

# Disaster Recovery

**City of Houston**

*Sylvester Turner, Mayor*

**Housing and Community Development Department**

*Tom McCasland, Director*



# Summary of Disaster Funding To Be Administered by HCDD

FUNDING SOURCE	AMOUNT
CDBG-DR Harvey (est.)	\$5,000,000,000
FEMA – Direct Temp. Housing Assistance	\$424,000,000
FEMA - Non-Congregant Shelter (est.)	\$4,348,852
CDBG-DR 2016 (est.)	\$23,486,698
CDBG-DR 2015	\$87,092,000
CDBG-DR2 (Funds allocated but not yet spent)	<u>\$56,000,000</u>
<b>TOTAL</b>	<b>\$5,594,927,550</b>

# CDBG DR - Harvey

Funding Request: **\$9 Billion**

HUD Notice of Funding Availability:  
**December 2017**

**\$5.024 Billion (so far)**

Date Available to Houston:



FEMA

# Direct Temporary Housing Assistance

**TOTAL: \$424 MILLION**



Multifamily Leasing & Repair

Direct assistance to repair or improve existing multifamily housing



Direct Leasing

Property typically unavailable to public, i.e. corporate lodging



Manufactured Homes

Manufactured units on private land or commercial pads, i.e. mobile homes and travel trailers



Direct Assistance for Limited Repair

Program providing permanent repairs to homes with significant damage

# Non-Congregant Shelter

- 760 individuals
  - 605 adults
  - 155 children
- Placed in:
  - Residences on Emancipation
  - 28 apartment communities

Housing Type	6-Month Cost Projection
Residence on Emancipation	
Lease	\$629,700
Operations	\$2,080,395
Disaster Rapid Rehousing	<u>\$1,638,757</u>
<b>TOTAL</b>	<b>\$4,348,852</b>

# 2016 Flood Events

US Department of  
Housing and Urban  
Development (HUD)  
\$500,000,000 - 1<sup>st</sup>  
\$1,805,976,000 - 2<sup>nd</sup>

State of Texas  
General Land  
Office  
\$238,895,000

Harris County  
\$66,199,732

**City of  
Houston**  
**\$23,486,698**

Non-Housing  
\$13,159,931

Housing  
\$10,326,767

- City allocation determined through draft Method of Distribution (MOD) submitted by Harris County to GLO
- After GLO approves MOD, anticipated in January 2018, the City may submit project applications to GLO for approval
- City will work directly with GLO on CDBG-DR16 project implementation

# CDBG 2015 Flood Events

CDBG-DR15	CURRENT AMOUNT	ADDITIONAL AMOUNT	TOTAL AMOUNT
Public Facilities and Improvements / Infrastructure	\$40,375,507.21	\$19,505,400	\$59,880,907.21
Housing (Home Repair)	\$12,000,000.00	-	\$12,000,000
Housing Buyout	\$10,660,000.00	-	\$10,660,000
Planning	\$196,492.79	-	\$196,492.79
Administration	\$3,328,000.00	\$1,026,600	\$4,354,600
<b>TOTAL</b>	<b>\$66,560,000</b>	<b>\$20,532,000</b>	<b>\$87,092,000</b>





*CDBG*

# 2015 Flood Events

## **Northline/Northside and Bonita Gardens Projects**

- Currently in design phase
- Preliminary Design complete March 2018
- Final design complete October 2018
- Bid construction contract November 2018
- Award construction contract February 2019
- Construction begins March 2019
- Construction completion - 2021



*CDBG*

# 2015 Flood Events

## Spellman Detention Pond Project

- Finalization/execution of LOA in progress
- Environmental review January 2018
- Design contract award/City Council approval February 2018
- Land Acquisition begins June 2018
  - Time to acquire without condemnation, 18 months
  - Time to acquire with condemnation, 24 months
- Construction contract award/City Council approval May 2019
- Construction completion TBD

*CDBG*

# 2015 Flood Events

- Public Notice completed and Authorization to Use Funds received
- Outreach ongoing
- 21 homeowner applications under review/eligibility determinations in progress
- Project environmental clearances will follow
- Initial contractor pool has been finalized
- Public notice for contractor pool posted on November 24, 2017
- Construction will begin December 26, 2017
- Spending/draw requests begin February 2018
- Initiate program closeout October 2020

