







City of Houston Build it Forward Harvey Recovery Situation and Pipeline Report #8 March 31, 2020



March, 2020

Situation Report: March 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.

The program continues to work closely with GLO to increase efficiency and speed, while maintaining high standards for oversight and preventing waste, fraud, and abuse of federal funds. As a result of ongoing collaborative work with GLO to agree on standards for review and enhance quality control, there was an **8%** increase in GLO-approved applications in March.

This report is issued monthly. Additional infographics and an interactive map are posted on http://recovery.houstontx.gov/transparency. As of March 31:

- **20,757** households have responded to the survey in total (excluding duplicate address surveys). **16,291** of these are homeowners interested in the Homeowner Assistance Program.
- **6,590** homeowners of all income have been invited to complete the application. The majority of applicants are low- and moderate-income homeowners.
- 181 (+8%) applicants have been approved by the GLO. 59 homeowners have received a Notice to Proceed to construction and 44 have received a reimbursement check (some homeowners may receive a reimbursement check while also participating in the City-managed program option).
- A total of **92** grant awards have been obligated to homeowners, totaling **\$15,017,075.67** million.





March, 2020

Program Overview

The **first step in the process is a short survey** that all homeowners affected by Hurricane Harvey must complete. The purpose of the survey is to gather information about unmet housing needs.

A property is eligible for the HoAP program if:

- It is located outside of the floodway and has not experienced "repetitive losses" according to FEMA's National Flood Insurance Program.
- The homeowner lived in it as their primary residence at the time of Hurricane Harvey (August 25, 2017)
- It was damaged by Hurricane Harvey

Homeowners must also meet certain requirements:

- All applicants and household members over the age of 18 must be current on payments for child support
- Applicants must be the owner and pay property taxes on the property
- The homeowner must agree to remain in the home as their principal residence for the duration
 of the program and an additional compliance period, which depends on the amount of
 assistance granted.

Additional eligibility requirements depend on the program option selected.

Homeowners who qualify and are eligible for assistance can choose one of three solutions for repairing or rebuilding their home:

Solution 1 CITY MANAGED

- The City manages and completes the construction process
- Homeowners do not select contractors or deal directly with the contractor
- The City's contractors will repair or reconstruct damaged properties
- Economy-grade materials/finishes only

Solution 2 HOMEOWNER MANAGED

- Homeowners manage repair or reconstruction work
- Homeowners select contractors and deal directly with the contractor
- The City provides advisory services and monitoring
- Program provides funds for economy-grade finishes only, but homeowners are allowed to pay the difference for higher grade materials/finishes

Solution 3 REIMBURSEMENT

 Homeowners who have completed partial or full repairs before applying to the program may qualify for reimbursement of eligible expenses incurred before the application process or by December 31, 2019, whichever is sooner

Reimbursement may be combined with repairs for Solution 1 or 2, or can be a stand-alone solution.





March, 2020

Outreach: Summary as of March 31

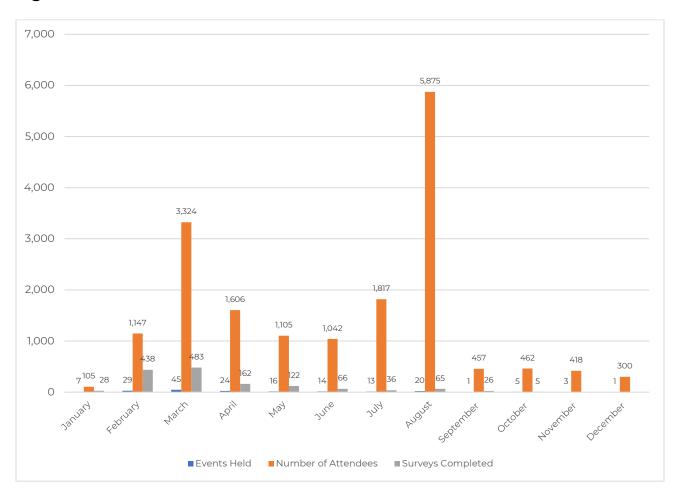
Hurricane Harvey was the 5th federally declared disaster in Houston in three years. Encouraging public trust in the recovery effort is a priority for the program. The program has invested significant resources in outreach to ensure that homeowners are aware of their program options.

