



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

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

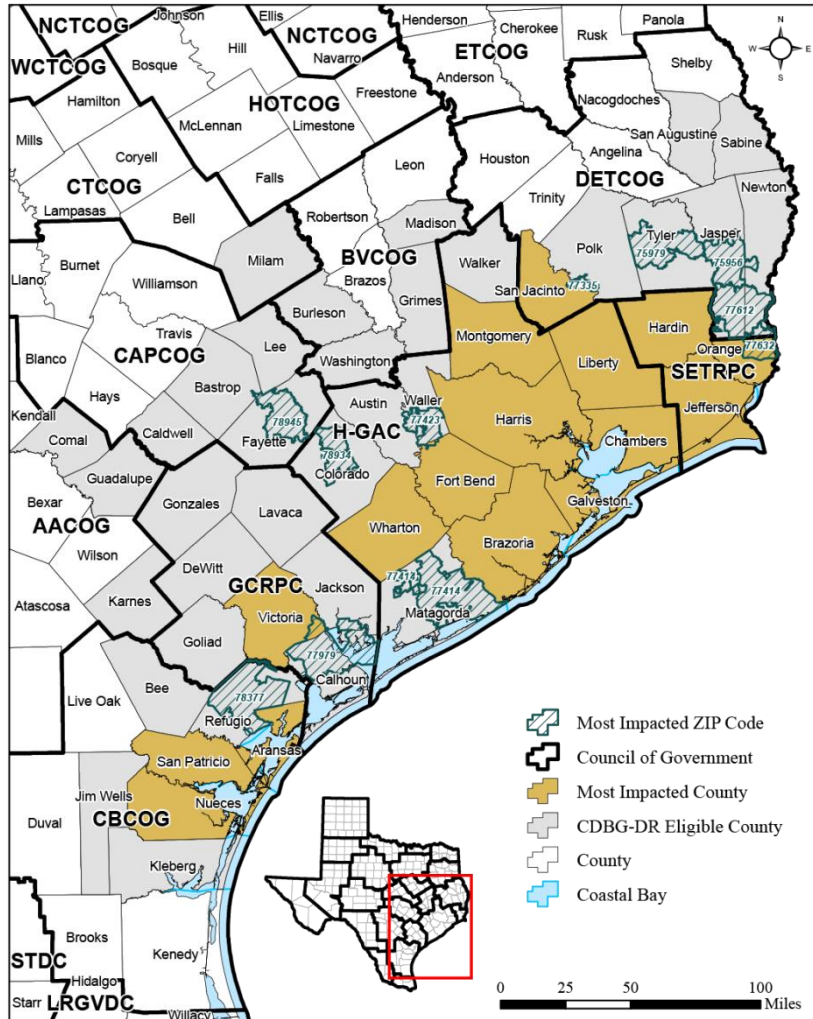
***George P. Bush***

*Texas General Land Office Commissioner*



# Homeowner Assistance Program State Action Plan Overview

State of Texas: Hurricane Harvey Most Impacted Areas



Total Allocation – CDBG-DR Round 1: \$1,098,011,316

- 70% must be spent on low- to moderate-income activities

- 80% must go to HUD identified Most Impacted and Distressed Areas

- 16 Counties: Harris, Hardin, Jefferson, Orange, Galveston, Fort Bend, Brazoria, Montgomery, Liberty, Chambers, Aransas, Wharton, San Patricio, San Jacinto, Nueces, and Victoria Counties
- 11 Zip Codes: 78945 (Fayette), 77423 (Waller), 77612 (Jasper), 78934 (Colorado), 75956 (Jasper), 77632 (Orange), 75979 (Tyler), 77414 (Matagorda), 77335 (Polk), 78377 (Refugio), and 77979 (Calhoun) County  
\*identifiers for zip codes are approximate



# South East Texas Region HAP Allocation & Funding Targets



	Minimum Target	Maximum
<b>Budget</b>	\$205,019,250.00	
<b>Greater of 0-30% AMFI** or Federal Poverty Level</b>	\$57,073,708.13	
<b>31-50% AMFI</b>	\$14,507,867.92	
<b>51-80% AMFI</b>	\$32,692,519.38	
<b>0-80% AMFI (Non-Targeted)</b>	\$39,239,379.58	
<b>Above 80% AMFI</b>	\$0.00	\$61,505,775.00
<b>Total</b>	\$143,513,475.00	\$61,505,775.00
<b>Total LMI</b>	\$143,513,475.00	\$205,019,250.00



# Start Up

## **Coordination**

- Regional meetings are currently being held to inform community leaders and citizens about HAP

## **Field Offices**

- All Regional Offices and Intake Location Centers are Open
- Regional webpages are linked at [recovery.texas.gov](https://recovery.texas.gov) and include:
  - Dates and times offices are open
  - Photos of each office Building
  - Regional outreach activities and announcements, including homeowner information sessions



# Application Intake

**Regional Office:**

505 Orleans Street,  
Suite 200  
Beaumont TX 77701

**Hours:**

- Monday - Friday 8:00 a.m. to 6:00 p.m.
- Saturday - 8:00 a.m. to 4:00 p.m.

