



**COMMUNITY DEVELOPMENT
& REVITALIZATION**

2015 Housing Project Application
(DR-4223 and DR-4245)

Texas General Land Office
P.O. Box 12873, Austin, TX 78711-2873
866.206.1084 or 512.475.500
cdr@glo.texas.gov

Harris County

APPLICANT NAME

Harris

COUNTY

1. TYPE OF SUBMISSION		2. DATE SUBMITTED:	APPLICANT IDENTIFIER:
Application: <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE:	STATE APPLICATION IDENTIFIER:
Pre-application: <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction			
		4. DATE REC'D by FEDERAL AGENCY:	FEDERAL IDENTIFIER:
5. APPLICANT INFORMATION:			
Legal Name: Harris County		Organizational Unit: Community Services Department	
Address (City, County, State, and Zip Code) of applicant: 8410 Lantern Point Drive Houston, TX 77054-1552		Name/Title, Agency or Company, Address, Area Code, Telephone and Fax Numbers, and e-mail address of application preparer: David B. Turkel, Executive Director 8410 Lantern Point Drive Houston, Texas 77054-1552 713-578-2000/713-578-2090 (fax) david.turkel@csd.hctx.net	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 74-0454514		6a. DUNS NUMBER: 0722063780000	
7. TYPE OF APPLICANT: <input type="checkbox"/> A. Municipal <input checked="" type="checkbox"/> B. County <input type="checkbox"/> C. Public Housing Authority		8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
9. NAME OF FEDERAL / STATE AGENCY: U.S. Department of Housing and Urban Development/Texas General Land Office		10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14.228	
11. PROJECT TYPE:		11a. TYPE OF APPLICATION: Community Development Block Grant - Disaster Recovery (CDBG-DR)	
12. TARGET AREA(S) AFFECTED BY THE PROJECT:		13. APPLICANT'S FISCAL YEAR: Beginning Date: Mar 1, 2018 Ending Date: Feb 28, 2019	
14. CONGRESSIONAL DISTRICTS:		Representative: _____ Senate: _____ Congress: _____	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
A. CDBG-DR REQUEST:	_____ \$1,378,527.00	<input type="checkbox"/> Yes the preapplication / application was made available to the State Executive Order 12372 process for review on:	
B. FEDERAL:	_____	Date: _____	
C. STATE:	_____	<input checked="" type="checkbox"/> No	
D. APPLICANT:	_____	<input type="checkbox"/> Program is not covered by E.O. 12372 -OR-	
E. LOCAL:	_____	<input checked="" type="checkbox"/> Program has not been selected by the State for review	
F. OTHER:	_____		
G. TOTAL:	_____ \$1,378,527.00		
17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes. If "Yes", attach an explanation. <input checked="" type="checkbox"/> No			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE CERTIFICATIONS AND CITIZEN PARTICIPATION PLAN INCLUDED IN THE PROCEDURES SECTION OF THE CDBG-DR PROGRAM APPLICATION GUIDE IF THE ASSISTANCE IS AWARDED.			
Typed Name of the Applicant's Authorized Representative: David B. Turkel		Title Executive Director	Telephone Number +1 (713) 578-2000
		E-mail Address david.turkel@csd.hctx.net	
Signature of the Applicant's Authorized Representative:			Date

INSTRUCTIONS

1. This application is for housing activities.

All activities must have documented proof of an impact by DR-4223 and/or DR-4245 disaster declarations in 2015. Community Development Block Grant - 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 declarations will not qualify unless the disaster impacted the project.

All eligible activities must be directly related to DR-4223 and/or DR-4245 disaster declarations in 2015 through actual direct damage and allowed under the State of Texas Plan for Disaster Recovery.

2. Applicants are encouraged to develop their community recovery projects in a manner that considers an integrated approach to housing, Fair Housing obligations, economic revitalization, and overall community recovery. Applicants also must document how the use of these funds will address long-term recovery.

3. For detailed information regarding application instructions, see Community Development and Revitalization (CDR) Housing Project Application Guide.

