



Community Development Block Grant- Disaster Recovery Resources for Local Governments

For more than a decade, the Houston-Galveston Area Council (H-GAC) has been instrumental in administering hurricane recovery programs and guiding long-term and short-term resilience efforts in the 13-county Gulf Coast Planning Region. In 2018, H-GAC developed a state-approved Method of Distribution for approximately \$241 million in federal Community Development Block Grant-Disaster Recovery funds. The process for developing the Method of Distribution included extensive input from residents and local governments and informed the creation of this document. The entities identified in the Method of distribution and their allocated funding amounts are included on the following pages.

This document is intended to provide resources to aid local governments in developing their buyouts/acquisition and infrastructure project applications to the Texas General Land Office. However, it does not substitute for or supersede any guidance or applications requirements set by the Texas General Land Office or the United States Department of Housing and Urban Development.

Summary of Hurricane Harvey- Community Development Block Grant Disaster Recovery Funds Allocations

County_Name	Jurisdiction*	Local Buyout and Acquisition Program		Local Infrastructure Program		Total		
		Allocation	Percentage of Allocation	Allocation	Percentage of Allocation	Total Allocation	Percentage of Total Regional Allocation	70% Low-to-Moderate Income Benefit Requirement
Austin county	Austin county	\$1,655,654	1.49%	\$4,301,175	3.31%	\$5,956,829	2.47%	\$4,169,780
Austin county	San Felipe town	\$0	0.00%	\$182,360	0.14%	\$182,360	0.08%	\$127,652
Austin county	Sealy city	\$0	0.00%	\$194,936	0.15%	\$194,936	0.08%	\$136,455
Austin county	Wallis city	\$0	0.00%	\$427,602	0.33%	\$427,602	0.18%	\$299,322
Brazoria county	Alvin city	\$1,039,086	0.94%	\$1,012,332	0.78%	\$2,051,418	0.85%	\$1,435,992
Brazoria county	Angleton city	\$0	0.00%	\$154,439	0.12%	\$154,439	0.06%	\$108,107
Brazoria county	Bailey's Prairie village	\$0	0.00%	\$210,679	0.16%	\$210,679	0.09%	\$147,475
Brazoria county	Brazoria county	\$14,227,876	12.82%	\$10,916,934	8.41%	\$25,144,810	10.45%	\$17,601,367
Brazoria county	Brookside Village city	\$1,026,258	0.92%	\$999,834	0.77%	\$2,026,092	0.84%	\$1,418,264
Brazoria county	Danbury city	\$0	0.00%	\$178,095	0.14%	\$178,095	0.07%	\$124,667
Brazoria county	Freeport city	\$0	0.00%	\$193,271	0.15%	\$193,271	0.08%	\$135,290
Brazoria county	Holiday Lakes town	\$0	0.00%	\$599,008	0.46%	\$599,008	0.25%	\$419,305
Brazoria county	Iowa Colony village	\$0	0.00%	\$131,675	0.10%	\$131,675	0.05%	\$92,172
Brazoria county	Jones Creek village	\$0	0.00%	\$200,859	0.15%	\$200,859	0.08%	\$140,602
Brazoria county	Liverpool city	\$0	0.00%	\$191,486	0.15%	\$191,486	0.08%	\$134,040
Brazoria county	Manvel city	\$0	0.00%	\$322,714	0.25%	\$322,714	0.13%	\$225,900
Brazoria county	Pearland city	\$2,727,372	2.46%	\$2,657,147	2.05%	\$5,384,520	2.24%	\$3,769,164
Brazoria county	Richwood city	\$0	0.00%	\$602,578	0.46%	\$602,578	0.25%	\$421,805
Brazoria county	West Columbia city	\$0	0.00%	\$159,795	0.12%	\$159,795	0.07%	\$111,856
Chambers county	Anahuac city	\$0	0.00%	\$193,271	0.15%	\$193,271	0.08%	\$135,290
Chambers county	Baytown city	\$1,833,062	1.65%	\$1,785,864	1.38%	\$3,618,925	1.50%	\$2,533,248
Chambers county	Chambers county	\$3,520,431	3.17%	\$2,701,783	2.08%	\$6,222,214	2.58%	\$4,355,550
Chambers county	Mont Belvieu city	\$0	0.00%	\$534,732	0.41%	\$534,732	0.22%	\$374,313
Colorado county	Colorado county	\$915,878	0.83%	\$1,527,327	1.18%	\$2,443,205	1.02%	\$1,710,244
Colorado county	Columbus city	\$0	0.00%	\$310,663	0.24%	\$310,663	0.13%	\$217,464

