



Texas General Land Office
Community Development and Revitalization
(GLO-CDR)
Homeowner Assistance Program Overview
Outreach Presentation

“We work to rebuild communities, to put Texans back in their homes, and to help businesses recover after the trauma of disaster.”

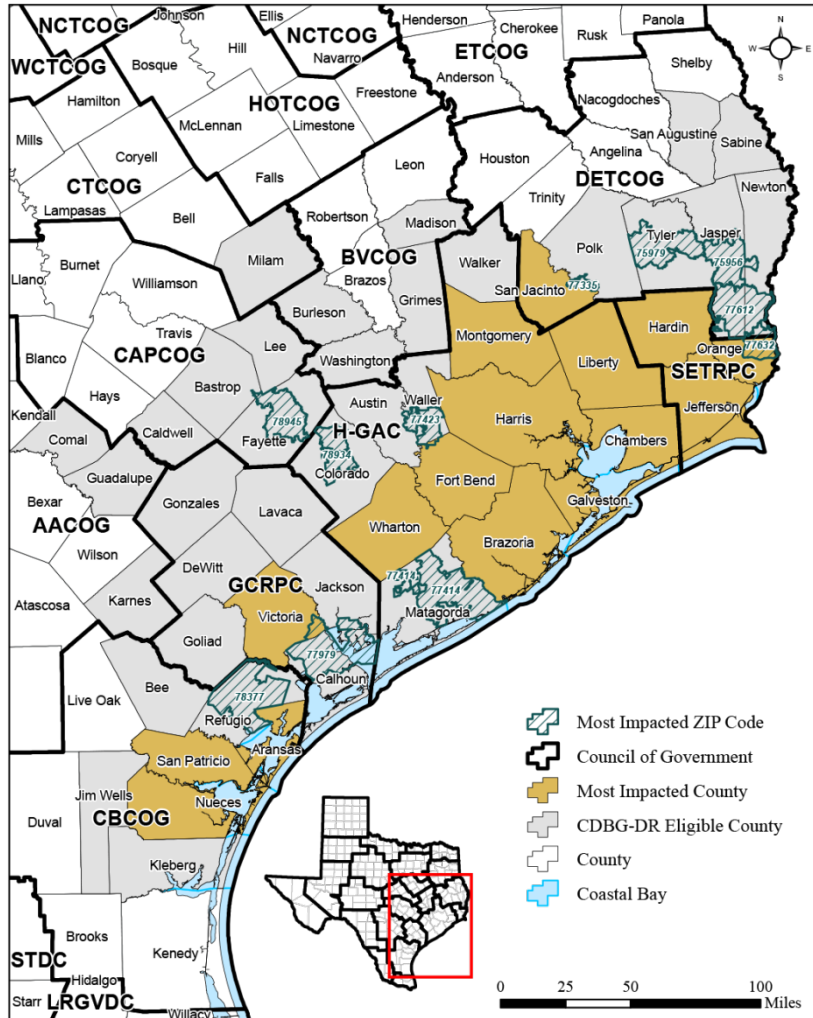
George P. Bush

Texas General Land Office Commissioner



Homeowner Assistance Program State Action Plan Overview

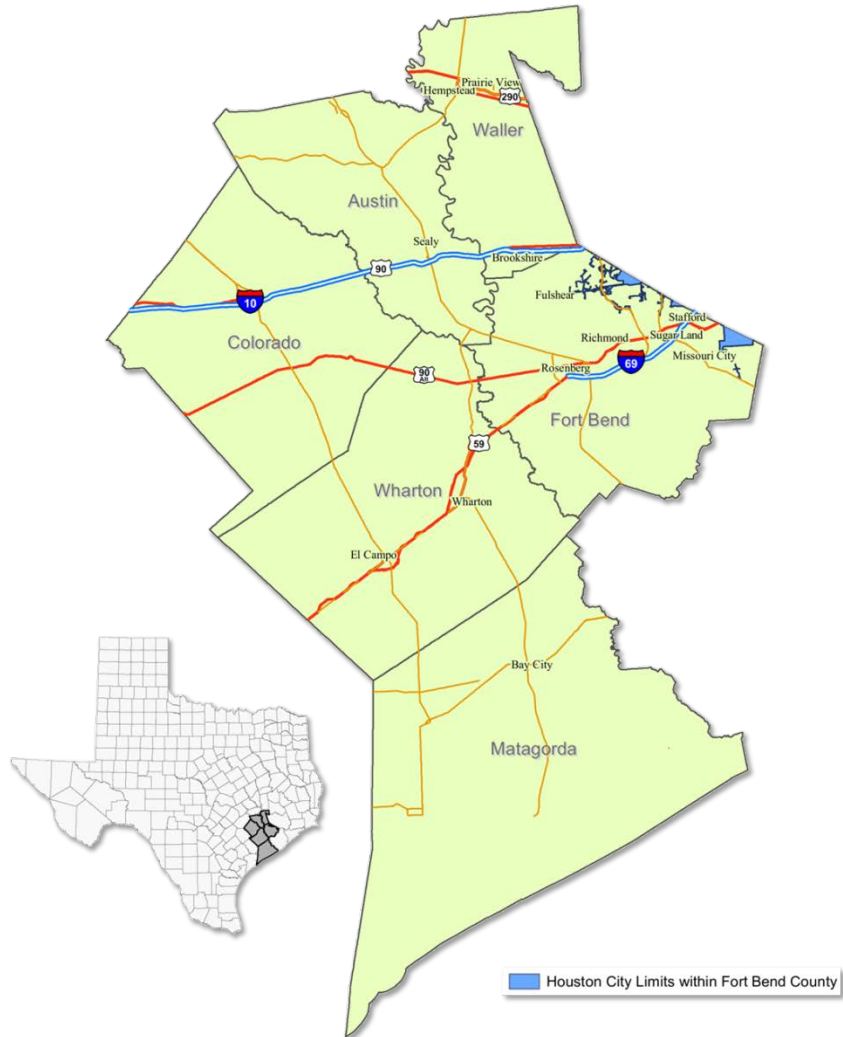
State of Texas: Hurricane Harvey Most Impacted Areas



Total Allocation – CDBG-DR Round 1: \$1,098,011,316

- 70% must be spent on low- to moderate-income activities
 - 80% must go to HUD identified Most Impacted and Distressed Areas
 - 16 Counties: Harris, Hardin, Jefferson, Orange, Galveston, Fort Bend, Brazoria, Montgomery, Liberty, Chambers, Aransas, Wharton, San Patricio, San Jacinto, Nueces, and Victoria Counties
 - 11 Zip Codes: 78945 (Fayette), 77423 (Waller), 77612 (Jasper), 78934 (Colorado), 75956 (Jasper), 77632 (Orange), 75979 (Tyler), 77414 (Matagorda), 77335 (Polk), 78377 (Refugio), and 77979 (Calhoun) County
- *identifiers for zip codes are approximate

Lower Colorado Region HAP Allocation & Funding Targets



\$271,512,583



Start Up

Coordination

- Regional meetings are currently being held to inform community leaders and citizens about HAP

Field Offices

- All Regional Offices and Intake Location Centers are Open
- Regional webpages are linked at recovery.texas.gov and include:
 - Dates and times offices are open
 - Photos of each office Building
 - Regional outreach activities and announcements, including homeowner information sessions



Application Intake

Regional Office:

1 Sugar Creek Center Boulevard,
Suite 200
Sugar Land TX 77478

Hours:

- Monday - Friday 8:00 a.m. to 6:00 p.m.
- Saturday - 8:00 a.m. to 4:00 p.m.