- 71% of survey respondents are low- and moderate-income, reflecting the program's outreach goals of reaching people who are usually left behind after a disaster.
- March was the sixth month of having the Customer Service Call Center in-house, for our Disaster Recovery Division. The team of 9 Customer Service Representatives took 969 inbound calls directly related to the Disaster Recovery Divisions, Homeowner Assistance Program (HoAP).
- In late January, HCDD's in-house outreach team distributed the second edition of the print newsletter to 92 community centers and 134 elementary schools. The newsletter is available at the end of this report. The total number of outreach events to date is 178. Events are expected to ramp up into 2020, beginning with a winter safety series for seniors in partnership with the Harris County Sheriff's Office. Any group interested in having disaster recovery information presented at a community event should contact LaTasha Smith at LaTasha.Smith@houstontx.gov
- The City conducted door-to-door canvassing across Houston from February to the end of August 2019. The goal of the canvass effort was to reach low- and moderate-income homeowners at home to encourage them to take the Harvey Recovery Survey. Canvass teams completed a total of 181,817 attempts to reach homeowners at their homes.
- There are four Housing Resource Centers located in each quadrant of the City. Residents can walk in or set up an appointment to get help completing their program applications. The Northeast Center remains the most active center. A total of **14,341** walk-in meetings have been held at the Centers.
- From March to May 2019, HCDD conducted a paid marketing outreach effort that included advertising online, in social media and print ads, as well as radio spots. A summary of this outreach is available at Housing Committee presentation, slide 19-29.



March, 2020

Figure 1: 2019 Outreach Events





Outreach team participating in and hosting external community events

March, 2020

Table 1: Homeowner Assistance Program Snapshot

Activity	As of March 31
Surveys Recorded for HoAP	
Total survey responses – all	20,757
programs	
Potential HoAP surveys	16,291
Priority 1	709
Priority 2	2,835
Priority 3	1,277
Priority 4	3,216
Priority 5	2,186
Priority 6	6,068
Non-HoAP surveys	7,900
Duplicate address	2,951
Outside program area	1,318
Floodway	401
Landlords	196
Renters	1,962
Homeowners but not primary resident	355
Tax Day storm 2016	18
DR-15	10
Interested in the buyout	689
program	
Households invited to complete	
an application	C = 0.0
Total number of invited applicants	6,590
Grant Awards	1/2
Grant awards offered	142
Grant awards obligated	92
HoAP funds obligated	\$15,017,075.67

Figure 2: Survey and Invitations to Apply (March 31)



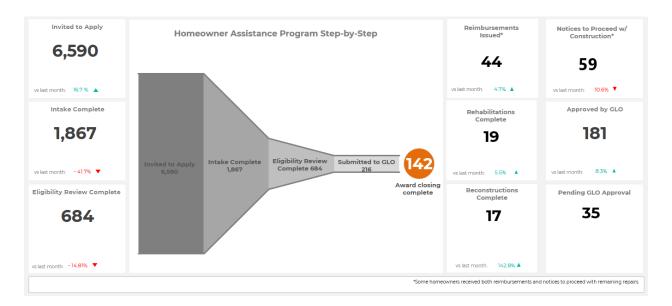


March, 2020

Survey and Grant Award Progress

181 (+8%) applicants have been approved by the GLO. 59 homeowners have received a Notice to Proceed to construction and **44** have received a reimbursement check (some homeowners may receive a reimbursement check while also participating in the City-managed program option).

Figure 3: Progress toward Grant Award (March 31)



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 City has reviewed all but 90 of these files. 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, CLO 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 2I6 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 142 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.