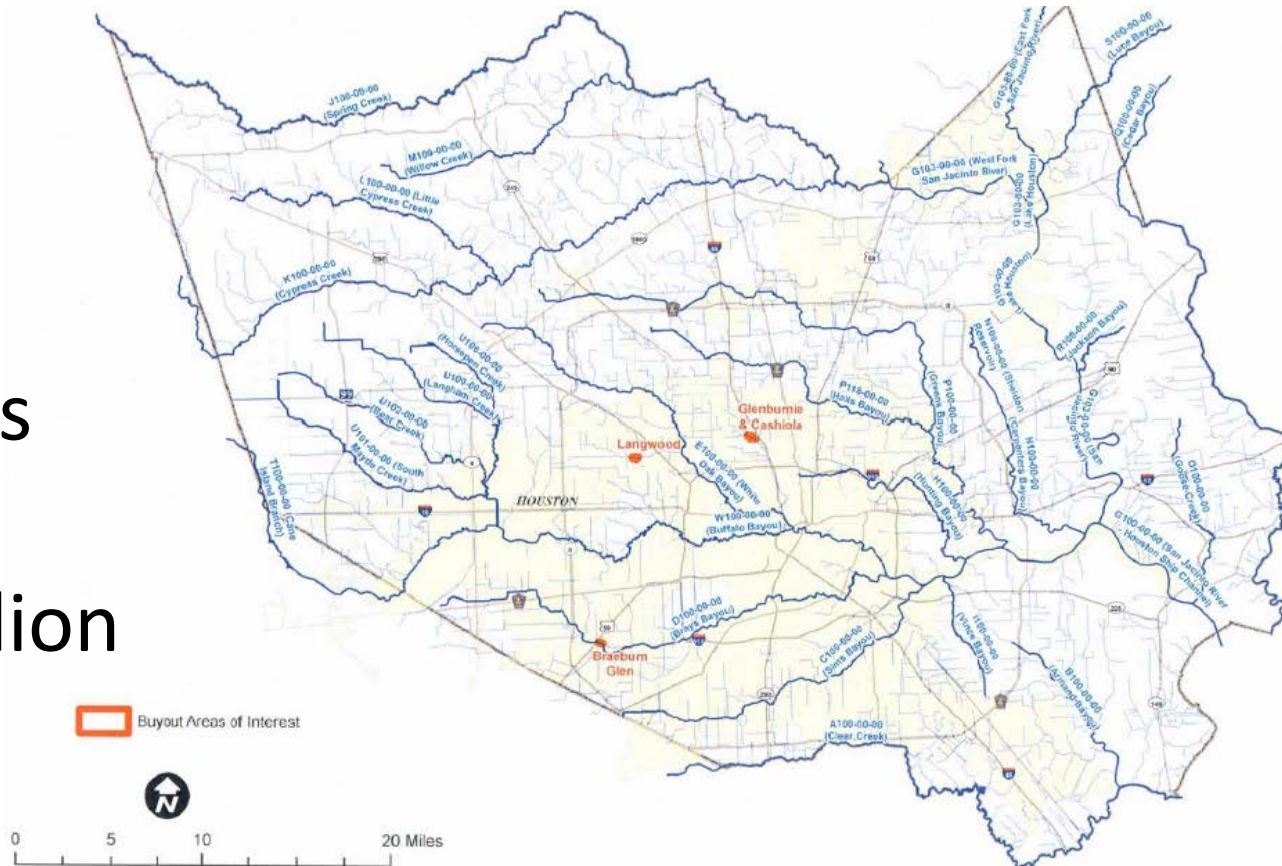
*CDBG*

# 2015 Flood Events

- Outreach ongoing
- 36 properties have volunteered
- Appraisal process for these properties currently under way
- Offers made on initial volunteered properties January 2018
- Relocation for initial volunteer households February 2018
- Property closings on initial volunteered properties March 2018
- Reimbursement requests from HCFC to HCDD begin March/April 2018