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Colorado county	Eagle Lake city	\$0	0.00%	\$220,089	0.17%	\$220,089	0.09%	\$154,063
Fort Bend county	Arcola city	\$0	0.00%	\$171,400	0.13%	\$171,400	0.07%	\$119,980
Fort Bend county	Fort Bend county	\$21,155,575	19.07%	\$17,417,192	13.42%	\$38,572,767	16.02%	\$27,000,937
Fort Bend county	Katy city	\$0	0.00%	\$237,014	0.18%	\$237,014	0.10%	\$165,910
Fort Bend county	Missouri City city	\$0	0.00%	\$954,306	0.74%	\$954,306	0.40%	\$668,014
Fort Bend county	Richmond city	\$0	0.00%	\$219,160	0.17%	\$219,160	0.09%	\$153,412
Fort Bend county	Rosenberg city	\$0	0.00%	\$298,611	0.23%	\$298,611	0.12%	\$209,028
Fort Bend county	Simonton city	\$0	0.00%	\$516,432	0.40%	\$516,432	0.21%	\$361,502
Fort Bend county	Stafford city	\$0	0.00%	\$132,567	0.10%	\$132,567	0.06%	\$92,797
Fort Bend county	Sugar Land city	\$0	0.00%	\$417,341	0.32%	\$417,341	0.17%	\$292,139
Fort Bend county	Weston Lakes city	\$0	0.00%	\$246,834	0.19%	\$246,834	0.10%	\$172,784
Galveston county	Dickinson city	\$9,219,828	8.31%	\$8,982,434	6.92%	\$18,202,263	7.56%	\$12,741,584
Galveston county	Friendswood city	\$2,762,650	2.49%	\$2,691,517	2.07%	\$5,454,166	2.27%	\$3,817,916
Galveston county	Galveston city	\$0	0.00%	\$848,073	0.65%	\$848,073	0.35%	\$593,651
Galveston county	Galveston county	\$4,359,764	3.93%	\$3,399,435	2.62%	\$7,759,198	3.22%	\$5,431,439
Galveston county	Hitchcock city	\$1,501,819	1.35%	\$1,463,149	1.13%	\$2,964,968	1.23%	\$2,075,478
Galveston county	La Marque city	\$1,485,783	1.34%	\$1,447,527	1.12%	\$2,933,310	1.22%	\$2,053,317
Galveston county	League City city	\$6,987,717	6.30%	\$6,807,796	5.25%	\$13,795,513	5.73%	\$9,656,859
Galveston county	Santa Fe city	\$1,426,224	1.29%	\$1,389,501	1.07%	\$2,815,725	1.17%	\$1,971,007
Galveston county	Texas City city	\$2,270,138	2.05%	\$2,211,686	1.70%	\$4,481,823	1.86%	\$3,137,276
Liberty county	Cleveland city	\$0	0.00%	\$323,161	0.25%	\$323,161	0.13%	\$226,212
Liberty county	Dayton city	\$0	0.00%	\$498,578	0.38%	\$498,578	0.21%	\$349,004
Liberty county	Liberty city	\$0	0.00%	\$420,912	0.32%	\$420,912	0.17%	\$294,638
Liberty county	Liberty county	\$6,743,065	6.08%	\$4,921,503	3.79%	\$11,664,567	4.85%	\$8,165,197
Liberty county	Plum Grove city	\$0	0.00%	\$405,290	0.31%	\$405,290	0.17%	\$283,703

