



**City of Houston
Build it Forward
Harvey Recovery Situation and Pipeline
Report #16
November 30, 2020**



Harvey Recovery Situation and Pipeline Report #16 November 2020

Situation Report: November 2020

The City of Houston Homeowner Assistance Program (HoAP) helps homeowners affected by Hurricane Harvey repair and rebuild their damaged homes, or get reimbursed for work already completed. The program prioritizes low-and moderate-income homeowners, while serving Houstonians of all income levels. The Housing and Community Development Department (HCDD) administers the program for the City of Houston, through a sub-grant agreement with the Texas General Land Office (GLO)

The program launched in January 2019 with outreach to affected homeowners to encourage them to participate in the program. At the same time, the City was building capacity to repair and reconstruct homes and reimburse homeowners for repair expenses. The first homeowners were served in April 2019, with steady ramp up since then.

Single Family Current Status:

- Submitted Single-Family Files to GLO: 788
- HoAP Submitted Files: 514 (77 not approved by GLO before 10/6/2020 cutoff)
- HbAP Submitted Files: 274 (15 pending GLO approval)

GLO Approved Single-Family Files: 696

- HoAP Approved Files: 437 (22 approved by GLO after 10/6/2020 cutoff)
- HbAP Approved Files: 259

Single-Family Households with Assistance in Process: 377

- Homeowners in contract closings/permitting/waiting NTPs:
 - Under contract: 63
 - Pending Closing/Appealing: 78
- Recons Under Construction: 70
- Rehabs Under Construction: 8
- Approved homebuyers searching for home: 75

Total Single-Family Assisted: 411 (sum of numbers below -27 to account for 27 rehab/reimbursements)

- Recons Completed: 90
- Rehabs Completed: 49
- Reimbursement checks sent: 115
- HbAP closed: 184

Current Multifamily Status:

- 32 developments announced for \$329 million in funding and nearly \$1 billion in development cost
 - 12 developments approved by Council, all 12 are under construction
 - 2 developments awaiting Council approval
 - 18 developments announced and working through underwriting/legal documents
- There may be a few changes to the announced 9% Tax Credit developments once the State finalizes its list

Public Services Status:

- 18 different contracts with nonprofits approved by Council for a total of \$15.2 million.

Overall Funding Status:

\$490 million (38.4% of total) with identified addresses/developments/nonprofits for funding currently under contract/LOI negotiations, underwriting or otherwise prepping for Council approval.
\$184 million (14.4% of total) with Council Approved contracts



Harvey Recovery Situation and Pipeline Report #16 November 2020

Program Overview

Notice to Harvey Homeowner Assistance Program Applicants

The City of Houston and the Texas General Land Office (GLO) continue to work together on an agreement to help homeowners who need assistance with repair, reconstruction, and reimbursement for homes damaged by Hurricane Harvey.

At this time, the City of Houston will continue assisting homeowners whose repairs and reconstructions were approved by the GLO prior to October 6, 2020. All other repair and reconstruction applications, including those approved after October 6, 2020, will be transferred to the GLO to complete the process.

In addition, the GLO has granted the City of Houston limited funding to provide reimbursements for completed and eligible home repairs paid by a homeowner in excess of past aid the homeowner received from sources including insurance, FEMA, nonprofit assistance, and the Small Business Administration. The deadline for new applications has since passed. Those who submitted their applications prior to December 31, 2020 will continue to be assisted by the City of Houston.

Any questions for HCDD can be directed to our Call Center at 832-393-0550. The GLO's Homeowner Assistance Program team can be reached at 346-222-4686 or 1-866-317-1998 (toll-free) or at houston.glo@recovery.texas.gov. More information about the GLO's program can be found at recovery.texas.gov/hap/houston

We appreciate your patience, and we will continue to work hard to ensure a smooth transition of applications to the GLO, so that no one is left behind.