# DR 15 Buyouts

## \$10.6 million



# Disaster Recovery 2 Multifamily Projects

Disaster Recovery 2 Multifamily Projects	Avenue Station	Residences at Hardy Yards	Cleme Manor Rehab	Village at Palm Center
				
Total Units	68	350	284	222
Affordable Units	52	179	284	200
COH Investment	\$5,981,135	\$19,200,000	<b>\$3,000,000-DR</b> <b>\$1,260,000-HOME</b>	\$16,800,000
Project Cost	\$12,821,195	\$64,314,868	\$37,443,895	\$47,301,485
Project Status	<b>Complete</b>	40% Complete	75% Complete	<b>93% Complete</b>
Total Units: 924		Affordable Units: 715		

*CDBG*

# Disaster Recovery 2 Single-Family Projects

- Total budget: \$62.4 million
- Total homes completed: 312
- Homes remaining: 9
- Funds remaining: \$1,503,441

*Request for Proposals:*

# Master Program Manager

for disaster related projects

## PURPOSE

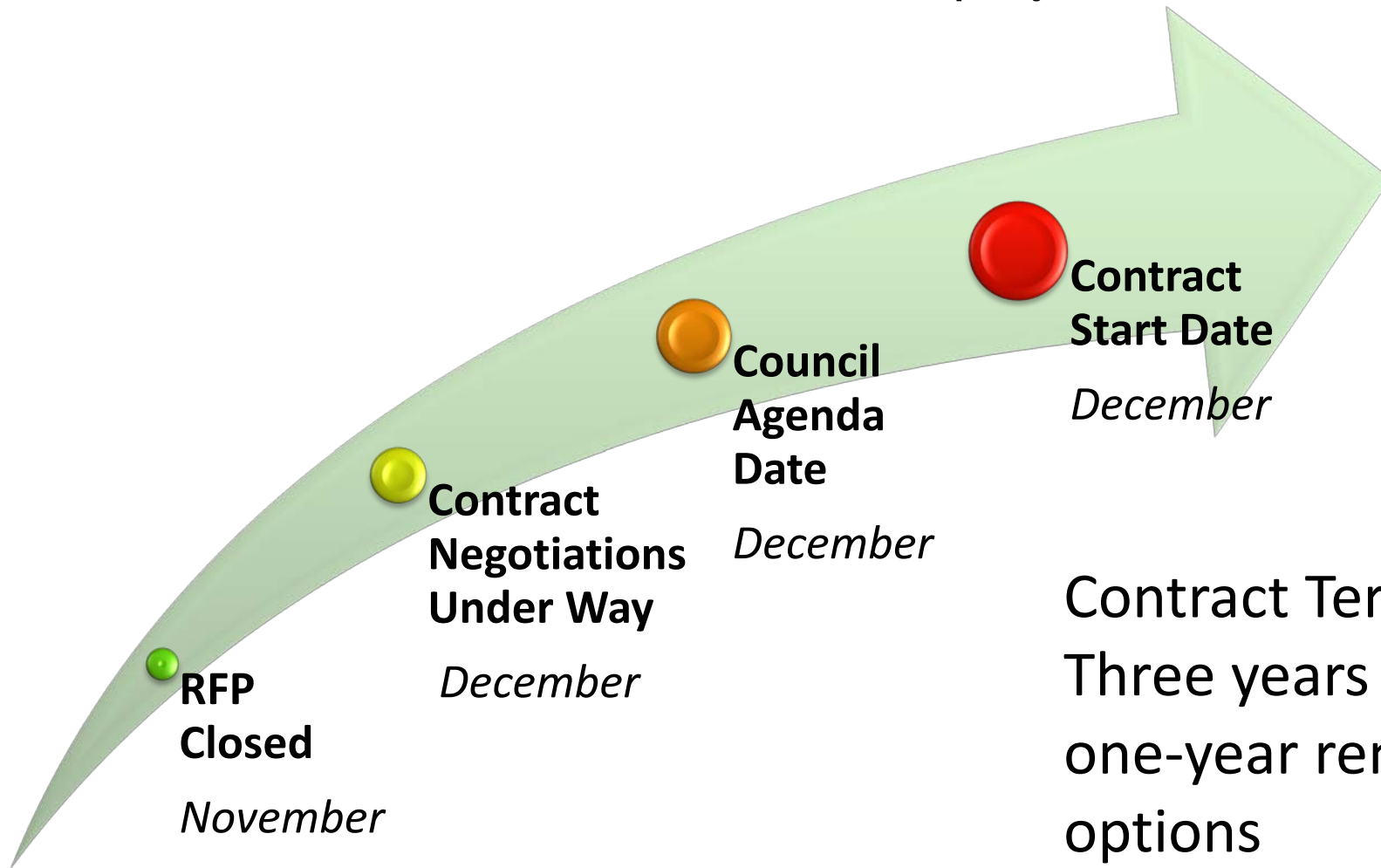
Assist in designing and managing programs to address repair of homes damaged in past and future disasters