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Matagorda county	Bay City city	\$0	0.00%	\$287,006	0.22%	\$287,006	0.12%	\$200,904
Matagorda county	Matagorda county	\$3,249,361	2.93%	\$6,948,605	5.36%	\$10,197,966	4.24%	\$7,138,576
Matagorda county	Palacios city	\$0	0.00%	\$1,414,860	1.09%	\$1,414,860	0.59%	\$990,402
Montgomery county	Conroe city	\$0	0.00%	\$391,453	0.30%	\$391,453	0.16%	\$274,017
Montgomery county	Montgomery county	\$12,896,489	11.62%	\$11,199,923	8.63%	\$24,096,412	10.01%	\$16,867,488
Montgomery county	Patton Village city	\$0	0.00%	\$473,136	0.36%	\$473,136	0.20%	\$331,195
Montgomery county	Woodbranch city	\$0	0.00%	\$249,958	0.19%	\$249,958	0.10%	\$174,971
Montgomery county	Woodloch town	\$0	0.00%	\$249,958	0.19%	\$249,958	0.10%	\$174,971
Walker county	Huntsville city	\$0	0.00%	\$1,848,751	1.42%	\$1,848,751	0.77%	\$1,294,125
Walker county	New Waverly city	\$0	0.00%	\$169,783	0.13%	\$169,783	0.07%	\$118,848
Walker county	Riverside city	\$0	0.00%	\$106,901	0.08%	\$106,901	0.04%	\$74,830
Walker county	Walker county	\$2,130,737	1.92%	\$4,445,805	3.43%	\$6,576,542	2.73%	\$4,603,579
Waller county	Brookshire city	\$0	0.00%	\$252,637	0.19%	\$252,637	0.10%	\$176,846
Waller county	Hempstead city	\$0	0.00%	\$421,314	0.32%	\$421,314	0.18%	\$294,920
Waller county	Katy city	\$1,637,303	1.48%	\$5,049,479	3.89%	\$6,686,782	2.78%	\$4,680,747
Waller county	Prairie View city	\$0	0.00%	\$742,016	0.57%	\$742,016	0.31%	\$519,411
Waller county	Waller city	\$0	0.00%	\$295,549	0.23%	\$295,549	0.12%	\$206,884
Waller county	Waller county	\$2,244,015	2.02%	\$4,036,599	3.11%	\$6,280,613	2.61%	\$4,396,429
Wharton county	East Bernard city	\$0	0.00%	\$157,563	0.12%	\$157,563	0.07%	\$110,294
Wharton county	Wharton city	\$1,693,784	1.53%	\$1,650,172	1.27%	\$3,343,956	1.39%	\$2,340,769
Wharton county	Wharton county	\$2,243,565	2.02%	\$2,028,234	1.56%	\$4,271,799	1.77%	\$2,990,259
Total		\$110,953,432	100%	\$129,751,767	100%	\$240,705,199	100%	\$168,493,639

approved by H-GAC Board of Directors on July 17, 2018

Program Objectives

The United States Department of Housing and Urban Development established four objectives for federal disaster recovery projects. These are described below, along with resources to help local governments meet each objective.

Long Term Planning for Recovery and Resiliency

Local governments should undertake a planning and prioritization process to ensure that Buyouts/Acquisitions and Infrastructure projects promote long term community objectives for recovery and resiliency. The following is a list of existing plans and data resources that can inform the process:

Local Plans

- Comprehensive Plans
- Housing Plans
- County-level Hazard Mitigation Plans

Regional Plans

- H-GAC [Our Great Region 2040](#) plan
- Gulf Coast Economic Development District [Comprehensive Economic Development Strategy](#)
- Gulf Coast Economic Development District [Regional Economic Resilience Plan](#)

State-Level Plan

- Texas General Land Office [Coastal Resiliency Master Plan](#)

Additional Resources

- H-GAC online [Regional Flood Information online mapping tool](#)
 - H-GAC [Hurricane Harvey Aerial Imagery](#)
 - H-GAC [Eco-Logical online mapping tool](#)
 - Federal Emergency Management Agency [Local Mitigation Planning Handbook](#)
 - National Flood Insurance Program [data on repetitive-loss properties](#)
 - National Flood Insurance Program [Community Rating System](#)
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Unmet Housing Needs

The term “unmet housing need” refers to the estimate of housing damage created by a natural disaster not addressed by the Federal Emergency Management Agency (FEMA). The following resources are available to assist local governments in terms of unmet housing needs.