March, 2020

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 March 120 (+25%) applicants have been approved by the GLO for eligibility. 97 (+26%) applicants have closed on their new homes.



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

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

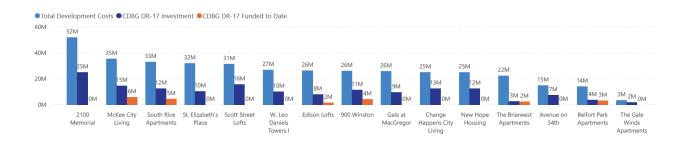


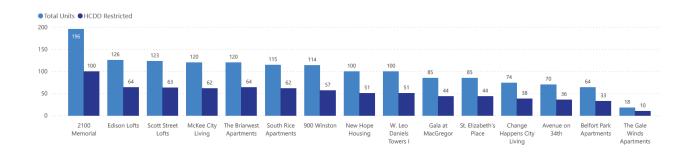
March, 2020

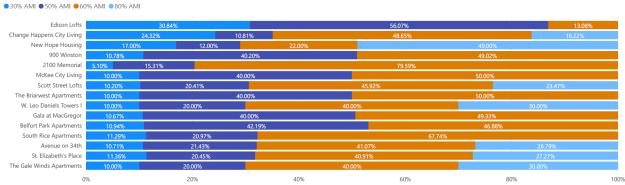
Snapshot: Multifamily Development

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 1,604 apartments in Houston, the majority of which will be rented at guaranteed-affordable rates to qualified renters.

Figure 4: Award summary: Round 1, Harvey Multifamily Program





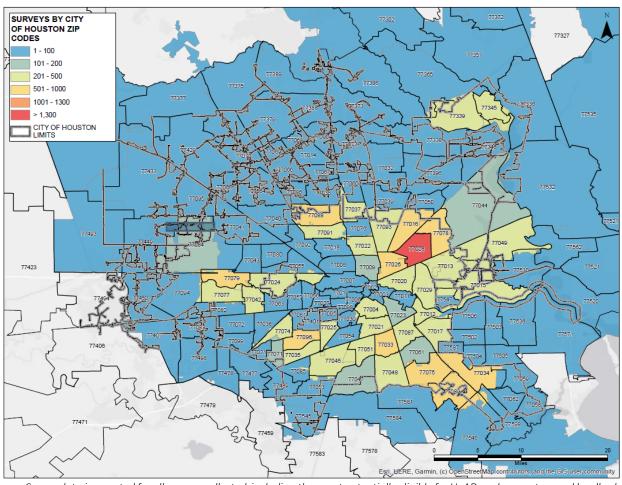


Funds for Harvey Recovery Programs are provided by the City of Houston and the Texas General Land Office through the U.S. Department of Housing and Urban Development's Community Development Block Grant Program. For more information visit https://recovery.houstontx.gov/multifamily-program/