Oversee contractors and subcontractors, including construction manager and case manager



# Master Program Manager

for disaster related projects



Contract Term:  
Three years with two  
one-year renewal  
options

# Master Program Manager

for disaster related projects

Evaluate, provide recommendations and design programs addressing:

- Locally administered post-Harvey short-term housing solutions
- Previous allocations of CDBG-DR funding

# Master Program Manager

for disaster related projects

Overarching Housing Program With These Specific Elements:

Leverage  
Funding

Address  
All-Hazards  
Approach

Track  
Funding

Maintain  
Regulatory  
Compliance

Create  
Performance  
Metrics

Encourage Staff  
and Contractor  
Performance

Identify  
Additional HUD  
Waivers

Prioritize  
Program  
Elements

# Master Program Manager

for disaster related projects

- Develop solicitations for additional housing assistance
- Develop housing policies and procedures
- Provide technical assistance
- Develop housing-related sections of action plans

Provide data management system

Manage contractors, schedules and workplans

Report out to city leadership

# Housing Program Management

Track and monitor performance

Reconcile grant funds & support grant close-out process

Track resolution of policy & procedures questions

*Request for Proposals:*

# Data Collection and Analytics

for disaster related projects

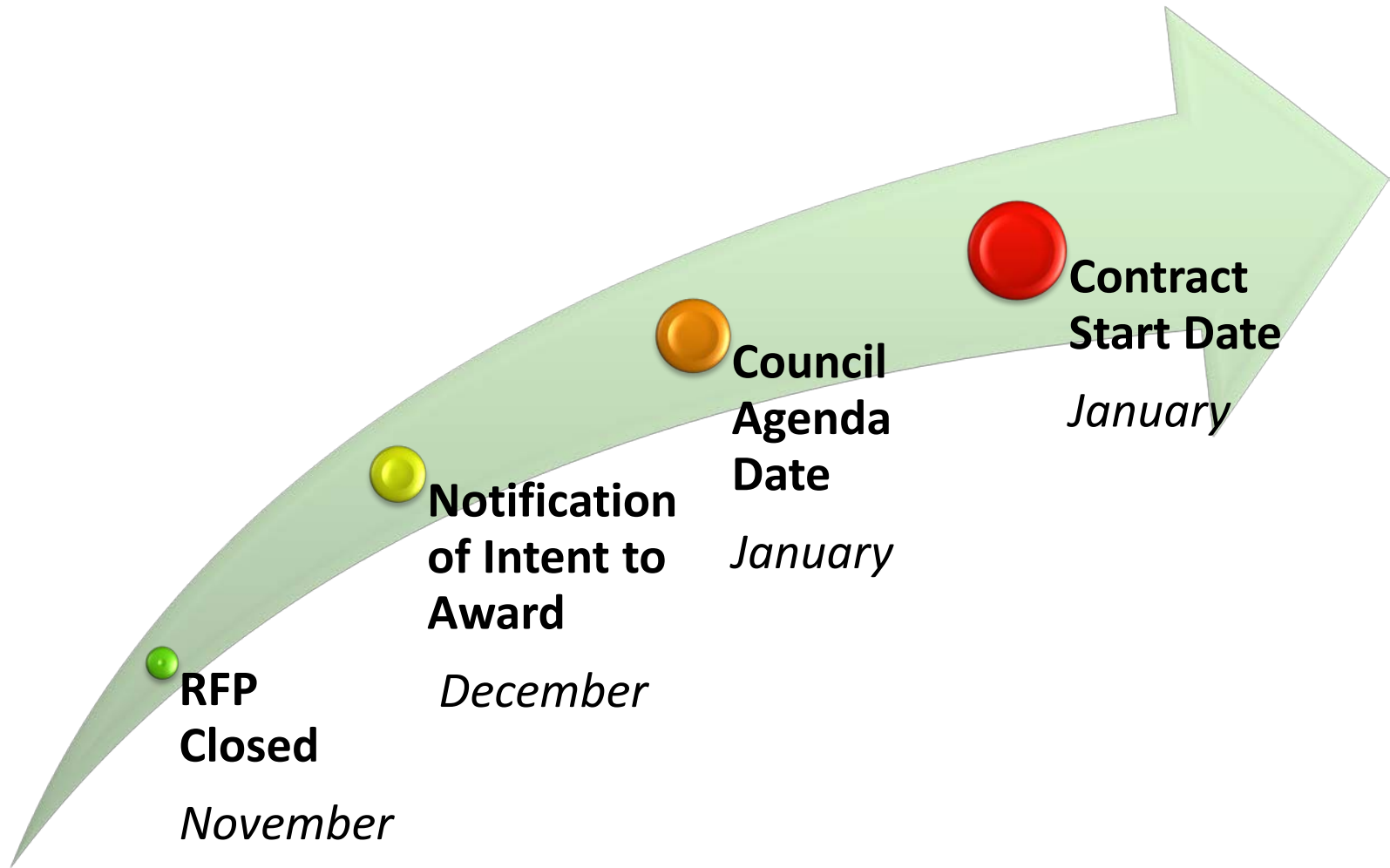
## PURPOSE

Analyze direct and indirect costs from flood damage to residential and commercial structures

Develop statistics, data and demographics needed to support City's request for state and federal funds

