

1.1. Amendment 23: Summary of Changes

The City of Houston has updated portions of this Plan to reflect the increased budget amounts of \$99,923,703 for the following City activities: Homeowner Assistance Program, Single Family Development Program, Multifamily Rental Program, Small Rental Program, Homebuyer Assistance Program and Administration. Other changes include

- Changes to Section 5.3 on the “City of Houston Administered Disaster Recovery Program” include:
 - To remove “Elevation” from the title of two HoAP options;
 - To include estimated project delivery amounts in each estimated budget amount for the HoAP;
 - To add clarifying language to the HoAP Acquisition description;
 - To add information about the Temporary Relocation Assistance available under two HoAP options and add clarifying language to the Interim Mortgage Assistance Option;
 - To specify that costs are reasonable and consistent with market costs within the Homeowner Assistance Program, Multifamily Rental Program, and Economic Revitalization Program;
 - To align the maximum assistance amounts for HoAP and Single Family with similar programs from GLO and Harris County;
 - To add clarifying information under HoAP’s homeowner eligibility criteria, including the lien periods;
 - To clarify recapture provisions for the Single Family Development Program, as required in 83 FR 40314;
 - To add clarifying language to Single Family Development Program’s selection criteria;
 - To change the minimum lien period for reconstruction from 15 years to 20 years in the Multifamily Rental Program;
 - To update the Multifamily Rental Program to use the Low-Income Housing Credit rent limits, 26 U.S. Code § 42 (g)(2)(a), instead of High HOME rents to accurately reflect the intent to charge rents according to determined need from the Needs Assessment;
 - To remove contradictory language in the Small Rental Program description and add clarifying language about lien periods;
 - To add clarifying language about homeowner eligibility for the Buyout Program;
 - To add two national objectives to the Economic Revitalization Program;
 - To specify that within the Economic Revitalization Program funds may not be provided to a for-profit entity unless the project has been evaluated and selected in accordance with HUD underwriting guidelines;
 - To change the name of the line item from Housing Administration to Administration and update the percentage of administration to 2.5%, as allowed by the GLO;
 - To specify that planning activities will promote sound, sustainable long-term recovery planning informed by a post-disaster evaluation of hazard risk, especially land-use decisions that reflect responsible flood plain management and take into account future possible extreme weather events and other natural hazards and long-term risks
- Amending language in Section 6.3 on the “Citizen Participation Houston Local Action Plan”:

- o To remove language to streamline Houston’s amendment process

The following appendices have also been updated to reflect updated program information:

- Section 10.3. Appendix D: Projected Expenditures and Outcomes – City of Houston Local Action Plan

The following appendices have also been updated to reflect updated program information:

- Section 10.3. Appendix D: Projected Expenditures and Outcomes – City of Houston Local Action Plan.

Minor non-substantive edits, e.g. grammar/formatting, have also been made to this document.

This document constitutes the Second Amendment to the State of Texas Action Plan for Disaster Recovery: Hurricane Harvey Round 1, approved by HUD on June 22, 2018.

Action Plan Amendment 2 (APA 2) allocates an additional \$652,175,000 in Community Development Block Grant—Disaster Recovery (CDBG-DR) funds provided by Public Law 115-123. These funds are allocated to the State of Texas and subrecipients in the following amounts, determined by applying the same methodology used to allocate additional funds for the State Homeowner Assistance Program (HAP) to HUD Most Impacted and Distressed areas, as described in Section 12.1 Appendix F: Regional Methods of Distribution, but with Harris County and Houston included:

Program Administrator and Funding Type	Public Law 115-123 Allocation
Harris County—Programs	\$89,309,355
City of Houston—Programs	\$89,639,815
State of Texas—Programs	\$440,617,080
State of Texas—Administration*	\$32,608,750
Total	\$652,175,000

*~~*Includes all program administration costs. Administration amounts will be re-allocated to Harris County, the City of Houston, and the State of Texas in a future Action Plan amendment once Harris County and the City of Houston identify the budgets for their Housing Programs. Harris County and the City of Houston will receive up to 2% of housing program amounts for administration costs associated with housing activities.~~*

~~Of the \$440,617,080 in additional program-related funds allocated to the State of Texas-administered programs, \$200 million is allocated to the Affordable Rental Program, \$236,210,909 is allocated to HAP, and \$4,406,171 is allocated to Housing Program Project Delivery. These additional program funds will help address unmet need for renters through the Affordable Rental Program and homeowners unmet need through HAP. The additional funding allocated to HAP increases total funding for the program to \$1,288,628,396 to help meet owner-occupied housing unmet need.~~

~~In addition to using the most current available data and information to determine the funding allocations described above, the following data and information updates are made to update~~

5.3. City of Houston Administered Disaster Recovery Program

A. Direct Allocation

Because the City of Houston and Harris County have been awarded a direct allocation from the State, the GLO directed each to develop a local action plan. Houston has followed GLO's guidance in submitting a local action plan, which is incorporated into various sections of the GLO's Action Plan. The local information in the City's action plan includes local needs assessment, connection to unmet needs, local programs and requirements, local consultation, and expenditure timelines.

B. Connection to Unmet Needs

The entire City of Houston is located in an area HUD identified as "most impacted and distressed". Therefore, 100 percent of funds spent in Houston will address the unmet needs of the most impacted and distressed areas in Texas. The GLO's assessment and the City's local assessment of unmet needs are the basis for the development and prioritization of recovery activities in Houston. The City has consulted with affected citizens, stakeholders, and the HHA to assess needs. As additional data becomes available and as additional community and stakeholder engagements take place, the unmet needs and activities to address them through CDBG-DR funds may be updated.

Through these funds, Houston primarily intends to address unmet housing needs with approximately 90 percent of funds addressing unmet needs directly related to housing. Using available data and input from stakeholders and residents, the City has developed the following housing programs: Homeowner Assistance Program, Single Family Development Program, Multifamily Rental Program, Small Rental Program, Homebuyer Assistance Program, and Buyout Program. The programs will address the long-term recovery of housing in Houston as efficiently as possible.

One third of these funds are allocated to assist homeowners through the repair, rehabilitation, and reconstruction of their homes. Almost one third of the funds will also be used to repair, rehabilitate, reconstruct, or develop new rental homes, both multifamily and single family. The remaining housing funds, available to assist both renters and homeowners, will be used to build new, affordable single family homes, assist homebuyers in purchasing homes, and removing residents from homes in areas that are likely to flood again.

Houston's CDBG-DR funds will primarily address unmet housing needs. However, the City recognizes that a comprehensive and effective long-term recovery program involves a broader approach. Houston's housing programs will be complemented with public service activities to help stabilize families or prepare families for permanent housing solutions. Public service activities may include, but are not limited to, homeless prevention and services, housing counseling, legal counseling, job training, mental health, and general health services. The City has also developed an Economic Revitalization Program to create and retain jobs in the community, helping households stabilize through employment or by increasing their income.

The City has allocated two percent for planning activities to support and promote a comprehensive long-term recovery effort that will tie into the regional planning efforts, as appropriate. The City

will allocate two and a half percent of ~~housing~~ programs for ~~housing~~ administrative costs, as allowed by the GLO. These costs will include compliance monitoring and other administrative activities to support the ~~housing~~ programs. At least 70 percent of all program funds will benefit LMI persons.

The City has included preparedness and mitigation measures into this analysis to ensure that Houstonians are safer and more resilient than they were before Hurricane Harvey and can recover faster when future disasters occur. The City will strive to incorporate preparedness and mitigation measures into its activities. These efforts will be detailed in program guidelines as they are developed. In addition, the City will use these funds and design its programs with the goal of increasing affordability and equity within Houston.

A summary of Houston’s unmet need is identified in the table below. This information is both a subset of and additional information for the GLO’s Summary of Total Unmet Need.

Table 61: Summary of Total Unmet Need				
Category	Losses/Gap	CDBG-DR Investments*	Other Known Investments	Remaining Unmet Need
Housing	\$5,741,049,341	(\$1,101,754,416 1,394,231)	(\$2,698,551,428)	\$1,940,743,497 206,538
Owner-Occupied Housing	\$1,673,453,681	(\$392,729,436 900,063)		\$1,280,724,245 553,618
National Flood Insurance Program	\$2,956,800,000		(\$2,743,000,000)	\$213,800,000
Renter-Occupied Housing	\$1,061,408,358	(\$382,483,680 736,754)		\$678,924,678 644,671,604
FEMA PA – HHA	\$49,387,302		(\$44,448,572)	\$4,938,730
Houston Single Family Development and Homebuyer Assistance Programs		(\$225,741,300 245,957,414)		(\$225,741,300 245,957,414)
Houston Buyout Program		(\$40,800,000)		(\$40,800,000)
Houston Public Services		(\$60,000,000)		(\$60,000,000)
Infrastructure	\$1,293,794,266	\$0	(\$1,183,964,839)	\$109,829,427
FEMA PA	\$590,794,266		(\$531,714,839)	\$59,079,427
HMGP Projects	\$703,000,000		(\$527,250,000)	\$175,750,000
Insurance Proceeds and Office of the Governor’s Grant			(\$125,000,000)	(\$125,000,000)
Economic	\$1,401,319,818	(\$30,264,834)	(\$271,205,500)	\$1,099,849,484

Category	Losses/Gap	CDBG-DR Investments*	Other Known Investments	Remaining Unmet Need
SBA Business/EIDL Loans	\$1,401,319,818		(\$271,205,500)	\$1,130,114,318
Houston Economic Revitalization Program		(\$30,264,834)		(\$30,264,834)
Grand Total	\$8,436,161,425	(\$1,132,019,250)	(\$3,836,518,911)	\$3,467,625,264

* CDBG-DR investments include activity delivery costs.

