



Texas General Land Office
Community Development and Revitalization (GLO-CDR)
Homeowner Assistance Program (HAP)



Program Design Meeting:
Coastal Bend Region



Welcome & Introductions

Cindy Miller	GLO-CDR Grant Manager	cindy.miller.glo@recovery.texas.gov
Shelby O'Brien	GLO-CDR Outreach Coordinator	shelby.o'brien@glo.texas.gov
Trey Bahm	GLO-CDR Outreach Coordinator	trey.bahm@glo.texas.gov
Brandon Kaiser	GLO-CDR Outreach Coordinator	brandon.kaiser@glo.texas.gov
Tres Davis	GrantWorks Vice President	tres@grantworks.net
Kevin Jenkins	GrantWorks Associate Vice President, HAP	kevin@grantworks.net
Amy Basham	GrantWorks Outreach Coordinator	amy@grantworks.net
Donna Johnson	GrantWorks Associate Vice President, Housing	donna@grantworks.net
Eileen Manes	GrantWorks HAP Planning & Policy Analysis	eileen@grantworks.net

Meeting Logistics

- Room Safety/Restrooms
- Breaks
- Protocol for asking questions

Agenda Review

1. Welcome and Introductions, Meeting Logistics
2. What is the Homeowner Assistance Program (HAP)?
3. Where can HAP funds be used?
4. Regional Needs Assessment
 - a. Purpose
 - b. Unmet Need Calculation
 - c. Unmet Need by County
 - d. Funding by Income Category
 - e. Marketing and Outreach
 - f. Targeted Marketing and Outreach
5. Affirmative Marketing and Outreach Plan
6. HAP Applicant Eligibility
 - a. Vital Documentation
 - b. Potential Stumbling Blocks
7. HAP Eligible Activities
8. What to Expect: Homeowners
9. Timeline
10. Questions and Answers

What is the Homeowner Assistance Program (HAP)?

- The Homeowner Assistance Program is funded through HUD's Community Development Block Grant Disaster Recovery (CDBG-DR) program.
- These funds are administered by the Community Development and Revitalization (CDR) division of the Texas General Land Office (GLO).
- The Community Development Block Grant Disaster Recovery (CDBG-DR) program allows the GLO to work with local leadership on long-term housing that **not only helps to rebuild a community, but lessens the cost and impact of future disasters.**

What is the Homeowner Assistance Program (HAP)?

- The HAP allows for the rehabilitation, reconstruction, and/or elevation of single-family, owner-occupied homes damaged by Hurricane Harvey.
- In addition to all local building codes, the following standards must be met:
 - HUD's Lead-Based Paint Standards and Housing Quality Standards (HQS)
 - Green Building Standards
 - Resiliency Standards
 - Elevation Standards
 - HUD Accessibility/GLO-CDR Visitability Standards

Where can HAP funds be used?

- HAP funds were allocated on a regional level, generally defined by Council of Government regions.
- The Coastal Bend HAP Region consists of seven affected counties: Aransas, Bee, Jim Wells, Kleberg, Nueces, Refugio and San Patricio.
- Total regional funding (\$121,608,469) must be broken into further “pots”:
 - \$94,571,084 (80%) is designated for HUD-identified Most Impacted and Distressed (MID) Areas: Aransas County, San Patricio County, Nueces County and zip 78377 (within Refugio County).
 - The remainder (\$27,037,385) can be used within the State identified Most Impacted and Distressed (MID) areas: Bee County, Jim Wells County, Kleberg County and Refugio County (outside zip 78377)
 - 70% of funds must be allocated to Homeowners earning less than 80% Area Median Family Income (low- to moderate- income households)

Regional Needs Assessment: Purpose

- The Regional Needs Assessment is utilized to set funding goals, determine program activities, identify how to best conduct targeted outreach and marketing and establish program selection criteria (informing the program design in the Regional Housing Guidelines).
- The Regional Needs Assessment identifies unmet need at the geographic level and at the demographic level (areas of concentration of vulnerable populations):
 - Analysis of HAP funding targets by income category
 - Analysis of the location and extent of housing damage incurred by homeowners
 - Demographic analysis of most affected block groups

Regional Needs Assessment: Unmet Need Calculation

- Unmet Need calculations are based on individual household level data from FEMA's Individual Assistance data set, with a FEMA Verified Loss (FVL) of \$8,000 or more:
 - Major - Low: \$8,000 to \$14,999 FVL
 - Major - High: \$15,000 to \$28,800 FVL
 - Severe: Greater than \$28,800 FVL
- Total estimated cost of repair is calculated utilizing a HUD multiplier (*based on the SBA median repair cost for the specific disaster category, less the weighted average of expected SBA and FEMA repair costs*):
 - Major - Low: \$56,342
 - Major - High: \$75,414
 - Severe: \$101,390