Table 1: Homeowner Assistance Program Snapshot

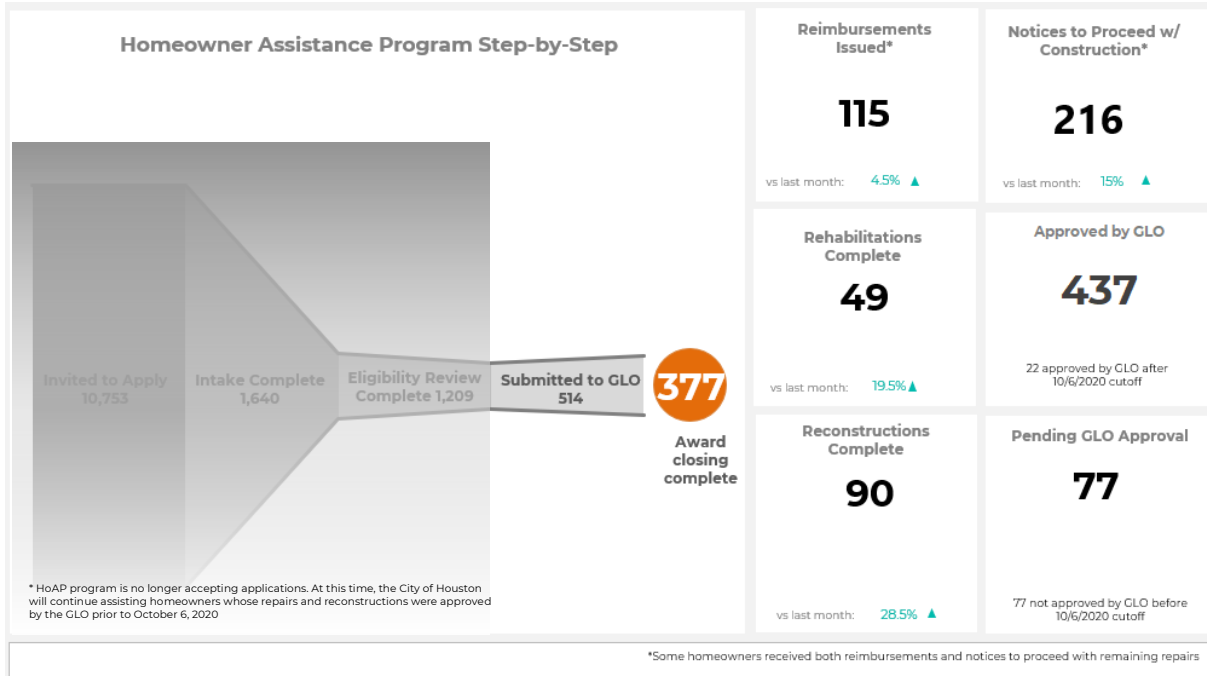
Activity	As of November 30
Total number of applications submitted to GLO	514
Approved by GLO	437
Recons Completed	90
Rehabs Completed	49
Reimbursement checks sent	115
Grant Awards	
Grant awards offered	377
HoAP funds obligated	\$47,240,028.65



Survey and Grant Award Progress

437 applicants have been approved by the GLO. 216 homeowners have received a Notice to Proceed to construction and **115** have received a reimbursement check (some homeowners may receive a reimbursement check while also participating in the City-managed program option).

Figure 1: Progress toward Grant Award (12-7-20)



Invited to Apply: This category represents the most vulnerable residents and highest priorities from the survey respondents who have been invited to submit a complete application.

Intake Complete: This category represents the number of files that the City has received from the intake contractor, which are ready for review and eligibility determination. The difference between this category and the next category are the files that are waiting additional GLO-required documents from the applicant in order to complete the file. This number has dropped from last month due to files sent back to the intake contractor for further processing.

Eligibility Review Complete: This category represents the number of files that have been determined to be eligible per City, GLO and HUD standards. These files are now moving through inspections, environmental review and completion of the final scope of work with the builder and homeowner.

Reimbursements Issued: For homeowners who are reimbursement only, this is the final step in the process. Some homeowners receive both a reimbursement and additional repair, so they receive the reimbursement check immediately after the GLO issues the approval, and the home moves forward into construction for the remaining repairs.