C. Houston Program Budget

Table 62: Total Allocation Budget – City of Houston**

Program	HUD Most Impacted Areas (80%)	State Most Impacted Areas (20%)	LMI Amount (70% of Total Allocation)*	Total	% of Total Allocation by Program	% of Total Allocation	Total
City of Houston Programs							
City of Houston Housing	Homeowner Assistance Program	\$ 392,729,436,427,900,063	- \$ 85,470,563,246,810,291*	\$ 392,729,436,427,900,063	7.8254%	18.3419.93%	\$ 1,041,754,416,131,394,231
	Single Family Development Program	\$ 204,000,000,222,269,086	- \$ 222,269,086	\$ 204,000,000,222,269,086	4.063.92%		
	Multifamily Rental Program	\$ 321,278,580,350,050,472	- \$ 350,050,472,321,278,580	\$ 321,278,580,350,050,472	6.3917%		
	Small Rental Program	\$ 61,205,100,66,6,6282	- \$ 66,686,282,61,205,100	\$ 61,205,100,66,6,6282	1.2217%		
	Homebuyer Assistance Program	\$ 21,741,300,23,68,8,328	- \$ 21,741,300,7,264,351*	\$ 21,741,300,23,68,8,328	0.4342%		
	Buyout Program	\$ 40,800,000	- \$ 8,453,133,20,400,000*	\$ 40,800,000	0.8172%		
City of Houston Public Services and Economic Revitalization	Public Services	\$ 60,000,000	- \$ 60,000,000	\$ 60,000,000	1.1906%	1.59%	\$ 90,264,834
	Economic Revitalization Program	\$ 30,264,834	- \$ 30,264,834	\$ 30,264,834	0.6053%		
City of Houston Planning	Houston Planning	\$ 23,100,000	- N/A	\$ 23,100,000	0.4641%	0.7796%	\$ 43,935,088,54,218,976
City of Houston Housing Administration	Houston Housing-Administration	\$ 20,835,088,31,118,976	- N/A	\$ 20,835,088,31,118,976	0.4155%		
City of Houston Allocation Subtotal (before housing-admin)		\$ 1,155,119,250,244	- \$ 792,413,540,003,74	\$ 1,155,119,250,244			
City of Houston Allocation Subtotal (after housing-admin)		\$ 1,175,954,338,275,878,041	- \$ 792,413,540,003,74,5,316*	\$ 1,175,954,338,275,878,041			

*This illustrates the minimum estimated LMI amount and may change as guidelines applications are developed/accepted.
 **Does not reflect Houston's additional allocated funds which will be assigned to specific programs in a future amendment.

D. Use of Funds

Program Guidelines: Houston's Housing and Community Development Department (HCDD) will develop program guidelines that provide ~~operational~~ details on eligibility requirements, reporting requirements, and other program information. All program guidelines will be approved by the GLO and posted for public comment, before use. These programs will help accomplish actions set forth in the City's Analysis of Impediments by preserving and expanding housing and economic opportunities in Houston. Program guidelines will be developed in ways that will address fair housing impediments and promote a recovery that is equitable. It is intended that programs will utilize the program income restrictions as listed in 83 FR 5844 for its programs, as applicable. Also, under this Federal Register, HUD has waived certain program income requirements. No applicant can receive more assistance than the cap listed for the program in the guidelines, and no applicant can receive assistance in excess of the total amount allocated for the total program.

Affirmative Marketing Outreach Plan: HCDD is committed to AFFH through established affirmative marketing policies. Affirmative marketing efforts will include an affirmative marketing plan, based on HUD regulations. The goal is to ensure that outreach and communication efforts reach eligible homeowners and renters from all racial, ethnic, national origin, religious, familial status, the disabled, "special needs", and gender groups. The outreach plan will give detailed information about how the City plans for effective outreach to all groups of homeowners and renters mentioned above, as well as how the application and enrollment process for programs will be suitable for persons with limited English proficiency, persons with disabilities, and those with special needs.

AFFH Review: All proposed housing projects will undergo AFFH review. Such review will include assessments of a proposed project area's (1) demography, (2) socioeconomic characteristics, (3) housing configuration and needs, (4) educational, transportation, and health care opportunities, (5) environmental hazards or concerns, and (6) all other factors material to the AFFH determination. Applications should show that projects are likely to lessen area racial, ethnic, and low-income concentrations, and/or promote affordable housing in low-poverty, nonminority areas in response to natural hazard-related impacts.

Cost Effectiveness: The City will look at the cost-effectiveness of each program for an eligible applicant's property and determine what options are available to applicants including rehabilitation ~~with elevation or reconstruction~~ compared to other ~~mitigation measures~~ options such as ~~acquisition or buyout~~ reconstruction.

Leveraging: The city of Houston intends to leverage CDBG-DR funds with funding provided by other federal, state, local, and non-profit sources to utilize the limited CDBG-DR funds to the fullest possible extent to generate a more effective and comprehensive recovery. As applicable, leveraging requirements may be added to program guidelines, applications, or NOFA/RFPs.

1. Homeowner Assistance Program (HoAP)

HCDD will provide five program options to assist eligible homeowners with their rehabilitation and reconstruction needs. This includes City Managed Rehabilitation, ~~Elevation,~~ and Reconstruction; ~~Reimbursement;~~ Acquisition; Homeowner Managed Rehabilitation, ~~Elevation,~~ and Reconstruction; and Interim Mortgage Assistance. The City will select the option(s) available for each homeowner based on where they are in the recovery process and the condition of their home. Program options are as follows:

City Managed Rehabilitation, ~~Elevation,~~ and Reconstruction: The City will manage and complete the construction process for the rehabilitation (including elevation) or reconstruction of damaged homes on behalf of homeowners. The City ~~anticipates contracting~~will contract with a firm(s) to provide design and construction services to manage and perform the rehabilitation or reconstruction of damaged properties. The estimated budget for this option ~~is \$161,728,246,~~ including project delivery, is \$195,943,212.

Reimbursement: Homeowners who have completed partial or full repairs on their home before applying to the program may be eligible for reimbursement of eligible expenses incurred, prior to application to the program, for work performed to minimum program standards, following an environmental clearance. Xactimate or a similar industry standard tool will be used to ensure cost reasonableness and the work will be verified through an on-site inspection by program staff. The estimated budget for this option, including project delivery, is ~~\$135,691,299~~164,117,633.

Acquisition: The City may elect to voluntarily acquire single family homes for rehabilitation ~~or,~~ reconstruction, or new construction. The home acquired may then be reconstructed through the Single Family Development Program or rehabilitated or reconstructed by ~~partners,~~the City or their subrecipients. These homes would then be offered for sale to LMI homebuyers or to another homeowner with a damaged home. Homeowners whose properties are acquired may also be eligible to participate in the Single Family Development program to ~~receive~~purchase a new home. The estimated budget for this option, including project delivery, is ~~\$7,069,1308,~~558,001.

Homeowner Managed Rehabilitation, ~~Elevation,~~ and Reconstruction: The City will assist homeowners to manage their own rehabilitation process (including elevation) and will provide construction advisory services for these homeowners. Homeowners will select their own licensed and insured contractor(s) and contract verifications will be performed for all contractors. Xactimate or a similar industry standard tool will be used to ensure cost reasonableness and the work will be verified through an on-site inspection by program staff. Homeowner managed rehabilitation, elevation, and reconstruction will only be available to homeowners who have initiated the repair process and are under contract with a contractor at the time of application. Program guidelines will fully address program details, including minimum construction standards, environmental compliance, program controls, and circumstances under which this option may be provided. The estimated budget for this option, including project delivery, is ~~\$38,364,12346,~~444,217.

As a part of HoAP, the City will provide Interim Mortgage Assistance (IMA) and Temporary Relocation Assistance (TRA) as additional services to be accompanied by participation in the

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City Managed program and the Homeowner Managed program options. The TRA funds are to assist in easing the temporary displacement burden experienced by homeowners as a result of construction. TRA funding is included in the budget for HoAP City Managed and Homeowner Managed options as an eligible activity.

Interim Mortgage Assistance: Interim Mortgage Assistance may be provided as an additional service to homeowners being served/determined eligible under the Homeowner Assistance Program who are making both a mortgage payment on their storm damaged home and making a rental payment for their temporary home-City Managed or the Homeowner Managed program options. These homeowners may be eligible to receive up to 20 months of assistance based on the lesser of their monthly mortgage and temporary rental housing payments. This option may be considered when at the time an applicant is determined eligible for the rehabilitation or reconstruction of a home extends beyond 3 months, during which mortgage payments may be due, but the home remains uninhabitable/the damaged home. This assistance will help to ease the financial hardship homeowners may face during the post disaster recovery period and prevent homeowners from going into foreclosure. Determination of reasonable and necessary award amounts, including duplication of benefits calculation, retroactive eligibility, and specific performance milestones for the rehabilitation/reconstruction of homes, will be established in the program guidelines. The estimated budget for this option, including project delivery, is \$40,603,695.12.837,000.

- a. Allocation Amount: \$392,729,436.427.900,063
- b. Maximum Assistance: The following outlines the maximum assistance for each option in HoAP. Applicants can combine some options with other options in HoAP and may also be eligible for assistance in other programs. No beneficiary can receive more than maximum for each program or option they participate in.
 - i. City Managed Rehabilitation, ~~Elevation,~~ and Reconstruction Option: For rehabilitation, the local composite builder bid amount cannot be greater than \$80,000 per unit for rehabilitation. This exceeds GLO's amount because it is anticipated that Houston will have a higher proportion of homeowners with larger homes with higher median home values, that have remaining unmet need and also have a need for repair and not reconstruction, compared to other impacted areas in the state. The amount of reconstruction and repair with elevation costs is the local composite builder bid amount based on procured builders and the builder's house plans based on household size and not greater than \$200,000. Additional allocations may be allowed for improvements, environmental factors, neighborhood requirements, resiliency measures, and accessibility needs, at the discretion of the City based on factors outlined in the program guidelines. The maximum amount of assistance per household for base rehabilitation, including both rehabilitation cost and additional allocations, is \$15080,000, and the maximum amount for reconstruction or repair with this \$200,000. These maximums do not include additional allocations such as elevation, including both reconstruction cost and additional allocations, is \$272,000 (for rehabilitation only), environmental factors, resiliency measures, and accessibility needs, at the discretion of the City based on factors outlined in the guidelines.