Regional Needs Assessment: Unmet Need by County

County	FEMA Verified Loss	Unmet Need
Aransas	\$41,813,626	\$90,020,384
Bee	\$851,299	\$601,564
Jim Wells	\$36,461	\$112,684
Kleberg	\$296,369	\$169,026
Nueces	\$16,829,166	\$36,691,196
Refugio	\$6,654,257	\$12,061,624
San Patricio	\$14,872,720	\$28,319,326
Total	\$81,317,436	\$167,863,120

Regional Needs Assessment: Funding by Income Category

Income Category	Count	% of Count	<u>Minimum</u> Target	Maximum
0-30% AMFI	8263	40.31%	\$49,024,285.47	
31-50% AMFI	2446	11.93%	\$14,512,090.31	
51-80% AMFI	3546	17.30%	\$21,038,377.86	
0-80% AMFI			\$551,174.65	
Above 80% AMFI	6242	30.45%	\$0	\$36,482,540.70 <i>(capped at 30%)</i>
Total	20497	100.0%	\$85,125,928.30	\$36,482,540.70
<i>Total LMI</i>	<i>14255</i>	<i>69.55%</i>	<i>\$85,125,928.30</i>	

*Count based on FEMA IA Registrants (owners, primary residence) with FVL>\$0 data as of June 25, 2018;
0-30% AMFI Income Category based on greater of Federal Poverty Level or 0-30% AMFI*

Regional Needs Assessment: Marketing and Outreach

General marketing and outreach efforts will utilize a combination of the following channels:

- Radio
- Local television news outlets
- Cable access channels
- Print media, including newspapers, magazines and/or newsletters
- Public service announcements/211 announcements
- Direct mailings
- Take-home flyers
- Field office locations and online application

Regional Needs Assessment: Targeted M&O

- Targeted marketing and outreach must be conducted to reach the most vulnerable and hard-to-reach households.
- These households may include:
 - Low income residents
 - Racial and ethnic minorities living in poverty
 - Limited English proficiency (identified as primarily Spanish speakers)
 - Persons with special access and functional needs, including hearing, vision, cognitive, ambulatory, self-care and/or independent living difficulties
 - Elderly persons
 - Households with children under 18
 - Female heads of household
 - Veterans
 - Displaced homeowners
 - Homeowners within a FEMA-designated flood hazard zone

Regional Needs Assessment: Targeted M&O

- Additional resources will be made available for vulnerable populations to ensure equitable availability, including:
 - making documents available in dual languages and/or large font
 - translation services
 - in-home intake sessions
 - intake sessions scheduled outside of normal working hours
 - online application
- These efforts will be most successful if made in coordination with **local social service organizations, schools and childcare providers, non-profits, faith-based groups and other local resources.**

Regional Needs Assessment: Targeted M&O

Examples of targeted outreach:

- Distributing take-home flyers at area churches and places of worship, grocery and convenience stores, local schools and daycares, community events
- In-home and/or population-based intake session locations (VFWs, elementary schools, places of worship etc.)
- Public utility inserts and direct mailings, printed in dual languages and/or large font (vision impaired) with website address (hearing impaired) and phone numbers for interpreter services (limited English proficiency)
- Door-to-door canvassing and door hangers
- Analysis of tax records for displaced homeowners
- Partnering with local organizations to obtain referrals of people who may be in need of assistance

Affirmative Marketing & Outreach Plan

The Affirmative Marketing and Outreach Plan will be informed by several key items prior to its formalization:

- Regional Needs Assessment
- Public comment received on the Regional Housing Guidelines, available to view here: <http://recovery.texas.gov/programs/homeowner-assistance/index.html>
- Feedback received during one-on-one calls/emails and open meetings with:
 - Local elected officials and emergency management coordinators (EMCs)
 - Governmental staff
 - Long Term Recovery Groups (LTRGs)
 - Voluntary Organizations Active in Disasters (VOADs) and nonprofit disaster recovery representatives
 - Volunteer Agency Liaisons (VALs)
 - Community organizations/local social service entities

Affirmative Marketing & Outreach Plan

The Affirmative Marketing and Outreach Plan must be finalized before applications can be accepted.