# Data Collection and Analytics

for disaster related projects





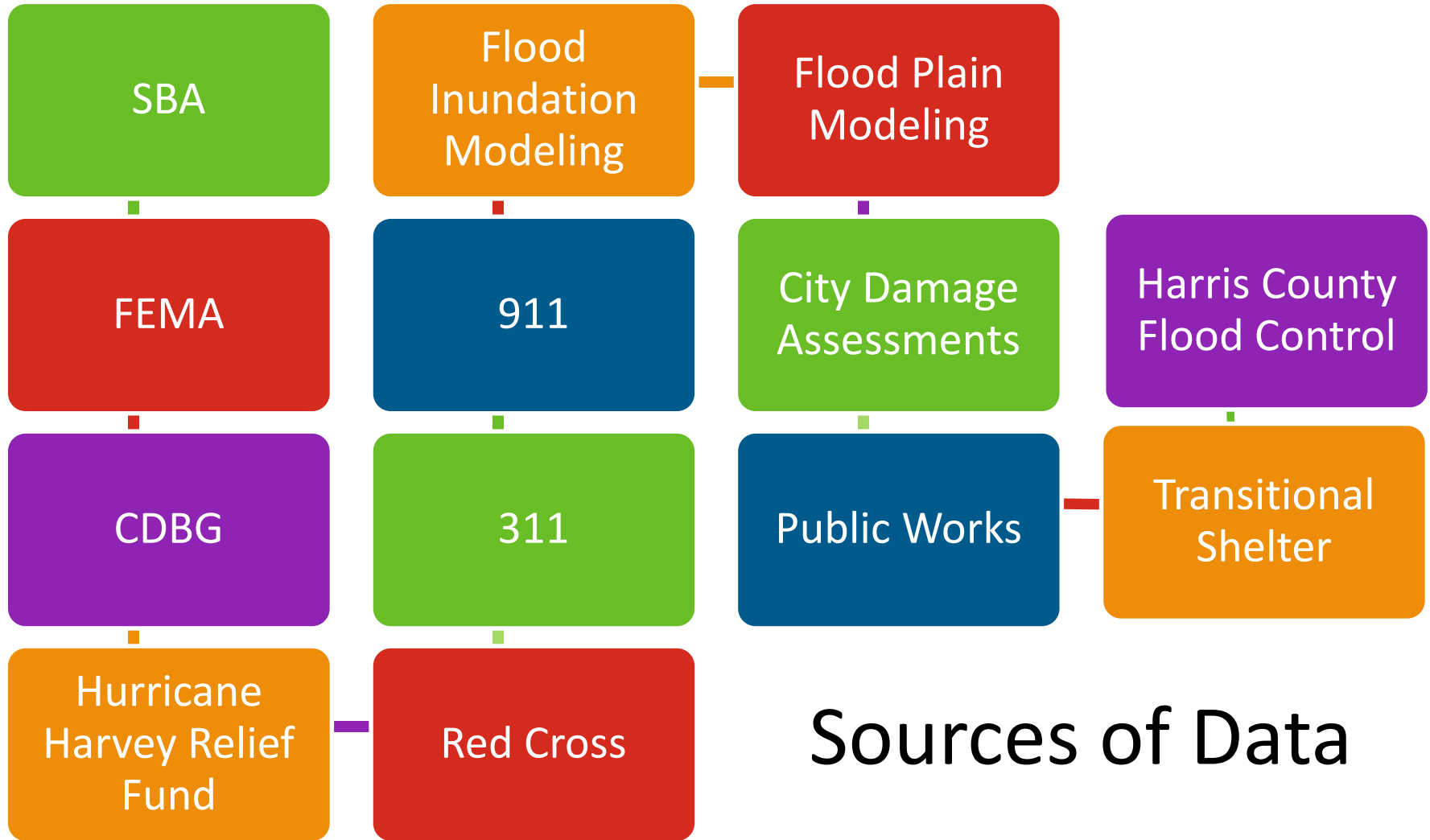
# Data Collection and Analytics

for disaster related projects

- Data Identification
- Data Aggregation
- Data Analytics
- Data Transmission

SCOPE

# Data Identification



## Sources of Data

# Data Aggregation

Create one data set to:

- Share with non-profit partners assisting in recovery
- Identify flood impacted structures
- Quantify damage
- Identify existing benefits
- Calculate unmet needs

# Data Analytics

Determine degree, value and economic impact of damage

Identify and quantify monies and supplies given to residents

Determine unmet recovery needs, including required mitigation

Identify unknown damaged buildings

Filter data by demographics, geography and flood plain

# Data Transmission

Share unmet recovery needs with non-profit partners to facilitate connecting the organizations interested in assisting in disaster recovery with appropriate impacted households, businesses and entities needing assistance

Privacy protocol to be developed

*Request for Proposals:*

# Housing Rehabilitation & Construction

## **PURPOSE**

Develop pre-qualified list of contractors to perform rehabilitation, reconstruction and/or new construction of single-family owner-occupied homes