- ii. Reimbursement Option: Maximum amount of reimbursement funds for a household will not exceed \$80,000. Additional criteria for maximum amount of assistance to eligible households based on income is included in the guidelines. This maximum does not include additional allocations such as elevation (for rehabilitation only), environmental factors, resiliency measures, and accessibility needs, at the discretion of the City based on factors outlined in the guidelines.
 - iii. Homeowner Managed Rehabilitation, ~~Elevation~~, and Reconstruction Option: The Homeowner Managed Rehabilitation, ~~Elevation~~, and Reconstruction Option's maximum assistance is ~~\$15080,000~~ for rehabilitation and ~~\$272200,000~~ for reconstruction ~~or repair with elevation~~. These maximums do not include additional allocations such as elevation (for rehabilitation only), environmental factors, neighborhood requirements, resiliency measures, and accessibility needs, at the discretion of the City based on factors outlined in the guidelines.
 - iv. Acquisition Option: Eligible acquisition beneficiaries will receive monetary compensation for properties using post-disaster fair market value. Additional incentives may be offered to participating applicants. Additional incentives may be offered to eligible applicants whose homes are acquired. Such incentives may include, but are not limited to, Relocation Assistance, ~~In-County Replacement Dwelling~~, Enhanced Buyout Area Relocations, and others, as applicable, to be determined upon creation of the program Standard Operating Procedures. The maximum amount of assistance is \$200,000.
 - v. Interim Mortgage Assistance: This assistance may be available to ~~participants~~applicants who are determined eligible to participate in the City Managed Rehabilitation, ~~Elevation~~, and Reconstruction Option and Homeowner Managed ~~Rehabilitation, Elevation, Rehabilitation~~ and Reconstruction Option. Homeowners may be eligible to receive up to 20 months of assistance to pay their mortgage on the Harvey-damaged home. ~~The amount of assistance equals the lesser of the household's monthly mortgage or temporary rental housing payments and is not to exceed Fair Market Renters (FMR) for the Houston The Woodlands Sugar Land HUD Metro Area.~~
- c. Eligible Activities: Housing activities allowed under CDBG-DR; HCDA Section 105(a)(1), 105(a)(3-4), 105(a)(8) 105(a)(11), 105(a)(18), and 105(a)(25), 24 CFR 570.201(g) including but are not limited to:
- i. Single family owner-occupied rehabilitation and reconstruction
 - ii. Hazard mitigation
 - iii. Relocation assistance
 - iv. Demolition only
 - v. Other activities associated with the recovery of impacted single family housing stock
 - vi. Payment of non-federal share

A waiver eligible under 83 FR 5844 permits housing incentives and other requirements for one-for-one replacement housing, relocation, and real property acquisition requirements. A modification to the limitation on emergency grant payments for interim mortgage assistance will also be used as stated in the same Federal Register.

d. Ineligible Activities:

- i. Forced mortgage payoff
- ii. Incentive payments to households that move to disaster-impacted floodplains
- iii. Properties that served as second homes at the time of the disaster, or following the disaster, are not eligible for rehabilitation assistance or housing incentives
- iv. Rehabilitation/reconstruction of homes located in the floodway
- v. Rehabilitation/reconstruction of a home where:
 1. the combined household income is greater than 120 percent AMI or the national median, and
 2. the property was ~~as~~ located in a floodplain at the time of the disaster, and
 3. the property owner did not maintain flood insurance on the damaged property, even when the property owner was not required to obtain and maintain such insurance.
- vi. Assistance for the repair, replacement, or restoration of a property to a person who has failed to meet Section 582 of the National Flood Insurance Reform Act of 1994, as amended, (42 U.S.C. 5154a), which states that no Federal disaster relief assistance made available in a flood disaster area may be used to make a payment (including any loan assistance payment) to a person for “repair, replacement, or restoration” for damage to any personal, residential, or commercial property if that person at any time has received Federal flood disaster assistance that was conditional on the person first having obtained flood insurance under applicable Federal law and the person has subsequently failed to obtain and maintain flood insurance as required under applicable Federal law on such property.

e. Eligibility Criteria for Assistance:

Property

- i. Not located in a floodway
- ii. Owner-occupied at the time of the storm
- iii. Served as homeowner’s primary residence
- iv. Sustained damage from Hurricane Harvey
- v. Environmentally cleared
- vi. Costs for rehabilitation, reconstruction, and new construction are reasonable and consistent with market costs at the time and place of construction;

Homeowner

- i. All homeowner applicants and co-applicants must be current on payments for child support or under an approved payment plan.
- ii. Homeowner applicants must furnish evidence that property taxes are current, under an approved payment plan, or that they have an exemption under current laws.
- iii. Homeowner applicants must agree to a limited subrogation of any future awards related to Hurricane Harvey, to ensure duplication of benefits compliance.
- iv. Assistance will be provided in the form of a grant or zero-interest forgivable loan. Homeowner applicants are required to maintain principal residency in the assisted property throughout the length of the lien period. Cash-out refinancing, home equity loans, or any loans utilizing the assisted property as collateral ~~are not~~

~~allowed must be approved~~ during the ~~lien compliance~~ period, ~~and considerations for this are in the program guidelines~~. A violation of this policy will activate the loan repayment terms.

- v. Homeowner applicants must agree to lien requirements, as applicable. The lien period for homes will be based on the amount of assistance provided (not including the additional allocations allowed for improvements):

For Rehabilitation

- a. No lien for assistance less than \$20,000-*
 - b. 5-year lien period for \$20,000 to \$40,000 of assistance-*
 - c. 10-year lien period for \$40,001 to \$80,000 of assistance-*
- *Assistance to determine lien period does not include additional site-specific allocations.

For Reconstruction

- a. 20-year lien period for reconstruction; for reconstruction requiring \$80,000 or less in assistance (excluding site-specific allocations), the lien period shall be 10 years.

The lien on the property will be removed upon completion with the terms and conditions of all documents related to the program and completion of the lien period. Should the homeowner sell or otherwise convey their ownership interest in the property during the lien period, the remaining prorated amount of assistance will become immediately due and payable.

- vi. Homeowner applicants must maintain required insurance for the assisted property. ~~Hazard, flood (if applicable), and windstorm (if applicable) insurance will be monitored during the length of the lien period.~~
 - vii. Where disaster assistance triggers the flood insurance purchase requirement, assisted homeowners will notify any transferee of the requirement to obtain and maintain flood insurance, in writing, and to maintain such written notification in the documents evidencing the transfer of the property, and that the transferring owner may be liable, if he or she fails to do so.
 - viii. Additional eligibility criteria for each option is included in the guidelines. The homeowner may be eligible for multiple options, and in some circumstances, a homeowner may combine options. ~~The Acquisition option cannot be combined with any other option.~~ Exclusions in the combination of options will ensure that benefits do not overlap. ~~In addition, homeowners participating in the Acquisition option will be prioritized when they apply for the Single Family Development Program.~~
- f. Selection Criteria: Funding priorities have been established to assist vulnerable populations and low- and moderate-income households. The applicant prioritization sequence for funding is based on the following criteria.
 - i. Elderly (62 years or older) or disabled households at or below 80 percent AMI
 - ii. Households at or below 80 percent AMI with children

iii. Households at or below 50 percent AMI

iv. Households at or below 80 percent AMI

The remainder of the funding will be provided on a first-come, first-served basis.

- g. Award Methodology: The City will assist homeowners in identifying the best option to meet their needs based on their eligibility for each option, the condition of their home, and where they are in the recovery process. After the City has made its eligibility determination for each option for each applicant, a case manager will work with the applicant to explain the options they can choose from, if eligible for multiple options.
- h. National Objectives: LMI benefit; Urgent need.
- i. Timeframe: The proposed program start date is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the program start date.

2. Single Family Development Program

The devastation to the City of Houston's housing stock resulting from Hurricane Harvey included an unprecedented number of flooded homes. Many of these homes were destroyed or remain uninhabitable. This has forced many residents to relocate either temporarily or permanently. Even before this disaster, many communities had vacant lots in need of infill development. New construction of single family homes will help restore neighborhoods impacted by the storm and improve neighborhoods in need of new, infill development.

The Single Family Development Program will provide new affordable single family homes for LMI homebuyers. HCDD will work with for-profit and non-profit contractors and organizations to implement the program. Properties or lots for new construction will be identified from a variety of sources, including the Houston Land Bank, HCDD's Homeowner Assistance Program, and other organizations that have existing land available.

HCDD will enforce recapture provisions through a lien should a homeowner convey their ownership interest in the property during the compliance period, except in the event of a homeowner death where a low-income heir may assume the remaining lien and compliance period. The lien period for homes purchased will be based on the amount of assistance provided (not including additional allocations for site-specific conditions):

- a 5-year lien period for assistance less than \$40,000
- a 10-year lien period for \$40,000 to \$80,000 of assistance
- a 20 year period for assistance greater than \$80,000.

The assistance is provided in the form of a zero-interest forgivable loan, secured by a lien. Forgiveness of the loan provided will be prorated over the course of the lien period. The lien on the property will be removed upon completion with the terms and conditions of all documents related to the program and completion of the lien period. Should the Homeowner sell or otherwise convey their ownership interest in the property during the lien period the remaining prorated amount of assistance will be recaptured and become immediately due and payable.

This program will give opportunity to residents to move out of areas that are prone to repetitive flooding. It will also give homeowners that need substantial repairs or reconstruction the immediate opportunity to move to a new home offered for sale through this program. This program will work in conjunction with other recovery programs to provide housing options for those directly impacted by Hurricane Harvey and those indirectly impacted due to the resulting shortage of available housing.

a. Allocation Amount: ~~\$204,000,000~~222,269,086

b. Maximum Award:

The construction cost is limited to \$200,000 per home, however additional allocations, above the \$200,000 threshold may be provided to address certain site-specific conditions including accessibility needs environmental issues, resiliency/mitigation measures, municipal ordinances, and neighborhood requirements. Additional allocations may be allowed based on the submitted application, onsite inspection and additional requirements that will be outlined in the Standard Operating Procedure. The City will work with applicants who require ADA accommodations to select properties that satisfy their ADA needs; and/or will incorporate ADA construction for new homes built on empty lots. The maximum award of assistance was estimated utilizing information from existing repair and reconstruction programs. ~~The maximum amount of assistance for each unit constructed and inclusive of site specific conditions shall not exceed \$272,000.~~

c. Eligible Activity: New construction is eligible based on information provided in the Federal Register waiving the requirements of 42 U.S.C.(a) HCDA Section 105 (a)(1), 105(a)(4), 105(a)(7-8), 105(a)(11), 105(a)(14-15); A waiver eligible under 83 FR 5844 permits new housing construction.

d. Ineligible Activity: Properties to be developed cannot be in a floodway or Special Flood Hazard Area

e. National Objective: LMI benefit

f. Selection Criteria:

Properties

HCDD may consider eligible properties owned by the City of Houston including those acquired through the HoAP Acquisition option, the Land Assemblage Redevelopment Authority (dba the Houston Land Bank), or other partners for new home construction. Construction will be prioritized to areas that are not at risk of future flooding and that do not pose a current or future environmental hazard. Additional program details, including any targeted areas, will be identified in the program guidelines.

Beneficiaries

The beneficiaries of this Program will be LMI households. The applicant prioritization sequence for funding is based on the following criteria:

1. Applicants that participated in either the HoAP Acquisition option or the Housing Buyout Program;
2. Applicants living in the floodway; and
3. Applicants living outside the floodway and have a home that is deemed infeasible for reconstruction at the site of the Harvey damaged property.

The remaining applicants will be served on a first-come, first-served basis. The City or its subrecipient will retain ownership until the applicant ~~takes position of~~ transferred the hometitle.