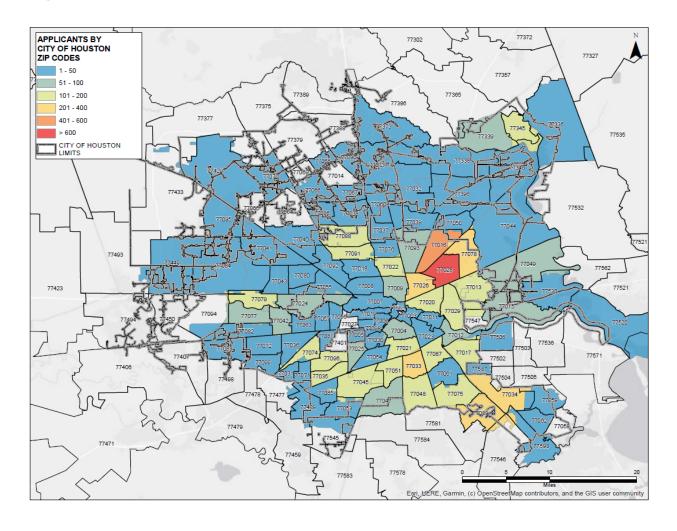
March, 2020

Figure 5: Survey Map



March, 2020

Figure 6: Application Invitation Map





Low- to Moderate-Income (LMI), Seniors, and People with Disabilities

Table 2: Survey Response: LMI, Seniors, and People with Disabilities

Activity	As of March 31	
Total Recorded Surveys – HoAP	16,291	
Low- to Moderate Income (LMI)	11,646	
Surveys		
Below 30% AMI	5,008	
31 – 50% AMI	3,472	
51 – 80% AMI	3,166	
Seniors Surveys	8,524	
Below 30% AMI	3,183	
31 – 50% AMI	2,014	
51 – 80% AMI	1,506	
81-120% AMI	736	
More than 120% AMI	1,079	
AMI to be determined	6	
People with Disabilities Surveys	5,555	
Below 30% AMI	2,654	
31 – 50% AMI	1,399	
51 – 80% AMI	848	
81-120% AMI	331	
More than 120% AMI	321	
AMI to be determined	2	



March, 2020

Figure 7: Survey Response by Income Category (March 31)

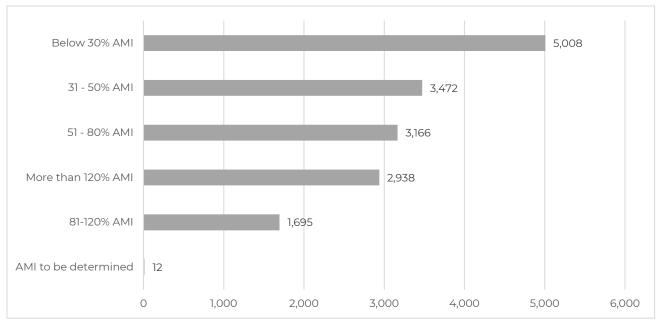


Table 3: Application Invitations: LMI, Seniors, and People with Disabilities

Activity	As of March 31
Total Invitations to Apply – HoAP	6,590
Low- to Moderate Income (LMI) Invitations	5,957
Below 30% AMI	2,916
31 – 50% AMI	1,775
51 – 80% AMI	1,266
Seniors Invitations	4,982
Below 30% AMI	2,439
31 – 50% AMI	1,491
51 – 80% AMI	1,052
People with Disabilities	4,395
Invitations	
Below 30% AMI	2,312
31 – 50% AMI	1,299
51 – 80% AMI	784



Racial Demographics

Figure 8: Submitted Surveys by Race - HoAP

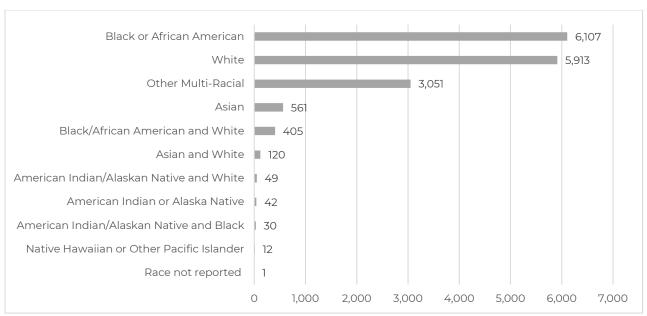
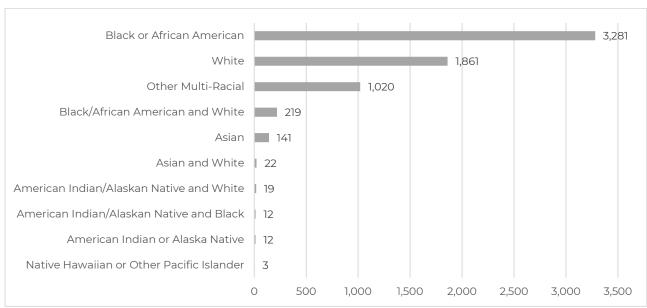