Austin County Intake Location:

W.E. Hill Community Center
1000 Main St
Sealy TX 77474

Colorado County Intake Location:

Nesbitt Memorial Library
529 Washington Street
Columbus TX 78934

Matagorda County Intake Location:

Palacios City Hall
311 Henderson Avenue
Palacios, TX 77645

Matagorda County Intake Location:

Precinct 1 Barn
2604 Nichols Avenue
Bay City, Texas 77414

Waller County Intake Location:

Brookshire Convention Center
4029 5th Street
Brookshire, TX 77423

Waller County Intake Location:

Carden-Waller Cooperative Extension
Building - Prairie View A&M University
250 E. M. Norris Street
Prairie View, TX 77445

Wharton County Intake Location:

Wharton Recovery Team
307 W. Milam Street, Suite 307
Wharton, TX 77488



Outreach

Affirmative Marketing and Outreach Plan

- Designed to ensure all affected populations, including racial and ethnic minorities, vulnerable, or hard-to-reach populations, are aware of HAP
- Will engage all stakeholders to ensure quality analysis; thoughtful consideration of local area needs; and well-informed outreach and marketing that will include:
 - **Door-to-door canvassing**
 - **Targeted outreach** efforts to hard-to-reach populations
 - **Local advertising** to media outlets, newspapers, broadcast media, flyers in utility and tax bills
 - **Community meetings** organized by local public jurisdiction or non-profit organizations
- Outreach will be targeted to vulnerable, hard-to-reach populations



Eligibility

Required HAP documents

- Photo ID: driver license, passport, state-issued ID
- Income: latest tax return
- Ownership: property tax records (proof of payment), or deed, or title, among other forms including Affidavit of Ownership
- Primary residence on August 25, 2017: Homestead tax exemption, or bank statement, or utility bill, among other forms
- Child support and taxes: must be current (if applicable)
- Evidence of Harvey damage: FEMA, SBA, or Insurance Award Letters; or Inspection Report (at owner's expense); or alternative, but approval is required
- Verification of Flood Insurance: if in a floodplain & received prior assistance



Eligibility

Eligible Activities

- Rehabilitation of housing
- Reconstruction of housing
- Replacement of manufactured housing with site built housing
- Elevation
- Water Well
- Septic
- Accessibility
- Abatement



Eligibility

Ineligible Activities

- Food, clothing, household goods
- Rebuilding on a different property (new construction)
 - Household may be eligible for locally run acquisition/buyout program
- Rental, second, and vacation homes
- Garage door openers, security systems, swimming pools, fences, and television satellite dishes
- Repair of structures not attached to the home such as fences or sheds
- Mortgage, utility expenses



Eligibility

Duplication of Benefits

A Duplication of Benefits may exist if the applicant received any of the following resources for Hurricane Harvey:

- FEMA payments for the repair or replacement/structural damage
- USDA loans and/or SBA loans
- National Flood Insurance Program (NFIP) Insurance Payments
- Private Insurance: Including all private insurance settlement amounts for loss to residential structures
- Other funds (e.g. private institutions and non-profits)

*** Note – Even if a duplication of benefits exists, the applicant may still be eligible. There are methods to mitigate duplication of benefits issues.**



Construction

Environmental Clearance

- Environmental review will occur before assistance can be approved

Preconstruction Conference

- Construction Agreement executed by builder and homeowner(s)
- GLO will assign builder
- Household will be able to make some choices on floor plans

Size of Home

- Two persons per bedroom as reasonable, minimum of two bedrooms per home

Warranty

- Workmanship warranty through the builder for first year; homeowner will receive manufacturer's warranty at construction completion



Construction

Building Standards

- All local building codes or standards that may apply, including local design standards
- HUD Lead-Based Paint Standards
- Green Building Standards
- Resiliency Standards
 - Homes in “high wind and hurricane areas” (as defined by TWIA) must be in compliance with FORTIFIED Home© standards
- Elevation Standards
- HUD Accessibility & GLO-CDR Visitability Standards



Monitoring Period

Subrogation Agreements

- Any future insurance proceeds will be returned to GLO

3 Year Promissory Note

- Maintain home as **primary residence**
- Cash out refinancing, home equity loans, or home collateral loans not allowed
- Maintain timely payment of **property taxes**
- Maintain **insurance**, including hazard and windstorm (if applicable)
 - If property is in the floodplain, homeowners must maintain flood insurance in perpetuity and notify future homeowners



Questions/Comments?

recovery.texas.gov





Contact

Website

<http://recovery.texas.gov/>

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