- g. Timeframe: The proposed program start date is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the program start date.

3. Multifamily Rental Program

This program will address both direct and indirect impacts of Hurricane Harvey on Houston's affordable rental housing stock. The shortage of affordable rental housing units available to meet the needs of renters in Houston was exacerbated by Hurricane Harvey. The development of new multifamily rental housing, the acquisition and/or rehabilitation of flood-damaged multifamily rental housing, and strategic land acquisition for multifamily development aims to address this shortage and meet the needs of disaster impacted rental households, including those in public housing. This program will also provide housing designed to meet the needs of special populations.

- a. Allocation Amount: ~~\$321,278,580~~350,050,472
- b. Maximum Award: \$40,000,000 per development
- c. Eligible Applicants: Acting individually or as participants in a LP or LLC:
 - i. For-profit developers/borrowers
 - ii. Public housing authorities – HCHA and HHA
 - iii. Not-for-profit developers/borrowers
 - iv. Units of general local government
- d. Eligible Activity: Rehabilitation, Reconstruction, New Construction, and Acquisition. HCDA Section 105 (a)(1), 105(a)(3-4), 105(a)(7-8), 105(a)(11), and 105(a)(14-15). A waiver eligible under 83 FR 5844 permits new housing construction.
- e. Eligibility Criteria:
 - i. Project must meet CDBG-DR eligibility requirements
 - ii. Development must be located within the city limits of Houston, except in certain cases where the City and County partner on projects that provide housing
 - iii. At a minimum, 51 percent of the units rehabilitated or developed will be reserved under a lien period for LMI households earning 80 percent or less of the AMFI at affordable rents. For rehabilitation ~~or reconstruction~~, the lien period will be a

minimum of 15 years; and for reconstruction or new construction, the lien period will be a minimum of 20 years.

- iv. Lien periods will be established and affordable rents will comply with High HOME Investment Partnership (HOME) Rents~~the Low-Income Housing Credit rent limits, 26 U.S. Code § 42 (g)(2)(a),~~ and other existing Land Use Restriction Agreement (LURA) restrictions, as applicable. Housing Tax Credit (HTC) rent limits will be used to identify rents for target AMFI levels to align with the Needs Assessment.
 - v. Any substantial rehabilitation, as defined by 24 CFR 5.100, or new construction of a building with more than four rental units will include installation of broadband infrastructure, as required.
 - vi. Projects with eight (8) or more units must ensure construction costs are reasonable and consistent with market costs at the time and place of construction;
 - ~~vii.~~ vii. Property owners receiving disaster assistance that triggers the flood insurance purchase requirement have a statutory responsibility to notify any transferee of the requirement to obtain and maintain flood insurance in writing and to maintain such written notification in the documents evidencing the transfer of the property, and the transferring owner may be liable if he or she fails to do so.
 - ~~viii.~~ viii. Section 582 of the National Flood Insurance Reform Act of 1994, as amended, (42 U.S.C. 5154a) prohibits flood disaster assistance in certain circumstances. In general, it provides that no Federal disaster relief assistance in a flood disaster area may be used to make a payment (including any loan assistance payment) to a person for “repair, replacement, or restoration” for damage to any personal, residential, or commercial property if that person at any time has received Federal flood disaster assistance that was conditioned on the person first having obtained flood insurance under applicable Federal law and the person has subsequently failed to obtain and maintain flood insurance as required under applicable Federal law on such property. No disaster assistance may be provided for the repair, replacement, or restoration of a property to a person who has failed to meet this requirement.
- f. Selection Criteria: The selection criteria will likely include, but is not limited to, the following:
- a. Housing types
 - b. Organizational experience
 - c. Project location information
 - d. Neighborhood, development and site amenities
 - e. Financial analysis

Applications or proposals providing housing to certain populations, including but not limited to permanent supportive housing, Section 811, previously homeless persons, or extremely low-income households, will be prioritized.

- g. National Objective: LMI benefit
- h. Property Types: Multifamily rental housing of eight or more rental units under common ownership.

- i. Project Selection: Projects will be selected through an application or NOFA/RFP process. The application or NOFA/RFP will clearly establish the process and acceptance period, threshold criteria (including applicable building codes), selection criteria, and the award process. Selected projects must be completed within 18 months of the effective date of the contract, unless otherwise extended by Houston. Additional project selection criteria and process information will be established in the program guidelines. To address the unmet public housing needs, there will be an application process for the Houston Housing Authority. This process is addressed in the multifamily guidelines with further information about the subrecipient agreement.
- j. Timeframe: The proposed program start date is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the program start date.

4. Small Rental Program

The Small Rental Program aims to rebuild the affordable rental housing stock by rehabilitating small rental properties (1 – 7 units) ~~damaged by Hurricane Harvey~~ and to create new housing stock, through infill development of new small rental properties, to meet the increased demand for this type of rental housing in Houston. This program provides financial assistance, through forgivable loans, to small rental property owners and developers who serve a low- to moderate-income market. This program will assist in expanding the affordable rental housing options, while also stimulating economic growth by assisting landlords and creating jobs in the housing rehabilitation and construction sectors.

Program may include assistance to property owners for the following that will meet eligible CDBG activities:

- 1. Repair, rehabilitation, or reconstruction of damaged properties
- 2. Reconstruction or conversion of non-disaster damaged property to meet the needs of renters impacted by the affordable rental housing shortage exacerbated by Hurricane Harvey
- 3. New construction of small rental properties
- 4. Housing for special populations
- 5. Resilience measures

Awards for property owners will be based on multiple factors which may include the number of units, size of property, and overall construction need, as well as the benefits received from insurance and other sources. Prioritization criteria may include the prioritization of projects based on length of lien periods, green building and/or energy star rated units, visitability, American Disabilities Act/Section 504, mitigation measures, and others. The program guidelines will detail award factors, selection criteria, award calculation/determination methods, construction standards, quality assurance / quality control functions, appeals and grievance processes, LMI occupancy requirements, land use restrictions, program compliance, and monitoring, and other program components.

- a. Allocation Amount: ~~\$61,205,100~~66,686,282

- b. Maximum Award: \$3,500,000 per development
- c. Eligible Applicants: Property owners acting individually or as participants in LP or LLC:
 - i. For-profit developers/ borrowers
 - ii. Public housing authorities
 - iii. Units of local governments
 - iv. Not-for-profit developers/ borrowers
- d. Eligible Activity: Rehabilitation, Reconstruction, New Construction, and Acquisition HCDA Section 105 (a)(1), 105(a)(3-4), 105(a)(7-8), 105(a)(11), and 105(a)(14-15). A waiver eligible under 83 FR 5844 permits new housing construction.
- e. Eligibility Criteria:
 - Property owner applicants must
 - i. Provide proof that
 - 1. Property taxes are current,
 - 2. They have an approved payment plan, or
 - 3. There is an approved property tax exemption in place
 - ii. Agree to a limited subrogation of any future awards related to Hurricane Harvey according to duplication of benefits requirements
 - iii. Agree to lien period and lien requirements
 - Property must:
 - i. Not be in a floodway
 - ii. Have an environmental clearance
 - Development:
 - i. Must meet CDBG-DR eligibility requirements
 - ii. Must be located within the city limits of Houston, except in certain cases where the City and County partner on projects that provide housing
 - iii. At a minimum, 51 percent of the contiguous units rehabilitated or developed may be reserved for a lien period for LMI households earning 80 percent or less of the AMFI at affordable rents.

For ~~rehabilitation:~~Rehabilitation

- a. No lien ~~period~~ for assistance ~~under~~less than \$20,000 per unit*
- b. 5-year lien period for ~~assistance~~ \$20,000 to \$40,000 of assistance per unit*
- c. 10-year lien period for \$40,000 ~~to \$80,000~~ to \$80,000 of assistance per unit*.
~~15-year*~~ Assistance to determine lien period ~~for assistance above \$80,000 does not include additional site-specific allocations.~~

For new construction:

- ~~a. 20-year lien period~~
- For Reconstruction and New Construction

a. 20-year lien period for reconstruction; for reconstruction requiring \$80,000 or less in assistance per unit (excluding site-specific allocations), the lien period shall be 10 years.

If a single family unit is rehabilitated or developed, it must be reserved for LMI households. At least two units in a duplex or triplex must be reserved for LMI households.

- iv. Any substantial rehabilitation, as defined by 24 CFR 5.100, or new construction of a building with more than four rental units will include installation of broadband infrastructure, as required. Developments may include more than one property, such as with a scattered site rental development.
 - v. Property owners receiving disaster assistance that triggers the flood insurance purchase requirement have a statutory responsibility to notify any transferee of the requirement to obtain and maintain flood insurance in writing and to maintain such written notification in the documents evidencing the transfer of the property, and the transferring owner may be liable if he or she fails to do so.
 - vi. Section 582 of the National Flood Insurance Reform Act of 1994, as amended, (42 U.S.C. 5154a) prohibits flood disaster assistance in certain circumstances. In general, it provides that no Federal disaster relief assistance made available in a flood disaster area may be used to make a payment (including any loan assistance payment) to a person for “repair, replacement, or restoration” for damage to any personal, residential, or commercial property if that person at any time has received Federal flood disaster assistance that was conditioned on the person first having obtained flood insurance under applicable Federal law and the person has subsequently failed to obtain and maintain flood insurance as required under applicable Federal law on such property. No disaster assistance may be provided for the repair, replacement, or restoration of a property to a person who has failed to meet this requirement.
 - vii. Applicable elevation requirements will apply to development and rehabilitation.
- f. National Objective: LMI benefit
- g. Property Types: Small rental properties of one to seven rental units under common ownership.
- h. Project Selection: Projects will be selected through an application or NOFA/RFP process. The application or NOFA/RFP will clearly establish the process and acceptance period, threshold criteria (including applicable building codes), selection criteria, and the award process. Selected projects must be completed within 18 months of the effective date of the contract, unless otherwise extended by GLO. Project selection criteria and process information will be established in the program guidelines. The selection criteria will likely include, but is not limited to, the following:
- a. Housing types
 - b. Organizational experience
 - c. Project location information

d. Financial analysis

For new construction, applications or proposals providing housing to certain populations, including but not limited to permanent supportive housing, Section 811, previously homeless persons, or extremely low-income households, will be prioritized.

- i. Timeframe: The proposed program start date is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the program start date.

5. Homebuyer Assistance Program

The Homebuyer Assistance Program will provide funds for down payment, closing cost, principal buydown, and other direct financial assistance to homebuyers to finance the purchase of a home. This program will help improve homeownership affordability for residents. The Homebuyer Assistance Program will prioritize households that were impacted by Hurricane Harvey to facilitate the movement of LMI households into new homes after their homes were damaged by Hurricane Harvey.