Figure 9: HoAP Application Invitations by Race



Ethnicity

Figure 10: Submitted Surveys by Ethnicity – HoAP

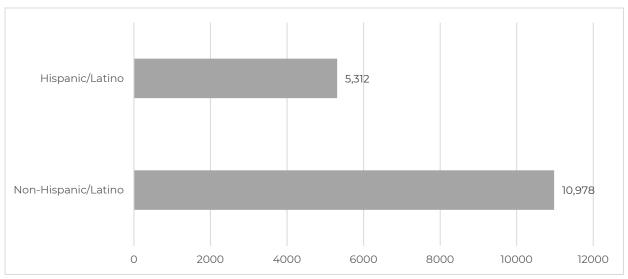
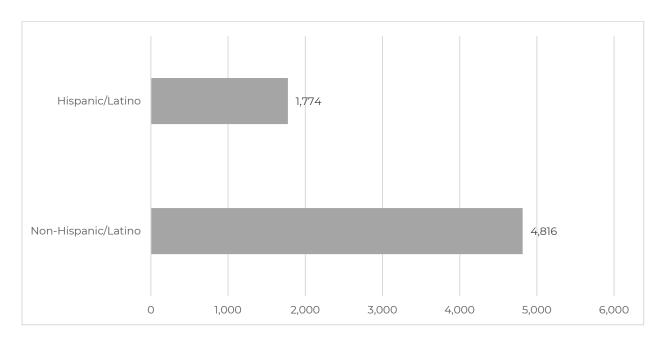


Figure 11: HoAP Application Invitations by Ethnicity



March, 2020

Housing Resource Centers

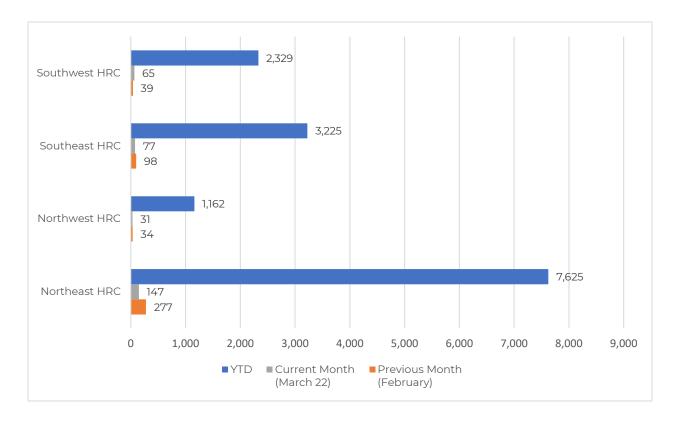
Table 4: Housing Resource Center (HRC) Activity

Activity	Previous Month (February)	Current Month (as of March 22)	YTD
Activities - All HRCs			
Total activity	448	320	14,341
Applications	62	34	7,015
Surveys	11	1	2,422
Other Assistance	375	285	4,904
No Shows	28	18	1,445
Home visits/Transportation Services	0	0	14
Phone (Apps, Surveys, and Other)	0	0	4,604
Northeast HRC			
Total activity	277	147	7,625
Applications	33	8	3,567
Surveys	9	0	1,693
Other Assistance	235	139	2,365
No Shows	13	3	689
Home visits/Transportation Services	0	0	5
Phone (Apps, Surveys, and Other)	0	0	18
Northwest HRC			
Total activity	34	31	1,162
Applications	9	10	628
Surveys	1	0	147
Other Assistance	24	21	387
No Shows	3	4	82
Home visits/Transportation Services	0	0	6
Phone (Apps, Surveys, and Other)	0	0	771
Southeast HRC			
Total activity	98	77	3,225
Applications	18	13	1,659
Surveys	1	1	435
Other Assistance	79	63	1,131
No Shows	9	7	251
Home visits/Transportation Services	0	0	0
Phone (Apps, Surveys, and Other)	0	0	702
Southwest HRC			
Total activity	39	65	2,329
Applications	2	3	1,161
Surveys	0	0	147
Other Assistance	37	62	1,021
No Shows	3	4	423
Home visits/Transportation Services	0	0	3
Phone (Apps, Surveys, and Other)	0	0	3,113



