



Texas General Land Office

Community Development and Revitalization Program (GLO-CDR)

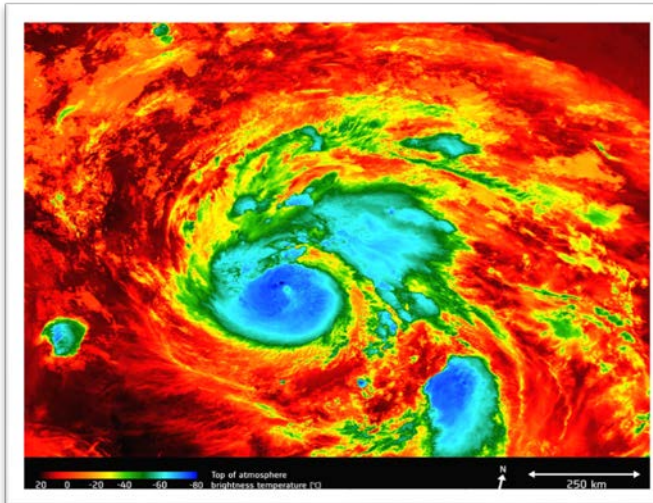
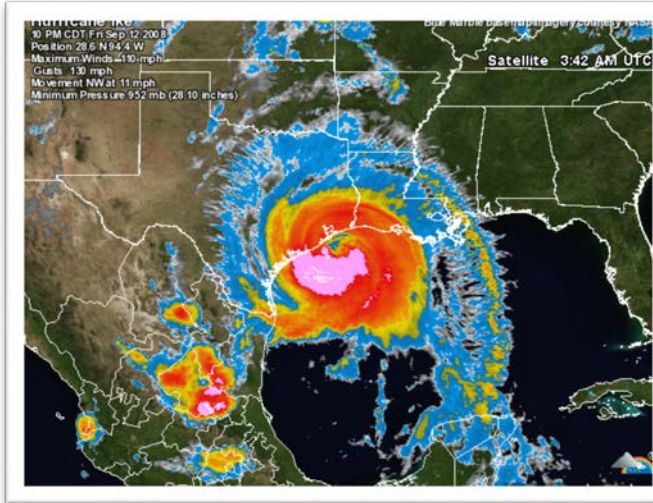
“We work to rebuild communities, to put Texans back in their homes, and to help businesses recover after the trauma of disaster.”

George P. Bush

Texas General Land Office Commissioner



GLO CDBG-Disaster Recovery





Program Overview

1. Define the Program's Geography & End Use
2. Market the Program
3. Intake & Verify Documentation
4. Determine Buyout Amounts/Check for Duplications of Benefits
5. Purchase Property & Relocate Participants
6. Conduct Clearance & Demolition



Buyout vs. Acquisition

Buyouts:

- May use pre-disaster property values to determine buyout amounts
- Must use property to create park amenities, open space, or flood storage/overflow areas
- Cannot be used for any redevelopment activities

Acquisitions:

- Must use post-disaster property values to determine buyout amounts
- May use property for redevelopment activities other than open space
- May require additional incentives such as relocation down-payment assistance.



Define the Program

Key Design Considerations:

- Consider the economic impact including:
 - Adjacent property values;
 - Local businesses impacted by the activity; and
 - Future growth in the area.
- Encourage resettlement within the community
- Voluntary vs. Involuntary Participation
- Ensure long-term viability of the activity



Market the Program

A successful program requires comprehensive marketing to achieve high participation from the targeted geographic area.

Marketing may include:

- **Active engagement with property owners in the area**
- **Clear communication of the program benefits**
- **Address concerns promptly**
- **Provide assistance for document completion and intake**



Intake & Verify Documents

Local communities should be prepared to process documentation in a timely manner and provide adequate assistance to property owners throughout the process.

Activities may include:

- Support to beneficiaries who may have lost all documentation in the disaster
- Reasonable deadlines for documentation
- Set reasonable expectations for beneficiaries about the process once they've applied
- Be prepared for dispute resolution when difficult situations arise.