Rehabilitations Complete: This category includes all homes that are through the repair only or reimbursement and repair process, with the homeowner having received the keys back to their home.

Reconstruction Complete: This category includes all homes that have been fully reconstructed with the homeowner having received the keys back to their new home.

Notices to Proceed w/ Construction: This category includes all homes that need repair or full reconstruction. The notice to proceed is to the builder, and involves the homeowner moving out of their home, the utilities being shut off, demolition if the home is to be reconstructed, and the full construction process.

Approved by the GLO: This category includes the number of homes out of the 514 submitted to the GLO that have received GLO approval. The next step for all homeowners is to sign the required contracts, regardless of whether they are receiving repair, reconstruction or reimbursement. Those that have signed the required contracts represents the 377 with Award Closing Complete.

Pending GLO Approval: This category includes those homes that have been submitted to the GLO, but have not yet received GLO approval.



Snapshot: Harvey Homebuyer Assistance Program

For many Houstonians, owning a home is a dream – one that is often out of reach. Incomes in Houston have not risen as quickly as home prices, which means fewer people can afford to buy homes. In the wake of Hurricane Harvey, many families had to delay their plans to find a home or start all over.

Life plans shouldn't be put on hold because of the weather. Harvey Homebuyer Assistance Program provides up to \$30,000 in assistance to families who were in Houston at the time of Hurricane Harvey, who are either buying a first home or replacing a Harvey-damaged home.

As of November, **259** applicants have been approved by the GLO for eligibility. **184 (+12.8%)** applicants have closed on their new homes.



**YOUR HOME
BUYING
JOURNEY
STARTS HERE.**

**You may qualify for
the City's Housing
and Community
Development
Department's
Homebuyer
Assistance Program!**

Additional qualifications apply. Program subject to change and/or cancellation without notice.

Learn more at - <https://recovery.houstontx.gov/hbap/>



Harvey Recovery Situation and Pipeline Report #16 November 2020

Snapshot: Multifamily Development

The first of three rounds of funding for multifamily development opened in February 2019 and closed April 12, 2019. Fifty-six applications were reviewed and 15 were selected for funding. The selected developments will create 1,776 apartments in Houston, the majority of which will be rented at guaranteed-affordable rates to qualified renters.

Figure 2: Award summary: Round 1, Harvey Multifamily Program



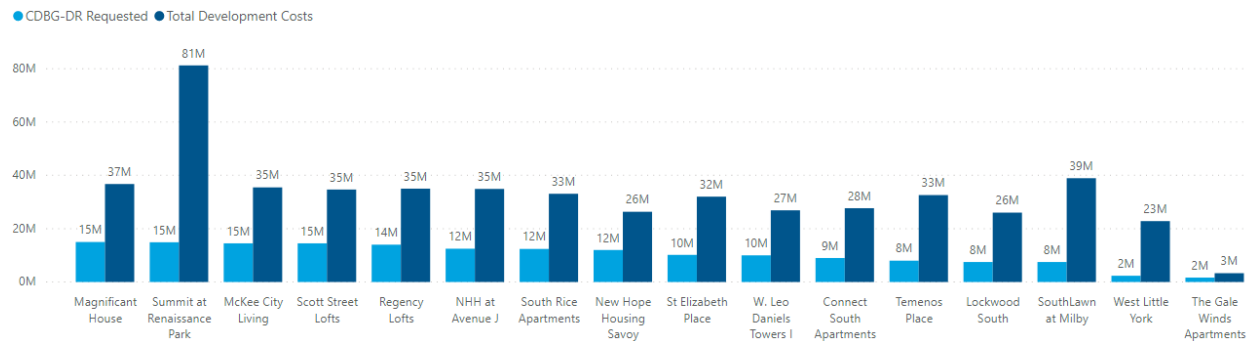


The City of Houston Housing and Community Development Department (HCDD) is announcing changes to Round 2 of its Harvey Multifamily Program

Two new developments have been approved, one development has been removed, and two developments have changed funding amounts due to recent changes to housing tax credits allocated by the Texas Department of Housing and Community Affairs (TDHCA). The modifications bring the total amount of funding for this round to \$170,250,000, which will be distributed between 16 developments. The changes bring new affordable apartments to priority areas, including Gulfton Complete Community and Piney Point Village, and ensure that chosen developments have the capacity to create high-quality communities for residents.