PROJECT INFORMATION

DESCRIPTION OF THE NEED(S) ADDRESSED IN THIS APPLICATION

Provide full and complete answers to each of the questions below. Descriptions should include the cause of the damage, current condition of the activity, and a detailed description of the project that coincides with the information contained in both Table 1 and 2.

All activities must have documented proof of an impact by the floods and storms. CDBG-DR funds must be used for disaster related expenses in the most impacted and distressed areas.

1. Describe the specific flood and storm related condition that caused direct damage:

The severe rainfall and storms, including tornados from the 2015 events of DR-4223 and DR-4245 caused extreme flooding to housing. Many of these homes flooded in past disasters.

2. Describe the impacts on the community that resulted from the direct damage:

For 2015 disaster events FEMA DR 4223 and DR 4245, the total reported FEMA Individual Assistance for Harris County amounted to approximately \$22 million and an unmet needs of approximately \$27 million. Much of the damage was due to flooding, particularly to housing that have flooded in previous disaster events. Harris County has identified approx. 636 housing properties that are repetitively flooding units and should be buyout to allow homeowners to move to an area outside the 100-yr flood zone, while minimizing and eliminating slum and blight conditions. The acquired properties will be converted to green space and in many cases restores the floodplain to its natural and beneficial function for stormwater storage.

3. Describe how the proposed activities will address damage affected by the floods and storms:

The Buyout program will acquire repetitively flooded homes in designated areas and allow homeowners to move to an area outside the hundred-year flood zone, while also minimizing and eliminating slum and blight. this program will relocate families to higher ground out of future floods and assists to eliminate future flood damages and health and safety risks for owners and rescuers.

4. List materials submitted as documentation of the floods and storms related condition:

Maps and pictures of flooded areas.

5. Describe the proposed project:

Harris County, through the Harris County Flood Control District will operate a voluntary program, which allows homeowners

who own a single-family dwelling unit and who reside in a repetitive flood area, to sell their home at a pre-storm fair market value and move out of harm's way. The county has operated a buyout program from many years and maintains a list of homeowners (over 600 units are on the list) who are interested in buyout. The objective of the program is to acquire 6 to 8 single-family structures that have repetitively flooded in designated areas that allow homeowners to move to an area outside the hundred-year flood zone, while also minimizing and eliminating slum and blight.

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. Applicants must also document how the use of these funds will address long-term recovery.

1. Provide a brief description of how the project addressed in this application form part of an integrated approach to recovery.

On May 4 to June 23, 2015 (Memorial Day) FEMA Disaster 4223 and October 22 to 31, 2015 (Halloween) FEMA Disaster 4245, Harris County sustained significant damage from two major flooding events that resulted from severe storms, tornadoes, straight-line winds and flooding. As a result, both flooding events were Presidentially Declared as Disasters in Harris County.

Due to the limited amount of Disaster Recovery CDBG funding available, 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, the Harris County Flood Control District will leverage CDBG-DR funding with its existing Hazard Mitigation grant program to work with the entire county to buyout repetitively flooded housing, particular low-income homeowners. The non-housing funding will correct damage or failure to function of critical infrastructure such as drainage, damaged roadways systems and sewer systems 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-income and or minority neighborhoods.

COMMUNITY NEEDS ASSESSMENT

LIST OF ALL IDENTIFIED COMMUNITY NEEDS / PROBLEMS

1. Improvement of drainage systems
2. Need to buyout repetitively flooded housing.
3. Need to repair roadways damaged by flooding.
4. Need to improve and harden community facilities/infrastructure against flooding.

HOUSING NEEDS ASSESSMENT QUESTIONNAIRE:

Describe the jurisdiction's current supply of affordable housing (Public Housing, Section 8 assisted, RHS assisted, HOME program assisted, TDHCA 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.

Describe the applicant's 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.

Describe any future efforts that the applicant plans to undertake to 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.

Describe any instances, within the last 10 years, where the applicant has applied for affordable housing funds and did not receive the funding.

