the Houston, Texas, area for August 25 through 30, 2017:

- Peak sustained wind of 40 to 50 miles per hour (mph)
- Peak wind gusts of 50 to 60 mph
- Rainfall totals of approximately 36 to 48 inches
The data provided above does not include CompuWeather's stated margin of error of plus or minus 20 percent.

Analysis

The visible damage to interior walls included extensive corrosion of the metal framing. This corrosion was located at exterior walls and was most prevalent at the base of the walls and at window corners. The extent of the corrosion, as well as the apparent prior repairs to the framing, indicated that this was a long-term and ongoing issue and not caused by a recent, one-time event. There was no reported flooding in the area associated with Hurricane Harvey and no evidence of flooding was visible. The corroded framing at the base of the walls was generally located in areas where the exterior grade was higher than the finished floor or there was effectively a basin on the outside of the wall. These conditions allow for water on the exterior of the building to enter at the sill of the foundation. Over time, repeated wettings will cause corrosion of the metal, which was consistent with our observations. We also noted prior repairs at windows, as well as gaps and cracks adjacent to windows. This corresponded to areas of highly corroded metal wall framing at window corners. We therefore concluded that moisture intrusion at walls and windows, as well as corroded metal wall framing, were long-term and ongoing issues caused by a combination of leaks at windows, an exterior grade above the top of slab at multiple locations, and inadequate drainage of the property adjacent to the foundation slab.

We noted stains and bubbled paint on gypsum board ceiling finishes, as well as removed sections of ceiling finishes, below HVAC systems that were corroded. Condensation can form on HVAC systems during periods where warm, moist air contacts the cool surfaces of the ducts. This condensation can then drip down onto ceiling finishes, causing stains and bubbled paint. We also noted corrosion of the metal roof decking at the perimeter of the building. On the roof above, we noted areas of ponded water, sediment buildup, and staining on the roof surface. These areas generally were located at the perimeter of the building and were evidence of inadequate
drainage of the roof covering. We therefore concluded that moisture intrusion on the ceiling was a long-term and ongoing issue caused by a combination of roof leaks due to inadequate drainage of the roof covering, and condensation on HVAC systems above the ceiling.

While inadequate drainage of the roof covering was evident, we also noted piles of vegetative debris on the roof covering, as well as clogged subterranean drainage pipes. These clogged drainage systems may have contributed to the inadequate drainage of the roof covering, and thus contributed to the reported moisture intrusion. The clogged gutters and downspouts were the result of inadequate maintenance.

There was no visible physical evidence of recent wind damage to the building. Had this evidence existed, it would have included punctures in the stucco façade and/or roof coverings, as well as torn and displaced roof coverings. These conditions were not observed on the subject building.
Section IV  
BASIS OF REPORT

1. Scott A. Schroeder, P.E., LEED AP, performed our inspection of the property on October 26, 2017. Our inspection included recording observations and measurements and photographing the property.

2. We interviewed John Lampson, Director of Finance at Covenant House, during our inspection on October 26, 2017.

3. We reviewed aerial photographs of the property provided by Bing (www.bing.com).

4. We reviewed data from CompuWeather for rainfall totals, wind speed and direction, as well as storm surge and flood range in Houston, Texas, between August 25 and 30, 2017.
Section V
ATTACHMENTS

A. Photographs
B. Weather Data
C. Curriculum Vitae
Section V
ATTACHMENT A

Photographs

Photographs taken during our inspection, which were not included in this report, were retained in our files and are available to you upon request.
Photograph 1
Front door of the subject building.

Photograph 2
Interior of room along north exterior wall.
Photograph 3
Ceiling finishes removed, revealing HVAC system above.

Photograph 4
Corroded roof decking at edge of building.
Photograph 5
Metal wall framing on north wall of building.

Photograph 6
Prior repairs to wall framing.
Photograph 7
Corroded wall framing.

Photograph 8
Missing sill plate due to extent of corrosion.
Photograph 9
Metal wall framing extensively corroded.

Photograph 10
Corrosion of wall framing at bottom window corner.
Photograph 11
Looking south into north-south oriented wing of building.

Photograph 12
East wall of building, displaced outward at sill plate.
Photograph 13
Bottom of wall displaced outward approximately 4 inches.

Photograph 14
Exterior of north wall, with ground surface above finished floor.
Photograph 15
South wall of east-west oriented wing with basin adjacent to foundation.

Photograph 16
Exterior of east wall with basin adjacent to foundation.
Photograph 17
Cracks, gaps, and prior repairs at window.

Photograph 18
Clogged subterranean drainage pipe.
Photograph 19
View of white membrane roof over main level of building, with no apparent wind damage.

Photograph 20
Vegetative debris piled at eave of roof.
Photograph 21
Overall view of upper roof, covered with modified bitumen, with no apparent wind damage.

Photograph 22
Area of sediment buildup and staining at edge of roof.
Photograph 23
Prior repairs at gap between flashing and exterior façade.