The Homebuyer Assistance Program may provide down payment and closing cost assistance to eligible households earning up to 120 percent of AMI. Direct homeownership assistance under 570.201(n) allows the City to pay up to 100 percent of the down payment amount required by the lender. The City may also utilize other forms of direct homebuyer assistance such as subsidizing interest rates and mortgage principal amounts, including making grants to reduce the effective interest rate on the amount needed by the eligible household to achieve an affordable mortgage payment level. Primarily, the City will provide direct financial assistance in the form of forgivable loans. The lien period for homes purchased will have a minimum of five (5) years. The lien on the property will be removed upon completion with the terms and conditions of all documents related to the program and completion of the lien period. Should the Homeowner sell or otherwise convey their ownership interest in the property during the lien period the remaining prorated amount of assistance will become immediately due and payable.

- a. Allocation Amount: ~~\$21,741,300~~23,688,328
- b. Maximum Award: \$30,000 per unit
- c. Eligible Activity: This activity is eligible for CDBG-DR funds as listed in 24 CFR 570.201(n) and HCDA section 105(a)(24); A waiver eligible under 83 FR 5844 permits Homeownership assistance for households earning up to 120 percent AMI and downpayment assistance for up to 100 percent of the down payment.
- d. Eligible Applicants: The criteria for establishing eligibility of applicants for assistance through this program are as follows.
The applicant must:
i. Meet income eligibility requirements (up to 120 percent of AMI)
ii. Agree to lien period and/or lien requirements

- e. Applicant Selection: Eligible applicants will be households earning 120 percent AMI or below. Applicants that have been impacted by Hurricane Harvey will receive priority and the remainder will be prioritized first come, first served.
- f. National Objective: LMI benefit; Urgent need
- g. Timeframe: The proposed program start date is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the program start date.

6. Buyout Program

Many homes have flooded repeatedly since 2015, highlighting a need for a more permanent solution for some residents. Through this program, the City or a subrecipient will purchase residential structures that have flooded and demolish them to create park amenities, open space, or detention areas. This voluntary program is intended to assist residents to move out of areas that have been impacted by multiple disasters or are at high risk of flooding from future disasters. This program is also intended to reduce the impact of future disasters, while encouraging targeted revitalization efforts and the creation of open space.

HCDD may work with subrecipients, such as the HCFCFCD or other City Departments, to implement this program. If a subrecipient is selected, the City will work with the subrecipient to choose buyout project locations. Buyouts under this program may be part of a larger City or County buyout strategy, in accordance with a long-term plan for the property to become future open space or detention, to avoid removing a viable property from the housing market. It may include the buyout of impacted single and multifamily housing. Buyout property will be maintained in perpetuity as greenspace, as applicable to buyouts.

- a. Allocation Amount: \$40,800,000
- b. Maximum Assistance: Maximum assistance provided to each property will be \$250,000 for buyout assistance including incentives/moving and settlement costs and other eligible project costs. The post-disaster fair market value, less any duplication of benefits, will be used. The housing supplement will not exceed \$31,000 and may include a price differential payment and incidentals of replacement housing such as loan applications and some closing costs, and the rental supplement will not exceed \$7,200 to include rent differential higher cost replacement dwellings.
- c. Eligible Activities: This activity is eligible for funds as listed in HCDA section 105(a)(1), 105(a)(7-9) 105(a)(24-25), 5305(a)(8), 24 CFR 570.20(b)(4);24 CFR 570.201(g) including but are not limited to:
 - i. Buyouts
 - ii. Demolition
 - iii. Relocation Assistance
 - iv. Payment of Non-Federal Share
 - v. Housing incentives

A waiver eligible under 83 FR 5844 permits housing incentives and other requirements for one-for-one replacement housing, relocation, and real property acquisition requirements.

d. Ineligible Activities:

- i. Forced mortgage payoff;
- ii. Incentive payments to households that move to disaster-impacted floodplains;
- iii. Properties that served as second homes at the time of the disaster, or following the disaster, are not eligible for rehabilitation assistance or housing incentives;
- iv. Assistance for the repair, replacement, or restoration of a property to a person who has failed to meet Section 582 of the National Flood Insurance Reform Act of 1994, as amended, (42 U.S.C. 5154a), which states that no Federal disaster relief assistance made available in a flood disaster area may be used to make a payment (including any loan assistance payment) to a person for “repair, replacement, or restoration” for damage to any personal, residential, or commercial property if that person at any time has received Federal flood disaster assistance that was conditional on the person first having obtained flood insurance under applicable Federal law and the person has subsequently failed to obtain and maintain flood insurance as required under applicable Federal law on such property.

e. Eligibility Criteria for Assistance:

Residential Structures

Homeowner Property

- i. Owner-occupied at the time of the storm
- ii. Served as homeowner’s primary residence
- iii. Sustained damage from Hurricane Harvey
- iv. Environmentally cleared
- v. Located in DRRRA or floodplain

Rental Property

- i. Renter-occupied at the time of the storm
- ii. Sustained damage from Hurricane Harvey
- iii. Environmentally cleared
- iv. Located in DRRRA or floodplain

Homeowner

- i. All homeowner applicants and co-applicants must be current on payments for child support or under an approved payment plan.
- ii. Homeowner applicants must furnish evidence that property taxes are current, under an approved payment plan, or that they have an exemption under current laws.
- iii. Homeowner applicants must agree to a limited subrogation of any future awards related to Hurricane Harvey, to ensure duplication of benefits compliance.

Rental Property Owner

- i. Rental Property owners must furnish evidence that property taxes are current, they are under an approved payment plan, or that they have an exemption under current laws.
- f. Program guidelines will detail applicant or project eligibility requirements, application process, compliance with URA regulations, and other information.
- g. National Objective: LMI benefit; Urgent need
- h. Timeframe: The proposed program start date is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the program start date.

7. Public Services

Houstonians were impacted by Hurricane Harvey in many ways. Physical property was damaged, homes were flooded, and personal possessions were lost. The lingering effects of this damage has impacted resident's physical and mental health. In addition, vulnerable populations are often less able to recover from disaster impacts, which could directly affect their job prospects and housing options.

Public services offered will provide a comprehensive approach to recovery for Houstonians. These services will support residents to find housing, remedy housing issues, or to become more resilient in future disasters, whether they be natural, economic, or personal, creating a stronger more prepared community. Services will be made accessible to individuals with wide-ranging disabilities through varying outreach strategies, partnerships with organizations serving people with disabilities, and making accommodations, as needed.

Services may include housing counseling, legal assistance, transportation services, fair housing services, health/mental health services, employment training, workforce development, and other services to address the needs of those impacted by Hurricane Harvey. Housing counseling and legal assistance services will assist in furthering fair housing by addressing housing barriers and allowing residents greater choice to move to neighborhoods with higher opportunity. Employment training and workforce development programs, including those that support housing recovery and housing construction, will address the need for job skills to support Houston's recovery. In addition, workforce development will help boost long-term recovery by supplying residents of impacted communities with the necessary skills and opportunities to increase household income. To address the needs of those impacted who have become homeless or are at risk of becoming homeless, services may include subsistence payments, rental housing subsidies, security deposits, and other services to assist in housing and/or rehousing this population.

The provision of public services is also intended to assist residents in preparing and qualifying for housing programs. Remedying title or tax issues through legal services and providing

housing counseling for LMI communities may prepare more residents to become eligible for programs such as HCDD's Homeowner Assistance and Homebuyer Assistance Programs.

- a. Allocation Amount: \$60,000,000
- b. Maximum Award: \$5,000,000 per contract
- c. National Objective: LMI benefit
- d. Eligible Activity: Eligible activities include the provision of public services as listed in HCDA Sec. 105(a)(8)
- e. Eligible Applicants: Subrecipients will be determined through an application or NOFA/RFP process and will include non-profit agencies. Houstonians will receive assistance directly through the selected subrecipients. These subrecipients will ensure services are open to all residents, including those with limited English proficiency or other special needs populations.
- f. Selection Criteria: Projects and subrecipients will be selected through an application or NOFA/RFP process. The application or NOFA/RFP will clearly establish the process and acceptance period, threshold criteria, selection criteria, and the award process. Selection criteria and any prioritization of impacted households will be established in the Public Services guidelines, NOFA/RFP, or application. Selection criteria will likely include: the activity and need, cost reasonableness and effectiveness, activity management and implementation, and experience/past performance.
- g. Through the selected subrecipients, public services will be provided to primarily LMI persons or persons in LMI areas. This may include those that need public services to assist them in accessing housing programs or becoming eligible for housing programs. Receiving public services offered is not contingent upon also receiving services through the housing programs offered.
- h. Timeframe: The proposed start date of public services is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the public services start date.

8. Economic Revitalization Program

This Economic Revitalization Program will help create jobs that will improve the economic viability of areas impacted by Hurricane Harvey. Many small businesses were impacted, resulting in lost earnings. This has direct implication for a household's ability to pay for housing, especially for the 0-30 percent AMI household members who may become homeless when a household member loses employment.

This program will assist in creating and retaining jobs in the community by providing capital, credit, and technical assistance to businesses, including microenterprises. Assistance may be

provided through loans or grants, and assistance may be part of a revolving loan fund. It is intended that this program will support small businesses that include, but is not limited to, those providing housing construction services, to work with and complement the housing programs funded with CDBG-DR funds. Economic revitalization activities must contribute to the long-term recovery and restoration of housing.

- a. Allocation Amount: \$30,264,834
- b. Maximum Award: \$10,000,000 per subrecipient; the maximum assistance is \$250,000 per business
- c. National Objective: LMI benefit; Elimination of slum/blight; Urgent Need
- d. Eligible Activity: This activity is eligible for funds as listed in HCDA section 105(a)(17), 105(a)(19), 105(a)(22); a waiver eligible under 83 FR 5844 permits other national objective documentation and public benefit standards. Cost Verification Controls must be in place to assure that construction costs are reasonable and consistent with market costs at the time and place of construction. Any projects funding for-profit entities must be evaluated and selected in accordance with guidelines (established in Appendix A to 24 CFR part 570) developed by HUD and comply with HUD underwriting guidance.
- e. Eligible Applicants: Subrecipients will be determined through an application or NOFA/RFP process and may include nonprofit and for-profit agencies. The application or NOFA/RFP will clearly establish the process and acceptance period, threshold criteria, selection criteria, and the award process. Selection criteria will likely include: the need for program, cost reasonableness and effectiveness, activity management and implementation, and experience/past performance. Houstonians and businesses will receive assistance directly through the selected subrecipients. Eligible subrecipients include public or private nonprofit agencies, authorities, or organizations and for-profit organizations.
- f. Timeframe: The proposed program start date is immediately after HUD's approval of this Action Plan. The proposed end date is 5 years from the program start date.