March, 2020

Figure 12: Housing Resource Center (HRC) Activity





March, 2020

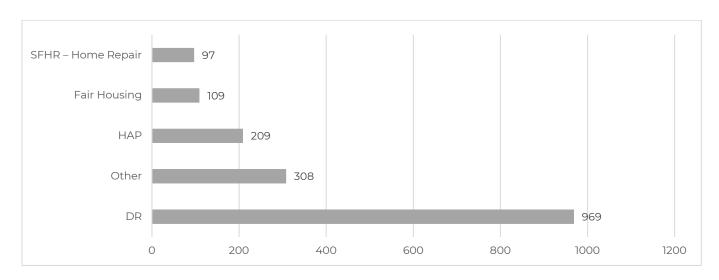
Call Center

Table 5: Call Center Activity

March was the sixth month of having the Customer Service Call Center in-house, for our Disaster Recovery Division. The team of 9 Customer Service Representatives took 969 inbound calls directly related to the Disaster Recovery Divisions, Homeowner Assistance Program (HoAP).

Activity	Previous Month (February)	Current month (as of March 31)	YTD	
Inbound Calls				
Calls Handled	3,907	1,714	41,145	
Outbound Calls				
Outbound Calls	444	0	13,319	
Total Calls				
Inbound Calls Handled + Outbound	4,781	1,714	54,464	

Figure 13: Call Center - Call inquires

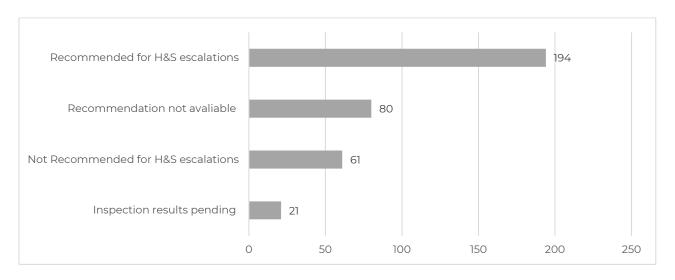


March, 2020

Health and Safety Escalation Report

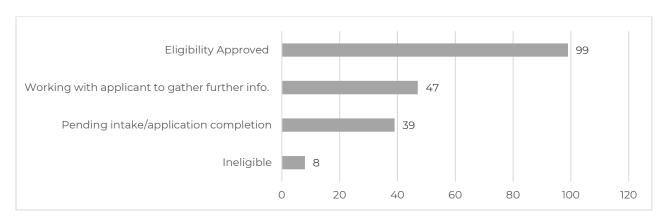
As of March 31, the Harvey Homeowner Assistance Program (HoAP) received a total of 382 (9%+) possible health and safety escalation requests. 194 (50%) were recommended for health and safety escalations. 21 (5%) are awaiting inspection results. 61 (16%) are not recommended for escalations.

Figure 14: Health and Safety Escalation Snapshot



Out of the 194 files recommended for health and safety escalation 99 (51%) are approved by the eligibility team and are progressing forward in the HoAP program. Eligibility is actively working with 47 (24%) applicants to gather further information for eligibility determination. An eligibility review deemed 8 (4%) applicants ineligible. 39 (20%) are pending intake/application completion.