The General Land Office’s *State of Texas Plan for Disaster Recovery, Hurricane Harvey – Round 1*

The [State of Texas Plan for Disaster Recovery, Hurricane Harvey – Round 1](#) contains a description of how unmet needs are measured on pages 42-48.

H-GAC’s Housing Summit

H-GAC 2017 housing summit brought together housing experts and local officials from across the region to discuss housing issues and trends in the region. The slide set “[Housing Costs and Burdens](#)” includes maps and tables that identify areas of high housing burden, or areas where people are spending a greater portion of their income on housing.

Affirmatively Furthering Fair Housing

All projects, including housing buyouts, housing acquisitions, and infrastructure projects should show that they are likely to lessen area racial, ethnic, and low-income population concentrations, and/or promote affordable housing in low-poverty, non-minority areas in response to natural hazard related impacts. Buyouts/acquisitions or infrastructure projects must undergo an Affirmatively Further Fair Housing review by the Texas General Land Office prior to any commitment of funds. The following resources are available to assist local governments in terms of Affirmatively Furthering Fair Housing.

The Texas General Land Office’s Affirmatively Furthering Fair Housing resource webpage

This [Texas General Land Office’s webpage](#) highlights tools Community Development Block Grant grantees can use as part of their efforts to prevent discrimination and increase housing choice.

U.S. Housing and Urban Development’s Affirmatively Furthering Fair Housing webpage

This [U.S. Housing and Urban Development website](#) provides in-depth information regarding Affirmatively Furthering Fair Housing requirements when using federal funds.

Low- to Moderate-Income Requirement

The General Land Office requires all projects to demonstrate a 70% benefit to Low-to Moderate-Income households at the project service area level. Local jurisdictions are encouraged to consider the full extent of the impacts of their projects in defining their project areas.

How LMI is measured:

To meet the [70% Low-to Moderate-Income requirements for infrastructure projects](#), 51% of the households in the area benefitting from the Community Development Block Grant-Disaster Recovery funding must be low- to - moderate income.

To meet the [70% Low-to-Moderate Income requirements for buyouts/acquisitions](#), at least 70% of the funds must be used to benefit Low-to-Moderate income individuals.

An area is multiple geographic measures such as neighborhoods, U.S. Census block groups, or a defined service area.

Low-to-Moderate Income households earn less than 80% of the medium income.

Buyouts/Acquisitions of Flood Prone Housing

An effective strategy to relocate residents from areas that are vulnerable to flooding are [Buyouts and Acquisitions](#). Properties that repeatedly flood are converted to open space or a more resilient use that reduces the future effects of flooding and post-disaster recovery costs.

Keys to an Effective Program

The Texas General Land Office provides several resources and tools for developing and implementing a successful buyout/acquisition program, including [the following recommendations](#):

- Conduct a needs assessment to identify homes most suitable for buyout or acquisitions (example: Low- to Moderate Income households located in a floodway or flood plain).
 - Buyout or acquisition of contiguous properties is the most effective approach. Avoid a “checkerboard” pattern of acquire properties.
 - Pair buyouts/acquisitions with available service programs to provide homeowners adequate resources to move to a safer area.
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Infrastructure

The Texas General Land Office has a local infrastructure program that funds proposed projects that rebuild damaged infrastructure, increase resiliency, and promote long-term housing recovery. A prioritization is given to projects that repair damaged facilities, fund FEMA cost-shares for mitigation activities, and maintain flood control facilities.