9. Planning

Funding will be used for planning activities that will benefit the most impacted and distressed areas. Vulnerable populations or neighborhoods often struggle to bounce back from disasters. Planning activities will be focused on various mitigation and resiliency efforts to protect Houstonians and help them recover from disasters.

Planning activities will include community engagement to inform the City's recovery plan development and to support various city-wide housing activities. The City may also use these funds to study specific topics related to mitigation or resilience or plan for specific projects that could address impacts of Hurricane Harvey or the recurring nature of disasters in Houston. The types of studies or plans could include flood control, drainage improvement, resilient housing solutions, fair housing, homelessness, surge protection, economic development,

infrastructure improvements, or other efforts to further recovery from Hurricane Harvey, mitigate future damages, and establish plans for comprehensive recovery efforts. The City may work with other local jurisdictions on various types of planning projects.

Planning activities will strive to promote sound, sustainable long-term recovery planning informed by a post-disaster evaluation of hazard risk, especially land-use decisions that reflect responsible flood plain management and take into account future possible extreme weather events and other natural hazards and long-term risks.

The GLO has limited Houston's planning costs to 5 percent of its allocation. The City of Houston will administer these funds as a subrecipient of the GLO. Further amendments may convert a portion of these planning funds to other eligible expenses to execute specific projects, which may have been studied or developed through the planning process.

- a. Allocation Amount: \$23,100,000
- b. Eligible Activities: The eligible activity is planning, urban environmental design, and policy-planning-management-capacity building activities as listed in 24 CFR 570.205.
- c. Selection Criteria: Projects and/or subrecipients will be selected through an application, NOFA/RFP, or other competitive process. The application or NOFA/RFP will clearly establish the process and acceptance period, threshold criteria, selection criteria, and the award process. Selection criteria will be established in the application, NOFA/RFP or a competitive process and will likely include planning activity/project description, organizational experience, cost reasonableness and effectiveness, and management of activity/project. Priorities for activities include those that deepen the understanding of housing issues in Houston, evaluate impact of funding, and support the development of required HUD documents.
- d. Timeframe: The proposed program start date is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the program start date.

10. ~~Housing~~ Administration

The GLO will retain the full 5 percent allocated for administrative costs associated with CDBG-DR17 for purposes of oversight, management, and reporting. The only exception is for an allowance for up to 2.5 percent of the City's program amounts ~~for costs associated with housing activities that will require administrative type activities.~~ Houston plans to budget the full 2.5 percent for administrative costs allowed by the GLO for program administrative costs related to housing activities as listed in 24 CFR 570.206.

- a. Allocation Amount: ~~\$20,835,088~~\$31,118,976

- b. Caps: The GLO will allow the City to spend up to 10 percent of program amounts for costs directly related to implementation of housing activities and 6 percent for non-housing and infrastructure activities. The GLO has capped engineering and design activities at 15 percent of the total project award, unless special services are necessary, subject to GLO approval. These activity delivery costs will be defined in the City's applications to the GLO for individual programs and projects, as needed.
- c. Timeframe: The proposed program start date is immediately after HUD's approval of this action plan amendment. The proposed end date is 5 years from the program start date.

6.3. Citizen Participation – City of Houston Local Action Plan

The primary goal of this plan is to provide Houstonians with opportunities to involve themselves in the Hurricane Harvey recovery process as it pertains to CDBG-DR funds.

A. ~~Publication~~

~~The Houston Local Action Plan will be a substantial amendment added to the State of Texas Action Plan, which can be found on the GLO website: <http://www.glo.texas.gov/recovery/reports/action-plans/index.html>. The City's Local Action Plan will follow the State's publication requirement to publish the proposed plan or any future amendments for a 30 day public comment period on HCDD's website at www.houstontx.gov/housing or the Recovery webpage at www.recovery.houstontx.gov.~~

~~B. Community Consultation~~

Beginning in April 2018, the City's HCDD convened a small working group of community stakeholders and organizations to discuss best practices and a path forward for community engagement to ensure that Houstonians have significant input in how the City utilizes Hurricane Harvey CDBG-DR funding. HCDD's approach throughout its engagement process is two-fold - informing the community about the fundamentals of CDBG-DR funding and gathering input at the neighborhood level to better understand unmet disaster-related needs. In consultation with community stakeholders, HCDD has adopted the following principles in reaching out to disaster-affected communities:

- Be transparent with the community about data and programs to address outstanding disaster related issues
- Inform residents about the CDBG-DR funding process including the Action Plan process, regulation requirements, eligible and ineligible activities, and interim resources available
- Seek representative input from different areas in the city
- Provide multiple avenues for residents to give feedback
- Link community input to decisions about disaster recovery funding
- Leverage meetings already scheduled with external partners, in addition to scheduling City-hosted meetings

Throughout May and June 2018, HCDD worked with community groups, groups representing protected classes, Super Neighborhood Councils, civic groups, and City Council Members to host public meetings around the city to inform the City's Action Plan. Additionally, HCDD engaged community partners, such as [bc] Workshop, University of Houston - College of Architecture Community Design Resource Center, and University of Texas School of Health, to provide meeting facilitation and record-keeping assistance. The format of these meetings includes a presentation on CDBG-DR funding followed by facilitated table discussions on key disaster recovery challenges and priorities. Table discussions have focused on neighborhoods, with residents discussing their post-disaster concerns around neighborhood-specific topics. Considering the targeted audience, meetings have been conducted in English and Spanish, with interpretation services available, as needed.

In addition, HCDD convened and participated in several disaster recovery community engagement events with expert groups of developers and housing advocates. To elicit feedback on disaster recovery needs on a city-wide scale, HCDD launched a Hurricane Harvey public survey in English and in Spanish on May 14, 2018. As of June 24, 2018, HCDD received 746 responses.

CB. Complaints

HCDD will provide a timely written response to every written complaint received related to CDBG-DR programs. The response will be provided in writing, or other effective communication, within fifteen (15) working days of the receipt of the complaint, when practicable.

DC. Public Website

HCDD will maintain a public website that provides information for how ~~all grant~~HCDD's CDBG-DR funds related to Hurricane Harvey are used and managed. The Recovery webpage will be www.recovery.houstontx.gov. HCDD will have a procedure to ensure documents and information are updated on this website.

10.3. Appendix D: Projected Expenditures and Outcomes – City of Houston Local Action Plan

Expenditure Summary

Activity	Budget	2018		2019		2020		2021		2022		2023		Total
Homeowner Rehabilitation Program	\$392,729,436	\$785,459	0.2%	\$98,182,359	25%	\$98,182,359	25.0%	\$98,182,359	25.0%	\$58,909,415	15.0%	\$38,487,485	9.8%	100.0%
New Single Family Development Program	\$204,000,000	\$408,000	0.2%	\$40,800,000	20%	\$40,800,000	20.0%	\$40,800,000	20.0%	\$40,800,000	20.0%	\$40,392,000	19.8%	100.0%
Multifamily Rental Home Rehabilitation and Development	\$321,278,580	\$842,557	0.2%	\$6,425,572	2%	\$41,766,215	13.0%	\$80,319,645	25.0%	\$96,383,574	30.0%	\$95,741,017	29.8%	100.0%
Small Rental Home Development and Rehabilitation	\$81,205,100	\$122,410	0.2%	\$1,224,102	2%	\$12,241,020	20.0%	\$18,361,530	30.0%	\$18,361,530	30.0%	\$10,894,508	17.8%	100.0%
Homebuyer Assistance	\$21,741,300	\$43,483	0.2%	\$1,087,065	5%	\$2,174,130	10.0%	\$6,522,390	30.0%	\$6,522,390	30.0%	\$5,391,842	24.8%	100.0%
Buyout Program (HMGP Buyout Match)	\$40,800,000	\$81,600	0.2%	\$1,224,000	3%	\$12,240,000	30.0%	\$12,240,000	30.0%	\$15,014,400	36.8%	\$0	0.0%	100.0%
Housing Admin (Up to 2% of Housing Program Allocations)	\$20,835,088	\$2,083,509	10.0%	\$4,167,018	20%	\$3,750,316	18.0%	\$3,750,316	18.0%	\$3,750,316	18.0%	\$3,333,614	16.0%	100.0%
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$120,000	0.2%	\$3,000,000	5%	\$18,000,000	30.0%	\$18,000,000	30.0%	\$15,000,000	25.0%	\$5,880,000	9.8%	100.0%
Economic Revitalization Program	\$30,264,834	\$60,530	0.2%	\$605,297	2%	\$9,079,450	30.0%	\$9,079,450	30.0%	\$7,566,209	25.0%	\$3,873,899	12.8%	100.0%
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$2,310,000	10.0%	\$4,620,000	20%	\$6,930,000	30.0%	\$5,775,000	25.0%	\$2,310,000	10.0%	\$1,155,000	5.0%	100.0%
TOTAL	\$1,175,954,338	\$6,657,547	0.6%	\$161,335,412	14%	\$245,163,490	21%	\$293,030,690	25%	\$264,617,834	23%	\$205,149,365	17%	100.0%