Photograph 24
Vents and vent caps intact and secure.
Section V
ATTACHMENT B

Weather Data
HURRICANE HARVEY – AUGUST 25-30, 2017
PEAK SUSTAINED WIND (1 minute) MPH – East Texas & Louisiana

This map illustrates the estimated surface level (33 feet above ground) peak sustained wind (1 minute) in miles per hour (MPH) and is based on preliminary data that are subject to change without notice. Data smoothing techniques have been used in this analysis to assist in illustrating large scale wind impact and to eliminate local and small scale variations. There exists a margin of error of plus or minus 20 percent. Note that this map does not account for tornados.

© Copyright 2017 by CompuWeather, Inc. All Rights Reserved.
HURRICANE HARVEY — AUGUST 25-30, 2017
RAINFALL (Inches) — East Texas & Louisiana

This map illustrates the estimated total rainfall (inches) and is based on preliminary data that are subject to change without notice. Smoothing techniques have been applied to the data to eliminate local and small-scale variations. For any given location on this map, there exists a margin of error of plus or minus 20 percent.

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HURRICANE HARVEY – AUGUST 25-30, 2017

STORM TIDE (feet NAVD) – East Texas & Louisiana

This map illustrates the estimated maximum storm tide (storm surge plus normal tide) in feet NAVD (North American Vertical Datum of 1988) and is based on preliminary data that are subject to change without notice. Smoothing techniques have been applied to the data to eliminate local and small scale variations. Note that these estimates represent still water level. Areas along the immediate coast exposed to surf may have experienced water levels higher than indicated on this map due to waves. In addition, some inner coastal waters may have experienced water levels higher than indicated on this map due to the added effect of inland flooding from rainfall. For any given location on this map there exists a margin of error of plus or minus 20 percent.

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HURRICANE HARVEY – AUGUST 25-30, 2017
PEAK SUSTAINED WIND (1 minute) MPH – Southeast Texas

This map illustrates the estimated surface level (33 feet above ground) peak sustained wind (1 minute) in miles per hour (MPH) and is based on preliminary data that are subject to change without notice. Data smoothing techniques have been used in this analysis to assist in illustrating large scale wind impact and to eliminate local and small scale variations. There exists a margin of error of plus or minus 20 percent. Note that this map does not account for tornadoes.

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Prepared for use by Rinkus Consulting Group, Inc.
Not to be retransmitted without consent from CompuWeather.
September 25, 2017
HURRICANE HARVEY - AUGUST 25-30, 2017
PEAK WIND GUST (3 second) MPH – Southeast Texas

This map illustrates the estimated surface level (33 feet above ground) peak wind gust (3 second) in miles per hour (MPH) and is based on preliminary data that are subject to change without notice. Data smoothening techniques have been used in this analysis to assist in illustrating large scale wind impact and to eliminate local and small scale variations. There exists a margin of error of plus or minus 20 percent. Note that this map does not account for tornadoes.

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September 25, 2017
HURRICANE HARVEY – AUGUST 25-30, 2017

STORM TIDE (feet NAVD) – Southeast Texas

This map illustrates the estimated maximum storm tide (storm surge plus normal tide) in feet NAVD (North American Vertical Datum of 1988) and is based on preliminary data that are subject to change without notice. Smoothing techniques have been applied to the data to eliminate local and small scale variations. Note that these estimates represent still water level. Areas along the immediate coast exposed to surf may have experienced water levels higher than indicated on this map due to waves. In addition, some inner coastal waters may have experienced water levels higher than indicated on this map due to the added effect of inland flooding from rainfall. For any given location on this map there exists a margin of error of plus or minus 20 percent.

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Prepared for use by Rimkus Consulting Group, Inc.
Not to be retransmitted without consent from CompuWeather.
September 25, 2017
SCOTT A. SCHROEDER, P.E., LEED AP
SENIOR CONSULTANT

Mr. Schroeder graduated from the University of Missouri – Columbia with a Bachelor of Science degree in Civil Engineering. He is a licensed professional engineer in 17 states and has 18 years of experience in various areas of the civil engineering field.

Mr. Schroeder is a highly motivated professional with hands-on experience in all facets of the design process. He has extensive experience with a wide variety of land development and transportation projects, including single and multi-family residential, commercial, light industrial and both roadway and creek bank projects. His work has been in both the public and private sector, with projects on the local, state and national levels. He is especially knowledgeable in the areas of hydrometric, detention and the design of storm water management systems, as well as the design and repair of structural roof and floor truss systems. Over the course of his career, Mr. Schroeder has been responsible for many aspects of the development design process including preliminary and final engineering, storm water management, cost estimation, scheduling, jurisdictional coordination, and construction and bid administration. He also has vast expertise in weather damage investigations of commercial and residential buildings, including roof and foundation evaluations, wind, hail and flood damage investigations, construction vibration damage claims, and tornado damage assessments. Mr. Schroeder has prepared and performed numerous public-speaking presentations on various topics for both marketing and continuing education purposes. Additionally, he has published and presented technical papers for the American Society of Civil Engineers. He has also served as an appraiser and umpire in the appraisal process. To date, Mr. Schroeder has successfully conducted well over a thousand civil engineering investigations.