**City of Port Arthur Intake Location:**

City of Port Arthur Economic Development  
Center  
501 Proctor  
Port Arthur, TX 77640  
Tuesday – Thursday’s 9:00 AM to 4:00 PM

**Orange County Intake Location:**

Orange County Convention and Expo Center  
11475 FM 1442  
Orange, TX 77630  
Tuesday – Thursday’s 9:00 AM to 4:00 PM

**Hardin County Intake Location 1:**

Alma M Carpenter Public Library  
300 South Ann Street  
Sour Lake, TX 77659  
Monday – Tuesday’s 9:00 AM to 4:00 PM

**Hardin County Intake Location 2:**

Rose Hill Acres Town Hall  
100 Jordan Road  
Lumberton, TX 77657  
Wednesday – Thursday’s 9:00 AM to 4:00 PM



# Start Up

## **HAP Resources ([recovery.texas.gov/programs/homeowner-assistance/index.html](https://recovery.texas.gov/programs/homeowner-assistance/index.html))**

- [Homeowner Assistance Program Checklist](#)
- [HAP Individual Applicant Process](#)
- [HAP Timeline](#)
- [GLO Housing Program Resource Page](#)



# Outreach

## Community Outreach

- Coordination with recovery stakeholders is key, including COGs, local elected officials, Long Term Recovery Groups, VOADs and VALs, social service providers, HUD-certified housing counseling organizations, and others
- A successful program will depend on comprehensive outreach and marketing
  - **Active engagement** with property owners in the area, community, religious and business leaders
  - **Program materials** that are easy to understand for all audiences
  - **Clear communication** of the program benefits
  - **Address local concerns** promptly



# Application Intake

## Submittal

- Applicants will be able to submit all their application material electronically at [www.recovery.texas.gov](http://www.recovery.texas.gov)
- GLO Vendors will assist households that cannot submit electronic applications

## Status

- Applicants will have real-time access to their application status
  - Website (Texas Integrated Grant Reporting, or TIGR)
  - 1.844.893.8937

## Resources

- [www.recovery.texas.gov](http://www.recovery.texas.gov) > PROGRAMS > Homeowner Assistance Program





# Eligibility

## **Required HAP documents**

- Photo ID: driver license, passport, state-issued ID
- Income: latest tax return
- Ownership: property tax records (proof of payment), or deed, or title, among other forms including Affidavit of Ownership
- Primary residence on August 25, 2017: Homestead tax exemption, or bank statement, or utility bill, among other forms
- Child support and taxes: must be current (if applicable)
- Evidence of Harvey damage: FEMA, SBA, or Insurance Award Letters; or Inspection Report (at owner's expense); or alternative, but approval is required
- Duplication of Benefits: previously received assistance for Harvey damages
- Verification of Flood Insurance: if in a floodplain & received prior assistance



# Eligibility

## **Eligible Activities**

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



# Eligibility

## **Ineligible Activities**

- Food, clothing, household goods
- Rebuilding on a different property (new construction)
  - Household may be eligible for locally run acquisition/buyout program
- Rental, second, and vacation homes
- Garage door openers, security systems, swimming pools, fences, and television satellite dishes
- Repair of structures not attached to the home such as fences or sheds
- Mortgage, utility expenses



# Eligibility

## **Duplication of Benefits**

A Duplication of Benefits may exist if the applicant received any of the following resources for Hurricane Harvey:

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

**\* Note – Even if a duplication of benefits exists, the applicant may still be eligible. There are methods to mitigate duplication of benefits issues.**



# Construction

## **Environmental Clearance**

- Environmental review will occur before assistance can be approved

## **Preconstruction Conference**

- Construction Agreement executed by builder and homeowner(s)
- GLO will assign builder
- Household will be able to make some choices on floor plans

## **Size of Home**

- Two persons per bedroom as reasonable, minimum of two bedrooms per home

## **Warranty**

- Workmanship warranty through the builder for first year; homeowner will receive manufacturer's warranty at construction completion



# Construction

## **Building Standards**

- All local building codes or standards that may apply, including local design standards
- HUD Lead-Based Paint Standards
- Green Building Standards
- Resiliency Standards
  - Homes in “high wind and hurricane areas” (as defined by TWIA) must be in compliance with FORTIFIED Home© standards
- Elevation Standards
- HUD Accessibility & GLO-CDR Visitability Standards



# Monitoring Period

## **Subrogation Agreements**

- Any future insurance proceeds will be returned to GLO

## **3 Year Promissory Note**

- Maintain home as **primary residence**
- Cash out refinancing, home equity loans, or home collateral loans not allowed
- Maintain timely payment of **property taxes**
- Maintain **insurance**, including hazard and windstorm (if applicable)
  - If property is in the floodplain, homeowners must maintain flood insurance in perpetuity and notify future homeowners



# Comments?

[recovery.texas.gov](http://recovery.texas.gov)







# Contact

## **Website**

<http://recovery.texas.gov/>

## **Telephone Number**

1.844.893.8937

## **Email**

singlefamilyhousing.glo@recovery.texas.gov

## **Mailing Address**

Texas General Land Office

C/O: Community Development and Revitalization

P.O. Box 12873

Austin, Texas 78711-2873