Keys to an Effective Local Program

The Texas General Land Office provides several resources and tools for developing and implementing a successful infrastructure program, including the following recommendations:

- Identify infrastructure projects with the most urgent need and the closest relationship to protecting communities from future disasters, coordinating with adjacent jurisdictions (counties and cities) as appropriate.
 - Prioritize projects that will help ensure safe housing choices for Low- to Moderate Income households.
 - Where possible, pursue multi-benefit projects (such as combining roadway and drainage improvements).
 - Ensure building reconstruction activities are compliant with latest energy codes.
 - Provide job training, employment, and contracting opportunities to low income residents in conjunction with their infrastructure projects.
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Public Engagement

Effective public engagement is crucial to program success for housing buyouts/acquisitions and infrastructure projects. To better support the local governments seeking reimbursement for projects, H-GAC has provided:

- Public Engagement Plan Components
- A Sample Publicity Checklist

(These resources are for informational purposes only. Jurisdictions should coordinate with the Texas General Land Office to ensure their public engagement complies with requirements for Community Development Block Grant-Disaster Recovery projects).

Public Engagement Plan Components

Here is a list of the basic components of an effective public engagement plan. Local governments can use this list to develop a public engagement plan specific to their community and projects.

Scope

- Detail all funding federal and state requirements associated with the project.
 - Requirements for Posting Materials
 - Meeting Requirements, which could include:
 - Public Meetings (Less formal meeting that informs a larger a process.)
 - Public Hearings (More formal meeting that takes place prior to a decision-point or vote. Comments received are entered into the public record. Typically includes additional GLO requirements.)
 - Accessibility
 - Interpretation Services
- Define project service area.
- Identify objectives of public engagement program (for example, informing residents and other stakeholders on projects under consideration and gaining their input on priorities).

Stakeholders

- Identify the key targets of the public engagement effort.
 - Crucial Stakeholders
 - Residents within a local government's jurisdiction or project service area.
 - Secondary Stakeholders
 - Community /Advocacy Groups (Housing, Social, Economic, etc.)
 - Others in your community that have a vested interest in program success.
 - Ambassadors
 - Organizations and individuals who can help spread the word about public engagement programs to Crucial Stakeholders, such as:
 - Chambers of Commerce / Economic Development Organizations
 - Faith-based Institutions
 - Community Employers
 - Others, as Identified

Approach

- Determine Type and Frequency of Stakeholder Communications
 - Number of Public Meetings and / or Public Hearings
 - Number of Meetings with Community / Advocacy Groups
 - Number of Special Community Events Attended
 - Additional stakeholder communications efforts, including presentations at community events, City Council meetings, print / web / radio advertising, direct mailers, etc., should be detailed.

- Develop overall schedule and timeline.
- Methods for Publicizing Stakeholder Engagement Opportunities
 - Be transparent in how resident and stakeholder input will be used in the planning process.
 - Keep residents updated on progress.
 - For instance, quarterly status updates / e-mails to residents seeking buyouts.

Sample Publicity Checklist (A Suite of options that can be used for public engagement)

Tactic	Deadline / Date to be Completed	Status	Person to Complete Assignment
Internal Communications			
Website posting			
Personal email to appropriate persons			
Flyers posted around government buildings			
Meetings or briefings with key staff			
Print / Publications			
Flyer			
Fact Sheet			
Rack Card			
Brochure			
Website Card			
Folder			
Posters			
Display Boards			
Report / Publication / Study			
Other			
Graphics / Photography / Maps			
Logos			
Social media graphics			
Digital media graphics			
Images / photography			
Maps			
Direct Mail			
Postcard mailing to businesses, residents, and other stakeholders			
Information kit w/ cover letter			
Print Advertising			
Legal notice			
Digital / Social / Web			
E-blast(s)			
E-newsletters			
Eventbrite			

Tactic	Deadline / Date to be Completed	Status	Person to Complete Assignment
Post to community calendars			
Facebook, Twitter, YouTube, Nextdoor, other social media platforms			
Content (copy and images) to partners for social media			
Shareable content - copy, images, graphics, video for newsletters, websites, and social media platforms			
Presentations, Briefings, Meetings			
Commissioners court / city council			
Community organizations			
Chambers of commerce			
Flyer / Poster Distribution			
Libraries, community centers, other public buildings, churches, college campuses, homeowners associations			
Media Relations			
News release to print, broadcast and digital outlets			
Public Service Announcements			
Other Engagement Activities			
Focus group / Coordination Committee			
Online survey			