Figure 15: Health & Safety Escalation Recommended

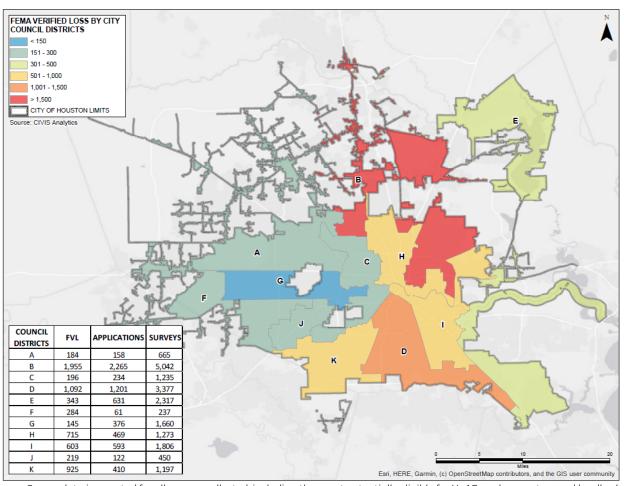


March, 2020

Appendix: Program Information by Districts

Survey data is reported for all surveys collected, including those not potentially eligible for HoAP, such as renters and landlords. Many people did not apply for, or were not granted, help from FEMA after Harvey. The Housing and Community Development published a more comprehensive needs assessment in October 2018 that takes into account social vulnerability. The needs assessment is available at https://recovery.houstontx.gov/transparency/

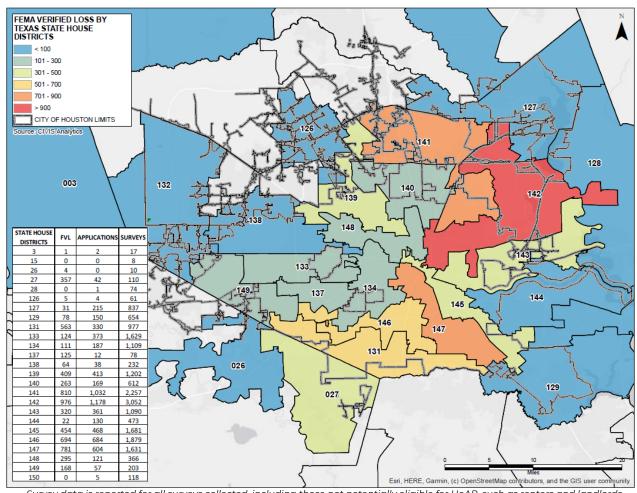
Figure 16: FEMA Verified Loss (FVL), Surveys, and Application Invitations by Houston City Council Districts





March, 2020

Figure 17: FEMA Verified Loss (FVL), Surveys, and Application Invitations by Texas State House Districts



March, 2020

Figure 18: FEMA Verified Loss (FVL), Surveys, and Application Invitations by Texas State Senate Districts

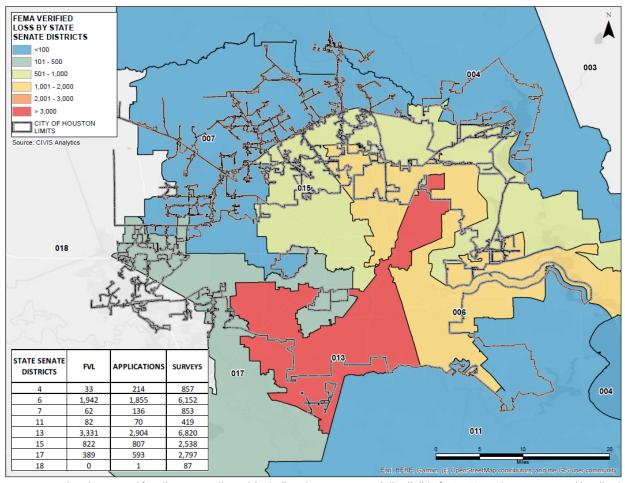
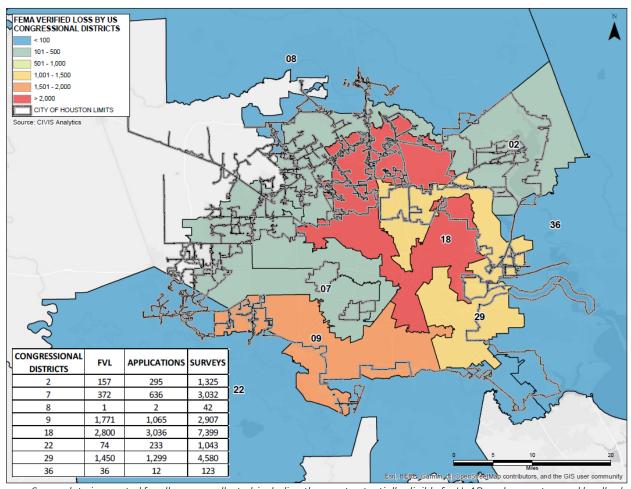