Activity	Budget	2019	2020	2021	2022	2023	2024	Total
Homeowner Rehabilitation Program	\$427,900,063	\$54,343,308 12.7%	\$106,975,016 25.0%	\$106,975,016 25.0%	\$85,580,013 20.0%	\$53,059,608 12.4%	\$20,967,103 4.9%	100.0%
New Single Family Development Program	\$222,269,086	\$22,671,447 10.2%	\$44,453,817 20.0%	\$44,453,817 20.0%	\$44,453,817 20.0%	\$44,231,548 19.9%	\$22,004,640 9.9%	100.0%
Multifamily Rental Home Rehabilitation and Development	\$350,050,472	\$4,200,606 1.2%	\$26,253,785 7.5%	\$66,509,590 19.0%	\$96,263,880 27.5%	\$104,665,091 29.9%	\$52,157,520 14.9%	100.0%
Small Rental Home Development and Rehabilitation	\$66,686,282	\$800,235 1.2%	\$7,336,491 11.0%	\$16,671,571 25.0%	\$20,005,885 30.0%	\$15,938,021 23.9%	\$5,935,079 8.9%	100.0%
Homebuyer Assistance	\$23,686,328	\$639,585 2.7%	\$1,776,625 7.5%	\$4,737,666 20.0%	\$7,106,498 30.0%	\$6,490,602 27.4%	\$2,937,353 12.4%	100.0%
Buyout Program	\$40,800,000	\$693,600 1.7%	\$6,732,000 16.5%	\$12,240,000 30.0%	\$13,627,200 33.4%	\$7,507,200 18.4%	\$0 0.0%	100.0%
Administration (Up to 2.5% of Program Allocations)	\$31,118,976	\$6,223,795 20.0%	\$5,912,605 19.0%	\$5,601,416 18.0%	\$5,601,416 18.0%	\$5,290,226 17.0%	\$2,489,516 8.0%	100.0%
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$1,620,000 2.7%	\$10,500,000 17.5%	\$18,000,000 30.0%	\$16,500,000 27.5%	\$10,440,000 17.4%	\$2,940,000 4.9%	100.0%
Economic Revitalization Program	\$30,264,834	\$363,178 1.2%	\$4,842,373 16.0%	\$9,079,450 30.0%	\$8,322,829 27.5%	\$5,720,054 18.9%	\$1,936,949 6.4%	100.0%
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$4,620,000 20.0%	\$5,775,000 25.0%	\$6,352,500 27.5%	\$4,042,500 17.5%	\$1,732,500 7.5%	\$577,500 2.5%	100.0%
TOTAL	\$1,275,878,041	\$96,175,754 7.4%	\$220,556,713 17.3%	\$290,621,025 23%	\$301,504,038 24%	\$255,074,850 20%	\$111,945,662 9%	100.0%

Quarterly Expenditures by Year

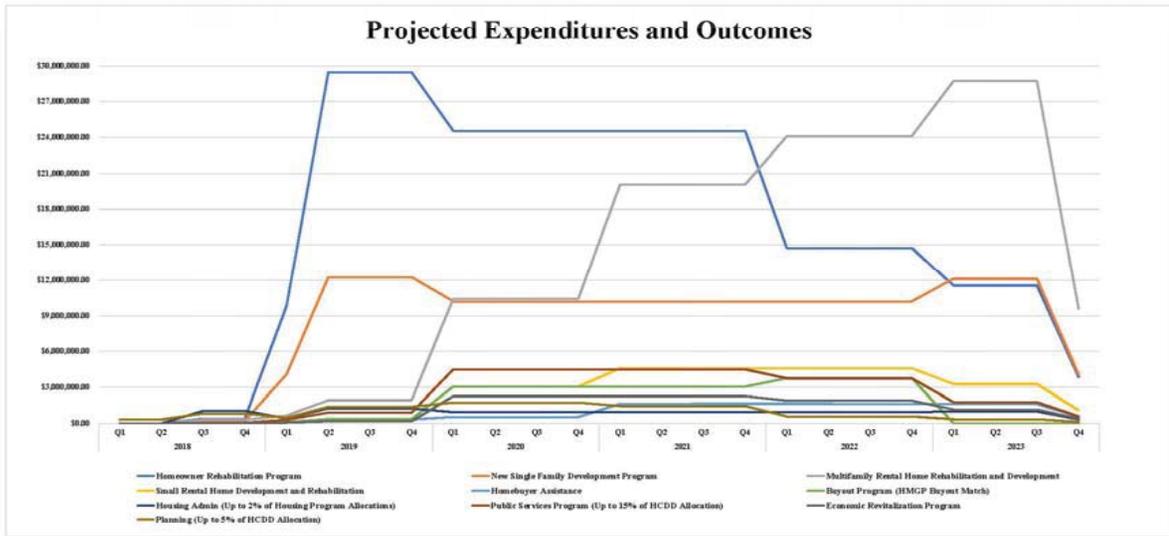
Program/Activity	Program Allocation	2019			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$392,729,436	\$10,603,694.78	\$29,454,707.71	\$29,454,707.71	\$29,454,707.71
New Single Family Development Program	\$204,000,000	\$4,488,000.00	\$12,240,000.00	\$12,240,000.00	\$12,240,000.00
Multifamily Rental Home Rehabilitation and Development	\$321,278,580	\$1,285,114.32	\$1,927,671.48	\$1,927,671.48	\$1,927,671.48
Small Rental Home Development and Rehabilitation	\$61,205,100	\$244,820.40	\$367,230.60	\$367,230.60	\$367,230.60
Homebuyer Assistance	\$21,741,300	\$152,189.10	\$326,119.50	\$326,119.50	\$326,119.50
Buyout Program (HMGP Buyout Match)	\$40,800,000	\$204,000.00	\$367,200.00	\$367,200.00	\$367,200.00
Housing Admin (Up to 2% of Housing Program Allocations)	\$20,835,088	\$2,500,210.56	\$1,250,105.28	\$1,250,105.28	\$1,250,105.28
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$420,000.00	\$900,000.00	\$900,000.00	\$900,000.00
Economic Revitalization Program	\$30,264,834	\$121,059.34	\$181,589.00	\$181,589.00	\$181,589.00
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$2,772,000.00	\$1,386,000.00	\$1,386,000.00	\$1,386,000.00
Grand Total	\$1,175,954,338	\$22,791,088	\$48,400,624	\$48,400,624	\$48,400,624
Funds Remaining		\$1,153,163,250	\$1,104,762,626	\$1,056,362,003	\$1,007,961,379

Program/Activity	Program Allocation	2020			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$392,729,436	\$24,545,589.76	\$24,545,589.76	\$24,545,589.76	\$24,545,589.76
New Single Family Development Program	\$204,000,000	\$10,200,000.00	\$10,200,000.00	\$10,200,000.00	\$10,200,000.00
Multifamily Rental Home Rehabilitation and Development	\$321,278,580	\$10,441,553.85	\$10,441,553.85	\$10,441,553.85	\$10,441,553.85
Small Rental Home Development and Rehabilitation	\$61,205,100	\$3,060,255.00	\$3,060,255.00	\$3,060,255.00	\$3,060,255.00
Homebuyer Assistance	\$21,741,300	\$543,532.50	\$543,532.50	\$543,532.50	\$543,532.50
Buyout Program (HMGP Buyout Match)	\$40,800,000	\$3,060,000.00	\$3,060,000.00	\$3,060,000.00	\$3,060,000.00
Housing Admin (Up to 2% of Housing Program Allocations)	\$20,835,088	\$937,578.96	\$937,578.96	\$937,578.96	\$937,578.96
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$4,500,000.00	\$4,500,000.00	\$4,500,000.00	\$4,500,000.00
Economic Revitalization Program	\$30,264,834	\$2,269,862.55	\$2,269,862.55	\$2,269,862.55	\$2,269,862.55
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$1,732,500.00	\$1,732,500.00	\$1,732,500.00	\$1,732,500.00
Grand Total	\$1,175,954,338	\$61,290,873	\$61,290,873	\$61,290,873	\$61,290,873
Funds Remaining		\$946,670,506	\$885,379,634	\$824,088,761	\$762,797,888

Program/Activity	Program Allocation	2021			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$392,729,436	\$24,545,589.76	\$24,545,589.76	\$24,545,589.76	\$24,545,589.76
New Single Family Development Program	\$204,000,000	\$10,200,000.00	\$10,200,000.00	\$10,200,000.00	\$10,200,000.00
Multifamily Rental Home Rehabilitation and Development	\$321,278,580	\$20,079,911.25	\$20,079,911.25	\$20,079,911.25	\$20,079,911.25
Small Rental Home Development and Rehabilitation	\$61,205,100	\$4,590,382.50	\$4,590,382.50	\$4,590,382.50	\$4,590,382.50
Homebuyer Assistance	\$21,741,300	\$1,630,597.50	\$1,630,597.50	\$1,630,597.50	\$1,630,597.50
Buyout Program (HMGP Buyout Match)	\$40,800,000	\$3,060,000.00	\$3,060,000.00	\$3,060,000.00	\$3,060,000.00
Housing Admin (Up to 2% of Housing Program Allocations)	\$20,835,088	\$937,578.96	\$937,578.96	\$937,578.96	\$937,578.96
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$4,500,000.00	\$4,500,000.00	\$4,500,000.00	\$4,500,000.00
Economic Revitalization Program	\$30,264,834	\$2,269,862.55	\$2,269,862.55	\$2,269,862.55	\$2,269,862.55
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$1,443,750.00	\$1,443,750.00	\$1,443,750.00	\$1,443,750.00
Grand Total	\$1,175,954,338	\$73,257,673	\$73,257,673	\$73,257,673	\$73,257,673
Funds Remaining		\$689,540,216	\$616,282,543	\$543,024,871	\$469,767,198

Program/Activity	Program Allocation	2022			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$392,729,436	\$14,727,353.86	\$14,727,353.86	\$14,727,353.86	\$14,727,353.86
New Single Family Development Program	\$204,000,000	\$10,200,000.00	\$10,200,000.00	\$10,200,000.00	\$10,200,000.00
Multifamily Rental Home Rehabilitation and Development	\$321,278,580	\$24,095,893.50	\$24,095,893.50	\$24,095,893.50	\$24,095,893.50
Small Rental Home Development and Rehabilitation	\$61,205,100	\$4,590,382.50	\$4,590,382.50	\$4,590,382.50	\$4,590,382.50
Homebuyer Assistance	\$21,741,300	\$1,630,597.50	\$1,630,597.50	\$1,630,597.50	\$1,630,597.50
Buyout Program (HMGP Buyout Match)	\$40,800,000	\$3,753,600.00	\$3,753,600.00	\$3,753,600.00	\$3,753,600.00
Housing Admin (Up to 2% of Housing Program Allocations)	\$20,835,088	\$937,578.96	\$937,578.96	\$937,578.96	\$937,578.96
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$3,750,000.00	\$3,750,000.00	\$3,750,000.00	\$3,750,000.00
Economic Revitalization Program	\$30,264,834	\$1,891,552.13	\$1,891,552.13	\$1,891,552.13	\$1,891,552.13
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$577,500.00	\$577,500.00	\$577,500.00	\$577,500.00
Grand Total	\$1,175,954,338	\$66,154,458	\$66,154,458	\$66,154,458	\$66,154,458
Funds Remaining		\$403,612,740	\$337,458,282	\$271,303,823	\$205,149,365