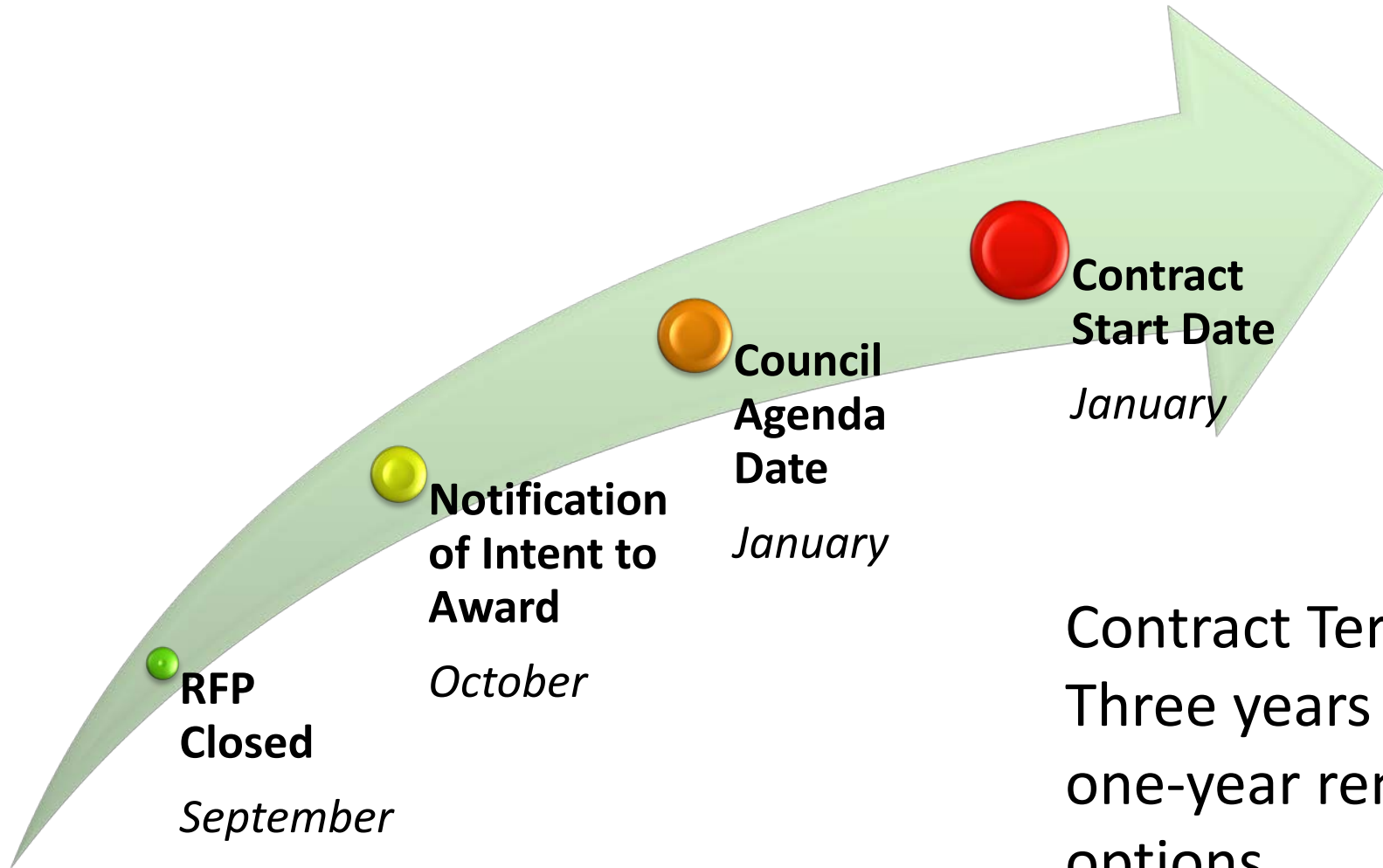
# Housing Rehab & Construction

## FUNDING

- Community Development Block Grants (CDBG)
- CDBG Disaster Recovery grants
- HOME Investment Partnership grants
- Other sources as available



# Housing Rehab & Construction



**Contract Term:**  
Three years with two  
one-year renewal  
options

# Home Rehabilitation

## Tier I

- **Rehab:** less than \$10K in needed repairs

## Tier II

- **Moderate Rehab:** Repairs total \$10K - \$29,999
- **Substantial Rehab:** \$30K - \$65K in repairs

## Tier III

- **Reconstruction:** Cannot be repaired for less than \$65K so will be demolished and reconstructed

# Home Construction

Construct new  
single-family  
homes on  
vacant lot  
identified by  
City

Reconstruct  
damaged  
single-family  
homes that  
cannot be  
rehabbed

Construction cost less than \$150K for most homes

*Request for Proposals:*  
**Single-Family Legal Services**

**PURPOSE**

Develop pre-qualified list of attorneys to perform legal services related to **titles, deeds, heirship** and other services for single-family home repair program

# Single-Family Legal Services

## FUNDING

**\$315,000** in **TIRZ** Fund 2409 sought to cover anticipated volume of **700 single-family home repairs**, rehabilitations and reconstructions

# THANK YOU



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT



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