Figure 19: FEMA Verified Loss (FVL), Surveys, and Application Invitations by US Congressional districts



March, 2020

HCDD Newsletter January-March 2020

In late January, HCDD's in-house outreach team distributed the second edition of the print newsletter to 92 community centers and 134 elementary schools.



SPOTLIGHT ON: ELOPME

Looking for a new place to call home? We have safe and

affordable options. The City has teamed up with the Houston Land Bank and the Houston Community

Land Trust to provide

new homes across
Houston When you
buy through the
Houston Land Bank,
you can receive a
subsidy up to \$399 and
no homes priced
under \$200,000. Holt
Houston Community
Land Trust (HCLT) helps
set even lower prices,
around \$75,000. When
they are ready to move
on, HCLT homeowners
agree to sell their



Be a part of our mitigation plan!

The City of Houston has the opportunity to get \$61 million from the federal government to spend on mitigation of floods and other natural disasters. Over this quarter, our department will be building an Action Plan a proposal of how we will spend this money.

we will spend this money.
We held one public meeting to gather input for our plan in November, and another the second week of January (see details below). If you miss there events, they are posted to our Facebook page @HoustonHCDD.

Once we release our Action Plan, it will be open for public comment. We appreciate all input. If you are interested in providing comments, check houstontx.gov/housing or call 832-394-6200 to ask about it!

Public Hearing for Mitigation Tuesday, January 7, 6pm-8pm

Tracy Gee Community 3599 Westcenter Drive

Houston, TX, 77042 METRO Route 25, 153

Already have a home in mind?

We offer up to \$30,000 in down payment assistance to first-time homebuyers or those replacing homes that were lost during Hurricane Harvey. Apply to the Harvey Homebuyer Assistance





March, 2020

HCDD Newsletter February-March 2020



ENFOQUE EN: DESARROLLO DE NUEVOS HOGARES



:Busca un

EBusca un nuevo hogar?
Tenemos opciones seguras y accesibles.
La ciudad se ha asociado con el Houson Community sel Houson Community and están listos para seguir adelante, los propietarios de HCLT acuerdan vender todo Houson. pagarlo a la próxima familia que busca una oportunidad. Cualquier familia que tenga un ingreso mediano del

Para obtener más información, llame al 832-394-6200 y pregunte por las nuevas



Sea parte de nuestro plan de mitigación!
La ciudad de Houson tiene la oportunidad de obtener \$6 in millones del goblemo federal para gastar en la mitigación de inundaciones y otros desastres naturales. Durante esse trimestre, nuestro deparamento construtía un Plan de Acción, un construtía un Plan de Acción, un serior de paramento construtía un Plan de Acción, un construction de la construction

Audiencia pública para

mitigación Martes 7 de enero de 2020, 6 p.m. a 8 p.m. Centro Comunitario Tracy Gee
3599 Westcenter Drive,
Houston, TX, 77042
METRO Rutas 25, 153
Haz Click en YouTube.com/
HoustonHCDD para ver la
grabación

¿Ya ha elegido una casa?

Ofrecemos hasta \$30,000 en asistencia para el pago inicial a las personas que

0000 @HoustonHCDD





March, 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.