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

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

none

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 ACTIVITIES

Any locality receiving CDBG-DR funds must certify that it will affirmatively further fair housing. Using the below drop-down box, please identify the activities presently undertaken to affirmatively further fair housing and which new activities will be undertaken if an award is made by CDBG-DR. 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 should contact GLO-CDR to determine eligibility.

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

During citizen outreach, residents identified as a high priority the need to buyout repetitively flooded housing, particularly in low-income areas. Harris County has identified approx 636 properties of which 325 were located in low-income areas. As funding is limited and the need is great for buyout beyond the limited funding, the county is focusing funding on this high priority activity, which will reduce future risks to health and safety for owners and rescuers.

Activity(ies)	Undertaken	To be Undertaken	+	X
Designating a Fair Housing Month	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hold a special hearing to solicit input from the community	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop an anti-NIMBYism action plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing Housing Choices outside historically minority and/or LMI neighborhoods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Publishing the contact information – at the local, state and federal levels – for report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FOR PUBLIC HOUSING AUTHORITY or MULTIFAMILY PROJECT ONLY

Yes No N/A

1. Describe your public housing needs/problem:

n/a

2. Has the applicant vetted its proposed project(s) through the U.S. Housing and Urban Development (HUD) Public and Indian Housing Program (PIH)?

If "yes", Have the project(s) been approved by PIH?

3. Has the applicant reviewed its proposals to ensure that the project Affirmatively Further Fair Housing using HUD's AFFH tool (<https://www.hudexchange.info/resource/4867/affh-data-and-mapping-tool>) or using another fair housing assessment?

4. Does the project require acquisition of property, purchase of easements, relocation or any other activity requiring compliance with the Uniform Relocation Act?

5. Will the assistance requested cause the displacement of families, individuals, farms, or businesses?

6. If FEMA or Insurance funds were received for any project in this application, the use of those funds must be fully described in the project summary and included in the project budget if they are applied to project development.

FEMA Coverage (Multifamily Rental & Public Housing Only)

1. Was FEMA contacted regarding project eligibility?

2. If FEMA was contacted, please provide FEMA response. (Attach all relevant documentation)

3. If project was determined to be eligible, were FEMA funds committed/received for the projects?

4. If FEMA funds were received, please provide the amount received, explain why funds are needed above and beyond FEMA funds, and include a copy of the project worksheet.

5. Report any/all sources of funding available for the proposed project:

Funding Source(s):

Amount(s):

Insurance Coverage (Multifamily Rental & Public Housing Only)

Yes No N/A

1. Did the applicant have insurance coverage on the proposed project? If YES, please provide the following information:

2. Name of the Insurance Company:

3. Did the applicant file a claim with the insurance company?

4. Amount of Coverage:

5. Amount of insurance proceeds received or anticipated from the insurance company

6. Was there a deductible?

If yes, how much was the deductible?

7. If the applicant had insurance coverage and a claim was not filed, why did the applicant not file a claim?

8. The situation addressed in this application first occurred:

9. Are local or other funds available to completely address the situation instead of CDBG-DR funds.

10. What other state and/or federal agencies has the applicant contacted concerning funding of this project, and what were the results?

11. Describe the impact of taking no action:

CITIZEN PARTICIPATION DETERMINED THE NEEDS IN THIS APPLICATION BY:

Did the applicant provide reasonable advance notice for citizen participation?

Yes No

List all opportunities where citizens, especially low-to-moderate income citizens of the target area, were given to participate in the determination of these needs:

Assessment Type: Community Survey Assessment Date: Sept 19-22, 2016

Date of resolution authorizing application submission: _____

Assessment Type: Community Survey Assessment Date: Sept 27-28, 2016

Date of resolution authorizing application submission: _____

Assessment Type: Community Survey Assessment Date: Sept 30, 2016

Date of resolution authorizing application submission: _____

Assessment Type: Community Survey Assessment Date: Oct 29, 2016

Date of resolution authorizing application submission: _____

Assessment Type: Other Assessment Date: Oct 2016

Describe "Other":

Interviews with local stakeholders, community groups, housing authorities

Date of resolution authorizing application submission: _____

Assessment Type: Public Hearing Assessment Date: 11/9/2016

Date of resolution authorizing application submission: _____

Assessment Type: Other Assessment Date: 11/7/2017

Describe "Other":

Posting of Application and notice for public comment to website and notice for public comment email to over 500 interested parties including but not limited to local non-profits, housing providers, advocates, social service/health providers, and faith-based organizations.