Determine Buyout Amount & DOB

Based on requirements in the Federal Register, some property owners may not be eligible for all benefits provided, and each property may have specialized eligibility determinations based on income and duplication of benefits (DOB) calculations.

Each property documentation may include:

- An appraisal of value (pre-disaster for buyouts and post-disaster for acquisitions)
- Proper documentation of benefits received from other programs and insurance
- Qualified program incentives
- Adherence to the Uniform Relocation Act (URA).



Duplication of Benefits (DOB)

The program is required to conduct a duplication of benefits check for each property. The following sources are deducted from the award:

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



Purchase and Relocate

Flexibility and program options may be used to increase participation and program success. These options may include:

- Relocation Funds w/ incentives for relocation within a geographic area
- Rental assistance for displaced property owners
- Down-payment and mortgage assistance for relocation
- Financial and housing counseling

Legal assistance will be required to ensure the execution of purchasing and relocation. Communities must ensure clean title, move out deadlines and proper affidavits for documentation.



Clearance and Demolition

An environmental review must be performed before any clearance and demolition work can begin, and all contractors must be procured properly using 2 CFR 200.318 - 200.326 and all applicable laws and regulations.

If the property was purchased through a simple acquisition, additional activities may be pursued; however, if the property was purchased through a buyout, it must be converted to an open space.



GLO's Hurricane Harvey Local Buyout and Acquisition Program

- Allocation Amount: \$275,620,892
- COG Method of Distribution (MOD)
- Eligible Entities:
 - Units of local government
 - Entities with the power of eminent domain authority.
- National Objectives: Low- and moderate-income, elimination of slum/blight, urgent need, low/mod buyout (LMB), and Low/mod incentive.



GLO's Hurricane Harvey Local Buyout and Acquisition Program

- **Eligible Activities, HCDA Section 105(a)(1), 105(a)(7-8) 105(a)(24-25)**
 - **Buyouts;**
 - **Acquisition;**
 - **Relocation Assistance with buyout or acquisition activities;**
 - **Down-payment Assistance with buyout or acquisition activities;**
 - **Demolition with buyout or acquisition activities ;**
 - **Housing incentives**
 - **Activities designed to relocate families outside of floodplains;**
 - **Public service within the 15 percent cap (e.g., housing counseling, legal counseling, job training, mental health, and general health services);**
 - **FEMA Hazard Mitigation Grant Program (HMGP) cost share.**



GLO's Hurricane Harvey Local Buyout and Acquisition Program

- **Ineligible Activities:**
 - Incentive payments to households that move to disaster-impacted floodplains.
 - Activities located within the city limits of Houston and/or within Harris County are ineligible to participate in the program. The City of Houston and Harris County are developing and implementing their own programs.
- **Program Guidelines:**
 - Set maximum assistance amounts,
 - Target area locations, Disaster Risk Reduction Area, and additional eligibility requirements.
 - Guidelines must be posted for public comment before use. The GLO must approve all guidelines.
 - Develop and follow a Residential Antidisplacement and Relocation Assistance Plan (RARAP).



Disaster Risk Reduction Area

- To conduct a buyout in a Disaster Risk Reduction Area, establish criteria in its policies and procedures to designate the area subject to the buyout, pursuant to the following requirements:
 - The hazard must have been caused or exacerbated by the Presidentially declared disaster for which the grantee received its CDBG–DR allocation;
 - The hazard must be a predictable environmental threat to the safety and well-being of program beneficiaries, as evidenced by the best available data (e.g. FEMA Repetitive Loss Data) and science; and
 - The Disaster Risk Reduction Area must be clearly delineated so that HUD and the public may easily determine which properties are located within the designated area.
 - In carrying out acquisition activities, subrecipient must ensure they are in compliance with their long-term redevelopment plans.



Guidance

- **Federal Register Notice, 83 FR 5844, February 9, 2018**
- **State of Texas Plan for Disaster Recovery: Hurricane Harvey – Round 1 (\$5.024 Billion)**
- **GLO Housing Guidelines**



Questions?



COMMUNITY DEVELOPMENT AND REVITALIZATION
TEXAS GENERAL LAND OFFICE



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