Having kept a constant eye on the future of the engineering and construction industries, Mr. Schroeder has achieved LEED AP status and is familiar with the design standards associated with sustainable construction. Additionally, he has written municipal code allowing for green building practices, as well as revisions to existing stormwater code for the allowance of structural and non-structural BMPs. Based on his extensive experience in site development design and construction, Mr. Schroeder is adept at performing analysis and investigation of many residential, commercial and industrial site issues, including weather damage investigations, foundation settlement investigations, grading and drainage evaluations, storm water management system assessments and construction defect determinations.

EDUCATION AND PROFESSIONAL ASSOCIATIONS

Bachelor of Science, Civil Engineering: University of Missouri – Columbia (2002)
Registered Professional Engineer: Alabama (35702), Arkansas (15071), Colorado (0048061), Florida (00583), Illinois (062.062369), Indiana (11200050), Iowa (20416), Kansas (21611), Louisiana (35459), Mississippi (19712), Missouri (2007002830), Nebraska (E14095), New York (095023), North Dakota (8726), Oklahoma (25993), South Dakota (11756), Texas (126558).
National Council of Examiners for Engineering and Surveying (NCEES) Certificate #40349
Registered LEED AP BD+C (Leadership in Energy and Environmental Design, 2008)

EMPLOYMENT HISTORY

2009 – Present
Rimkus Consulting Group, Inc.

2009 – 2009
City of Saint Charles, Missouri

2006 – 2008
Bax Engineering Company

2002 – 2005
Alpine Engineered Products, Inc.

2001 – 2001
Boone County Public Works Department
SCOTT A. SCHROEDER, P.E., LEED AP BD+C

DETAILED PROFESSIONAL EXPERIENCE:

RIMKUS CONSULTING GROUP, INC. 2009 – PRESENT

Senior Consultant

Responsible for determining the cause, origin, and extent of various site design and construction issues including foundation and soil movement, grading and drainage problems, stormwater management system malfunctions, construction defects, and other failures. Conducts evaluation of weather related damage to residential and commercial structures, as well as comprehensive roof evaluations. Capable of performing in depth site evaluations, gathering and analyzing applicable data and providing an accurate assessment of the issue along with recommended remediation.

CITY OF SAINT CHARLES, MISSOURI 2009

Public Works Project Manager

Coordinated the design, bid and letting of various public improvement projects throughout the City. Oversaw multi-million dollar budgets and successfully fought to bring projects in under budget for the benefit of the local taxpayers. Projects included roadway reconstruction, lift station improvements, creek bank stabilization, and storm sewer installation. Performed construction inspection services for multiple projects. Oversaw revisions to Stormwater Ordinance that brought City regulations into compliance with Federal National Pollutant Discharge Elimination System (NPDES) Phase II stormwater requirements. Managed City submittal to Federal Government for various grants, including the Department of Energy’s Energy Efficiency and Conservation Block Program (EECBG). Developed the City’s Energy Efficiency and Conservation Strategy which outlines steps the City will take to become energy efficient. Wrote ‘Green Code’ for adoption by City, providing incentives for developers who use principles of sustainability in construction and operation of the built environment.

BAX ENGINEERING COMPANY 2006 – 2008

Commercial Project Manager

Managed design of projects big and small from initial concept through to construction documents. Prepared necessary submittals and presentations to local, state and national review and permitting agencies for compliance with various regulations. Created proposals, budgets, cost estimates and schedules, then oversaw multiple surveyors, drafters and designers to meet or exceed budget and schedule expectations. Performed the design of roadways, utilities, detention facilities, stormwater BMP’s, stormwater hydraulics, grading, and parking facilities. Became familiar with the requirements of ADA, DNR, EPA, Corps of Engineers, and public utilities.

ALPINE ENGINEERED PRODUCTS, INC. 2002 – 2005

Structural Engineer

Designed structural elements of residential and commercial buildings including trusses, connections, posts, beams and repairs to damaged elements. Performed evaluations of roof failures to determine cause.

BOONE COUNTY PUBLIC WORKS DEPARTMENT 2001

Construction Inspector

Supervised multiple construction projects throughout County. Projects included residential construction, bridges, and highway construction. Checked for compliance with County standards while maintaining a rapport with the contractors and developers.

PUBLICATIONS

Page 2
SCOTT A. SCHROEDER, P.E., LEED AP BD+C

"Accuracy of EF Ratings Following a Tornado Event: An Engineer's Perspective". American Society of Civil Engineers, May 4, 2013. (Co-Author: Vince Fratinardo, P.E., S.E.)


"Historical Study of the Wind Design Provisions of ASCE 7". American Society of Civil Engineers, April 23, 2015. (Co-Author: Vince Fratinardo, P.E., S.E.)