Program/Activity	Program Allocation	2023			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$392,729,436	\$11,546,245.42	\$11,546,245.42	\$11,546,245.42	\$3,848,748.47
New Single Family Development Program	\$204,000,000	\$12,117,600.00	\$12,117,600.00	\$12,117,600.00	\$4,039,200.00
Multifamily Rental Home Rehabilitation and Development	\$321,278,580	\$28,722,305.05	\$28,722,305.05	\$28,722,305.05	\$9,574,101.68
Small Rental Home Development and Rehabilitation	\$61,205,100	\$3,268,352.34	\$3,268,352.34	\$3,268,352.34	\$1,089,450.78
Homebuyer Assistance	\$21,741,300	\$1,617,552.72	\$1,617,552.72	\$1,617,552.72	\$539,184.24
Buyout Program (HMGP Buyout Match)	\$40,800,000	\$0.00	\$0.00	\$0.00	\$0.00
Housing Admin (Up to 2% of Housing Program Allocations)	\$20,835,088	\$1,000,084.22	\$1,000,084.22	\$1,000,084.22	\$333,361.41
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$1,764,000.00	\$1,764,000.00	\$1,764,000.00	\$588,000.00
Economic Revitalization Program	\$30,264,834	\$1,162,169.63	\$1,162,169.63	\$1,162,169.63	\$387,389.88
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$346,500.00	\$346,500.00	\$346,500.00	\$115,500.00
Grand Total	\$1,175,954,338	\$61,544,809	\$61,544,809	\$61,544,809	\$20,514,938
Funds Remaining		\$143,604,555	\$82,059,746	\$20,514,936	\$0



Program/Activity	Program Allocation	2019			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$427,900,063		\$5,434,330.80	\$24,454,488.60	\$24,454,488.60
New Single Family Development Program	\$222,269,066		\$2,267,144.68	\$10,202,151.05	\$10,202,151.05
Multifamily Rental Home Rehabilitation and Development	\$350,050,472		\$420,060.57	\$1,890,272.55	\$1,890,272.55
Small Rental Home Development and Rehabilitation	\$66,686,262		\$90,023.54	\$360,105.92	\$360,105.92
Homebuyer Assistance	\$23,688,328		\$63,958.49	\$287,813.19	\$287,813.19
Buyout Program	\$40,800,000			\$346,800.00	\$346,800.00
Administration (Up to 2.5% of Program Allocations)	\$31,118,976		\$622,379.52	\$2,800,707.84	\$2,800,707.84
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000		\$162,000.00	\$729,000.00	\$729,000.00
Economic Revitalization Program	\$30,264,834		\$36,317.80	\$163,430.10	\$163,430.10
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$646,800.00	\$646,800.00	\$1,663,200.00	\$1,663,200.00
Grand Total	\$1,275,878,041	\$646,800	\$9,733,015	\$42,897,969	\$42,897,969
Funds Remaining		\$1,275,231,241	\$1,265,498,226	\$1,222,600,256	\$1,179,702,267

Program/Activity	Program Allocation	2020			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$427,900,063	\$26,743,753.94	\$26,743,753.94	\$26,743,753.94	\$26,743,753.94
New Single Family Development Program	\$222,269,066	\$11,113,454.30	\$11,113,454.30	\$11,113,454.30	\$11,113,454.30
Multifamily Rental Home Rehabilitation and Development	\$350,050,472	\$6,563,446.35	\$6,563,446.35	\$6,563,446.35	\$6,563,446.35
Small Rental Home Development and Rehabilitation	\$66,686,262	\$1,833,872.76	\$1,833,872.76	\$1,833,872.76	\$1,833,872.76
Homebuyer Assistance	\$23,688,328	\$444,156.15	\$444,156.15	\$444,156.15	\$444,156.15
Buyout Program	\$40,800,000	\$1,683,000.00	\$1,683,000.00	\$1,683,000.00	\$1,683,000.00
Administration (Up to 2.5% of Program Allocations)	\$31,118,976	\$1,478,151.36	\$1,478,151.36	\$1,478,151.36	\$1,478,151.36
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$2,625,000.00	\$2,625,000.00	\$2,625,000.00	\$2,625,000.00
Economic Revitalization Program	\$30,264,834	\$1,210,593.36	\$1,210,593.36	\$1,210,593.36	\$1,210,593.36
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$1,443,750.00	\$1,443,750.00	\$1,443,750.00	\$1,443,750.00
Grand Total	\$1,275,878,041	\$55,139,178	\$55,139,178	\$55,139,178	\$55,139,178
Funds Remaining		\$1,124,563,109	\$1,069,423,931	\$1,014,264,752	\$959,145,574

Program/Activity	Program Allocation	2021			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$427,900,063	\$26,743,753.94	\$26,743,753.94	\$26,743,753.94	\$26,743,753.94
New Single Family Development Program	\$222,269,066	\$11,113,454.30	\$11,113,454.30	\$11,113,454.30	\$11,113,454.30
Multifamily Rental Home Rehabilitation and Development	\$350,050,472	\$16,627,397.42	\$16,627,397.42	\$16,627,397.42	\$16,627,397.42
Small Rental Home Development and Rehabilitation	\$66,686,262	\$4,167,692.63	\$4,167,692.63	\$4,167,692.63	\$4,167,692.63
Homebuyer Assistance	\$23,688,328	\$1,184,416.40	\$1,184,416.40	\$1,184,416.40	\$1,184,416.40
Buyout Program	\$40,800,000	\$3,060,000.00	\$3,060,000.00	\$3,060,000.00	\$3,060,000.00
Administration (Up to 2.5% of Program Allocations)	\$31,118,976	\$1,400,353.92	\$1,400,353.92	\$1,400,353.92	\$1,400,353.92
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$4,500,000.00	\$4,500,000.00	\$4,500,000.00	\$4,500,000.00
Economic Revitalization Program	\$30,264,834	\$2,269,862.55	\$2,269,862.55	\$2,269,862.55	\$2,269,862.55
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$1,588,125.00	\$1,588,125.00	\$1,588,125.00	\$1,588,125.00
Grand Total	\$1,275,878,041	\$72,655,256	\$72,655,256	\$72,655,256	\$72,655,256
Funds Remaining		\$986,490,318	\$813,835,062	\$741,179,806	\$688,524,550

Program/Activity	Program Allocation	2022			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$427,900,063	\$21,395,003.15	\$21,395,003.15	\$21,395,003.15	\$21,395,003.15
New Single Family Development Program	\$222,269,066	\$11,113,454.30	\$11,113,454.30	\$11,113,454.30	\$11,113,454.30
Multifamily Rental Home Rehabilitation and Development	\$350,050,472	\$24,065,969.95	\$24,065,969.95	\$24,065,969.95	\$24,065,969.95
Small Rental Home Development and Rehabilitation	\$66,666,262	\$5,001,471.15	\$5,001,471.15	\$5,001,471.15	\$5,001,471.15
Homebuyer Assistance	\$23,688,326	\$1,776,624.60	\$1,776,624.60	\$1,776,624.60	\$1,776,624.60
Buyout Program	\$40,600,000	\$3,406,800.00	\$3,406,800.00	\$3,406,800.00	\$3,406,800.00
Administration (Up to 2.5% of Program Allocations)	\$31,118,976	\$1,400,363.92	\$1,400,363.92	\$1,400,363.92	\$1,400,363.92
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$4,125,000.00	\$4,125,000.00	\$4,125,000.00	\$4,125,000.00
Economic Revitalization Program	\$30,264,834	\$2,060,707.34	\$2,060,707.34	\$2,060,707.34	\$2,060,707.34
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$1,010,625.00	\$1,010,625.00	\$1,010,625.00	\$1,010,625.00
Grand Total	\$1,275,878,041	\$75,376,009	\$75,376,009	\$75,376,009	\$75,376,009
Funds Remaining		\$593,149,540	\$517,772,531	\$442,396,521	\$367,020,512

Program/Activity	Program Allocation	2023			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$427,900,063	\$13,264,901.95	\$13,264,901.95	\$13,264,901.95	\$13,264,901.95
New Single Family Development Program	\$222,269,066	\$11,057,887.03	\$11,057,887.03	\$11,057,887.03	\$11,057,887.03
Multifamily Rental Home Rehabilitation and Development	\$350,050,472	\$26,166,272.78	\$26,166,272.78	\$26,166,272.78	\$26,166,272.78
Small Rental Home Development and Rehabilitation	\$66,666,262	\$3,964,505.35	\$3,964,505.35	\$3,964,505.35	\$3,964,505.35
Homebuyer Assistance	\$23,688,326	\$1,622,660.47	\$1,622,660.47	\$1,622,660.47	\$1,622,660.47
Buyout Program	\$40,600,000	\$1,876,800.00	\$1,876,800.00	\$1,876,800.00	\$1,876,800.00
Administration (Up to 2.5% of Program Allocations)	\$31,118,976	\$1,322,556.48	\$1,322,556.48	\$1,322,556.48	\$1,322,556.48
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$2,610,000.00	\$2,610,000.00	\$2,610,000.00	\$2,610,000.00
Economic Revitalization Program	\$30,264,834	\$1,430,013.41	\$1,430,013.41	\$1,430,013.41	\$1,430,013.41
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$433,125.00	\$433,125.00	\$433,125.00	\$433,125.00
Grand Total	\$1,275,878,041	\$63,768,712	\$63,768,712	\$63,768,712	\$63,768,712
Funds Remaining		\$303,251,900	\$239,493,067	\$175,714,375	\$111,945,662

Program/Activity	Program Allocation	2024			
		Q1	Q2	Q3	Q4
Homeowner Rehabilitation Program	\$427,900,063	\$13,626,617.01	\$7,336,466.08	\$0.00	\$0.00
New Single Family Development Program	\$222,269,066	\$14,303,015.66	\$7,701,623.83	\$0.00	\$0.00
Multifamily Rental Home Rehabilitation and Development	\$350,050,472	\$28,686,636.18	\$23,470,884.15	\$0.00	\$0.00
Small Rental Home Development and Rehabilitation	\$66,666,262	\$3,657,901.41	\$2,077,277.69	\$0.00	\$0.00
Homebuyer Assistance	\$23,688,326	\$1,909,279.24	\$1,028,073.44	\$0.00	\$0.00
Buyout Program	\$40,600,000	\$0.00	\$0.00	\$0.00	\$0.00
Administration (Up to 2.5% of Program Allocations)	\$31,118,976	\$1,618,166.75	\$871,331.33	\$0.00	\$0.00
Public Services Program (Up to 15% of HCDD Allocation)	\$60,000,000	\$1,911,000.00	\$1,029,000.00	\$0.00	\$0.00
Economic Revitalization Program	\$30,264,834	\$1,259,017.09	\$677,932.28	\$0.00	\$0.00
Planning (Up to 5% of HCDD Allocation)	\$23,100,000	\$375,375.00	\$202,125.00	\$0.00	\$0.00
Grand Total	\$1,275,878,041	\$67,548,928	\$44,396,734	\$0	\$0
Funds Remaining		\$44,396,734	\$0	\$0	\$0

Projected Expenditures and Outcomes