- Plan is anticipated to be finalized at the end of November.
 - Applications made online or in-person (by appointment) will be accepted as soon as the intake window opens (following acceptance of Plan)
 - Community application intake sessions will be scheduled throughout the region, generally starting in areas with the highest losses following the first phase of general/targeted marketing and outreach

HAP Applicant Eligibility

Vital documentation* must be collected, including proof of the following items:

- Identity (EXAMPLE: driver's license, passport, state-issued ID)
- Income (EXAMPLE: latest tax return)
- Ownership (EXAMPLE: property tax records, deed, title)
- Residency on August 25, 2017 (EXAMPLE: homestead tax exemption, utility bill, bank statement)
- Damage (EXAMPLE: FEMA, SBA or insurance award letters)

**Listed items are not exhaustive; please see application and/or Applicant Coordinator for further detail*

HAP Applicant Eligibility

Potential stumbling blocks:

- Must be current on child support and property taxes (or provide evidence of an approved payment plan)
- If the property owner previously received assistance for Harvey damages, information/receipts must be provided for a duplication of benefits review
 - Duplicative benefits include funds received for the same purpose from FEMA, USDA, SBA, National Flood Insurance Program, private insurance and/or other funds (e.g. private institutions and non-profits)

HAP Applicant Eligibility

Potential stumbling blocks, continued:

- If the home is in a floodplain:
 - If the property owner has received prior federal assistance conditioned on maintaining flood insurance, proof of flood insurance must be collected. If the property owner did not obtain and maintain flood insurance, they are ineligible to receive HAP funds.
 - If the combined household income is >120% AMI and the property owner did not maintain flood insurance (even if not otherwise required by a mortgage, etc.), the use of CDBG-DR funds is prohibited.

HAP Eligible Activities

- The reconstruction of owner-occupied, primary residences is anticipated to be the most common use of HAP funds.
- Rehabilitation may also be completed with HAP funds.
 - Rehabilitation caps of \$65,000/unit will apply
 - Rehabilitation funds must cover all expenses necessary to bring the home up to code, including any necessary elevation for residences in a floodplain, as well as lead-based paint abatement if the home was built prior to 1978

HAP Eligible Activities

HAP funds may also be used for the following activities:

- Replacement of manufactured housing with site-built home
- Elevation
- Water Well
- Septic
- Accessibility
- Abatement

INELIGIBLE HAP Activities: Food, clothing, household items; rebuilding on a different property; rental/second/vacation homes; garage door openers, security systems, swimming pools, fences, satellite dishes; repair of structures not attached to the home*; mortgage or utility expenses

**unless otherwise required by local code, on a case-by-case basis*

What to Expect: Homeowners

- Contractors will be assigned by the GLO, from a pool of pre-approved builders.
- Homes will be built according to a small selection of regional floor plans, and Homeowners will have a limited degree of choice of interior finishes (interior/exterior paint colors, carpet/resilient flooring color choices, etc).
- A workmanship warranty will be provided by every contractor for a period of one year; Homeowners will receive manufacturers' warranties at construction completion. Builders will also pay for the first year of homeowners/hazard insurance.
- The size of the home must be based on HUD's determination of two persons per bedroom as reasonable (with exceptions). This means a person with a 3- or 4- bedroom home may not have the same number of bedrooms following reconstruction.

What to Expect: Homeowners

HAP participants will be required to sign a 3 year promissory note, during which time Homeowners must:

- Maintain home as primary residence
- Not obtain cash out refinancing, home equity loans or home collateral loans
- Maintain timely payment of property taxes (which will most likely increase)
- Maintain hazard insurance, along with windstorm and/or flood insurance if applicable (which may increase)
 - If property is in floodplain, homeowner must maintain flood insurance in perpetuity and notify future homeowners

What to Expect: Homeowners

- HAP participants will be required to relocate themselves AND their possessions for approximately 90 - 120 days during the rehabilitation/reconstruction period in most cases (this can be longer if construction is delayed).
- Prior to the construction period, damage assessments and inspections will be performed; homeowners must allow access to their home at pre-scheduled times.
- Approval of an applicant is based on a two-phase system: primary document/income approval and damage/environmental assessments. If a homeowner is preliminarily approved during the documentation and income review, they may be found to be ineligible during the damage assessment and/or environmental review.

What to Expect: Homeowners

- Applicants will have real-time access to their application status through the following:
 - the application website (Texas Integrated Grant Reporting, or TIGR)
 - GLO customer service phone number (TBD)
 - their assigned Applicant Coordinator (assigned once application is received by GrantWorks)

Timeline

1. Program Design (Current Phase)
2. Field Offices open, website with regional web pages available
3. Application Acceptance Period opens, documentation is gathered and preliminary approvals are scheduled for damage assessments/environmental clearance reviews
4. Preconstruction Conferences (between owner, builder and applicant coordinator)
5. Construction (expected to take 90-120 days)
6. Close-out and monitoring (promissory note requirements)

Questions and Answers

- Questions?
- For questions after today's session, please feel free to contact any of the GLO-CDR or GrantWorks contacts listed at the beginning of this presentation, or visit <http://recovery.texas.gov/>
- General HAP emails may also be sent to: singlefamilyhousing.glo@recovery.tx.gov