Date of resolution authorizing application submission: 11/14/2017

PROJECT SUMMARY

The Project Summary consists of 4 parts **for each target area and/or activity**: 1) Summarize Problem(s) and 2) Location and acquisition 3) Detailed Actions to address Problems and 4) Disclosure on non-CDBG-DR funds.

1. Summarize the problem(s) to be addressed within the application by target area.

Voluntary Buyout of flooded housing in Harris County

2. Identify the location of each activity/target area and any acquisition activity.

The spelling and capitalization of the Target Area name(s) listed here must match Table 1. e.g. "Green Acres" should not appear elsewhere as "green acres subdivision".

Project Title/Target Area

Harris County Housing Buyout and Relocation Program

Activity

BP Buyout Program

-OR-

Provide a brief description of the location of the activity/target area, if possible.

Neighborhoods along Halls Bayou (near Inter-state 45 and W. Mount Houston Rd)

-OR-

Provide physical address if possible.

Is a map of the service area project attached?

Yes No

3. Identify the action(s) to resolve the problem(s) and their anticipated outcomes. Include specific materials and quantities.

Buyout of Flooded housing to reduce risk in future flood disasters

4. Disclose source(s) and use(s) of non-CDBG-DR funds:

Source of Funds	Amount	Use of Funds	
n/a			+
			x

ADDITIONAL PROJECT INFORMATION

1. Are there any persons with a reportable financial interest to disclose?

Yes No

PROJECT IMPLEMENTATION SCHEDULE

Enter the projected length in months of each phase below. If a phase is not applicable, enter "0" in the field. Most projects should be completed in 24 months, once the project contract between the applicant and the GLO is executed.

Procurement of Professional Services (may occur prior to application)	<input type="text" value="0"/>
Housing Guidelines Development/Outreach Plan, as applicable	<input type="text" value="1"/>
Broad Environmental Review	<input type="text" value="3"/>
Bid Advertisement/Contract Award	<input type="text" value="2"/>
Construction	<input type="text" value="10"/>
General Administration	<input type="text" value="2"/>
Audit & Closeout	<input type="text" value="2"/>

If the proposed project requires a schedule longer than 24 months, justification must be provided:

n/a

TABLE 1 - BUDGET Complete a separate table for each activity or target area.

Identify the target area for this project. Only one Table 1 is needed if the same target area, beneficiaries, and national objective apply. If any of these are different, add a new Table 1. Refer to the Application Guide for instructions.

Project Title/Target Area: Harris County Housing Buyout and Relocation Program

Activity Description	Act Code	Total Units	LMI Units	LMI %	National Objective	CDBG-DR Amount	Other Sources	Activity Total
Buyout Program	BP	8	8	100.00%	LMI	1,378,527	0	1,378,527
ACTIVITY TOTALS:		0	0	0.00%	0	1,378,527	0	1,378,527

TABLE 2 - GRANT PROJECT BUDGET BREAKDOWN

Harris County Housing Buyout and Relocation Program

Project Title/Target Area:

Activity Description	Act #	Description of Task	Explanation	Budget
Buyout Program	BP	General Administration		\$27,570
Buyout Program	BP	Environmental Reviews		\$20,000
Buyout Program	BP	Acquisition/Buyouts		\$1,325,957
Buyout Program	BP	Housing Guidelines Development and Outreach		\$5,000
				\$1,378,527

NATIONAL PROGRAM OBJECTIVES

- 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 Blight.
- 3. Urgent Need

Justification of Beneficiary Identification Method:

Beneficiary data will be collected as homeowners complete the application process. For this Buyout program, low-income households will be targeted.