The currently proposed Round 2 of the program will create 1,886 apartments. Combined with Round 1, the Harvey Multifamily Program is expected to bring 3,662 new, resilient apartments to Houston, 3,102 of which will be held at affordable prices to provide greater choice and quality of homes to low- and moderate-income Houstonians.

Figure 3: Award summary: Round 2, Harvey Multifamily Program



Amount provided is based on the application and is subject to revision during HCDD underwriting.

Funds for Harvey Recovery Programs are provided by the City of Houston and the Texas General Land Office through the U.S. Department of Housing and Urban Development's Community Development Block Grant Program. For more information visit <https://recovery.houstontx.gov/multifamily-program/>



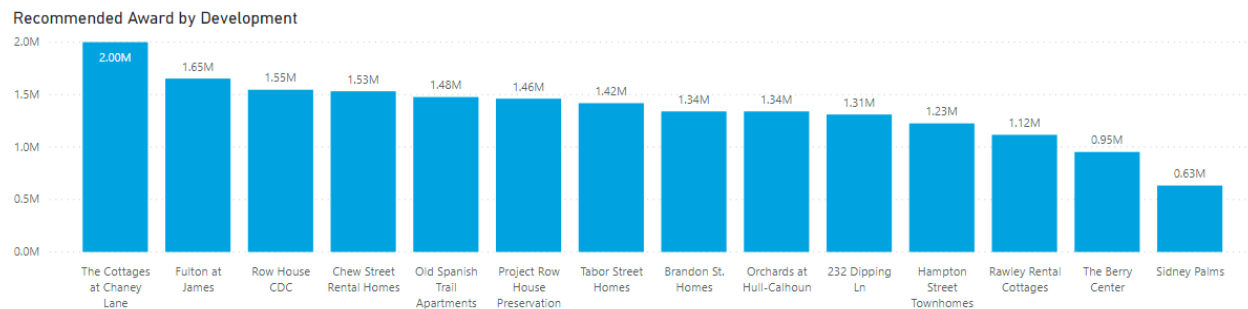
The Harvey Recovery Small Rental Program Awards \$20M to Nonprofit Housing Developers to Create Up to 14 Affordable Apartment Communities

The City of Houston Housing and Community Development Department (HCDD) will select up to 14 developments to receive funding as Round 1 of the Harvey Recovery Small Rental Program. This program creates and rehabilitates small (2-7 unit) rental communities and helps build capacity and experience for local nonprofit developers to help build Houston’s overall ability to provide quality, affordable homes for community members. Funding for the Harvey Recovery Small Rental Program is provided by the U.S. Department of Housing and Urban Development (HUD) as part of disaster relief efforts to rebuild after Hurricane Harvey.

This funding will provide \$20,470,326 to create 86 new homes for Houston renters. Proposals were scored based on including organizational capacity, cost efficiency, location, community factors, and how well the development will serve existing City of Houston priorities. Successful developments also provide services for special needs populations, access to local transit and high-ranked schools, and help develop priority areas such as the Mayor’s Complete Communities. The list of awarded developments can be viewed in full below.

The five newly announced projects utilize 4% housing tax credits from the Texas Department of Housing and Community Affairs (TDHCA) along with other funding sources. These developments will contain resilient building features and contribute to an equitable recovery process that will provide affordable, quality homes for up to 40 years. More details on each of these proposals can be viewed in the table below.

Figure 4: Award summary: Harvey Small Rental Program



Amounts reflect the original application amount and are subject to revision during HCDD underwriting. Allocations may vary at the time of presentation to City Council.

Information about this round of funding rounds of funding can be found at recovery.houstontx.gov



Harvey Recovery Situation and Pipeline Report #16

November 2020



This report is produced by the Housing and Community Development Department and will be updated monthly throughout the life of the Homeowner Assistance Program.