

Grantee: Texas - GLO

Grant: B-17-DL-48-0002

July 1, 2025 thru September 30, 2025 Performance

Grant Number: B-17-DL-48-0002	Obligation Date:	Award Date:
Grantee Name: Texas - GLO	Contract End Date: 06/12/2026	Review by HUD: Submitted - Await for Review
Grant Award Amount: \$57,800,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$57,800,000.00	Estimated PI/RL Funds: \$127,565.00	
Total Budget: \$57,927,565.00		

Disasters:

Declaration Number

FEMA-4332-TX

Narratives

Disaster Damage:

In 2017, communities that had not yet had a chance to fully recover from the 2015 and 2016 floods were impacted again. Hurricane Harvey, a regenerated tropical depression, made landfall on August 25, 2017, as a Category 4 hurricane, bringing with it extreme wind gusts and, in some places, up to 60 inches of rain in 5 days. The hurricane caused catastrophic flooding and at least 82 human fatalities, due in part to the weather system stalling over the Texas coast. The windspeeds recorded over South Texas may have been underestimated, especially near the coast and close to the eyewall of Hurricane Harvey, as many observation stations were disabled prior to landfall of the eye of the hurricane. However, a peak wind gust of 150 mph was reported near Rockport. Hurricane Harvey made landfall twice and is viewed by many as three separate events: the initial landfall in Aransas County; unprecedented rainfall in the Houston metroplex and surrounding areas; and the second landfall on August 29, 2017, in southeast Texas near the cities of Orange, Beaumont, and Port Arthur. These events caused not only wind damage, but also widespread flooding. The 49 CDBG-DR eligible counties affected by Hurricane Harvey cover 15 percent or 39,496 square miles of land area in the state and contain approximately 32 percent of the state’s population. The land area affected is roughly the size of the state of the Kentucky. Nearly 8.9 million Texans live in the affected counties. By the time the rain stopped, Hurricane Harvey had dumped almost a year’s worth of rainfall in just a few days. So much rain fell during the hurricane that the National Weather Service had to update the color charts on their graphics in order to effectively map it. Two additional shades of purple were added to represent rainfall totals for 20-30 inches and “greater than 30 inches” ranges.

Recovery Needs:

Recognizing the state’s long and well-documented history of flooding, hurricanes, wildfires, and droughts, as well as its ongoing efforts to mitigate future disaster effects in its most vulnerable areas, the GLO continues its commitment to rebuilding while prioritizing resiliency. In assessing unmet needs, it is important to consider the additional costs of safeguarding housing and community infrastructure investments from future disasters. As such, Texas will not only assess projects and consider state-run programs that replace or repair lost property but will also seek to invest resources in efforts that promise to mitigate damage from a wide range future disaster types. Although this can increase costs initially, mitigating efforts can greatly reduce the cost of future damages. The success of this long-term recovery practice was seen firsthand during Hurricane Harvey. Resilient-enhanced projects from previous CDBG-DR efforts suffered less damage from Hurricane Harvey: construction projects designed to prevent future flooding, mitigate further loss, and decrease evacuation times. Single family home resiliency solutions are expected to add approximately 10 to 15 percent to the total cost per home; multifamily resiliency solutions add 15 to 20 percent to the total cost per project; and infrastructure resiliency solutions add 15 to 20 percent to the total cost per project. Resiliency solutions are varied and dependent on the respective area’s Threat and Hazard Identification and Risk Assessment (THIRA). Single family home resiliency solutions may include elevating the first floor of habitable area; breakaway ground floor walls; reinforced roofs; storm shutters; use of ENERGY STAR appliances and fixtures; and mold and mildew resistant products. Multifamily resiliency solutions include elevation; retention basins; fire-safe landscaping; firewalls; and landscaped floodwalls. Buyout programs support hazard mitigation, floodplain management goals, and resiliency by removing homeowners from the floodplain, thus eliminating vulnerability to future flooding situations. After homes are purchased, the structures are demolished or relocated. The land reverts to a natural floodplain, converts into a retention area, or is retained as green space for recreational purposes. The buyout option serves multiple objectives and provides a resiliency option versus rebuilding within a floodplain. Buyouts help prevent repetitive loss and extreme risk to human health and safety. Buyouts conducted sooner rather than later prevent homeowners from making repairs and investing funds in properties that they then may not want to sell. In the case of infrastructure resiliency solutions, improvements may include:

- Elevating critical systems, facilities, and roadways above base flood elevation;
- Installing backup power generators for critical systems (water, sewer, etc.);
- Avoiding an increase in impervious cover by keeping projects in their original footprint and encouraging the use of building

practices that allow for more pervious coverage, when possible;

- Replanting with only native vegetation to preserve the natural environment;
- Installing retention basins, larger culverts and debris guards, erosion control solutions, and back-up communication systems; and
- Supporting local community efforts to enhance building codes and regulations

The resiliency multiplier will be a standard 15 percent for both housing and infrastructure activities to calculate unmet need, as has previously been applied in other Texas CDBG-DR programs.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$57,800,000.00
Total Budget	\$0.00	\$57,800,000.00
Total Obligated	\$0.00	\$57,800,000.00
Total Funds Drawdown	\$4,833.05	\$56,067,240.89
Program Funds Drawdown	\$4,833.05	\$56,067,240.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$112,576.00	\$112,576.00
Total Funds Expended	\$4,833.05	\$56,067,240.89
HUD Identified Most Impacted and Distressed	\$4,514.62	\$45,108,713.96
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Harris County	\$ 1,761.23	\$ 43,064,108.80
Texas General Land Office	\$ 3,071.82	\$ 13,003,132.09
Western States Housing Refugio	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	96.78%	95.53%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$38,471,695.50	\$53,065,567.61	\$52,500,641.81
Limit on Public Services	\$8,670,000.00	\$.00	\$.00
Limit on Admin/Planning	\$11,560,000.00	\$2,968,000.00	\$2,050,200.20
Limit on Admin	\$2,890,000.00	\$2,890,000.00	\$1,998,651.64
Most Impacted and Distressed	\$46,240,000.00	\$46,253,468.11	\$45,108,713.96

Overall Progress Narrative:

OVERALL NARRATIVE

During the reporting period, the GLO is continuing to work towards the closeout of each program to meet the grant closeout in June 2026. Additionally, the GLO is continuing to coordinate with HUD to transfer program income generated by Harris County projects to be transferred to the County's entitlement program.

Affordable Rental Program

The two remaining projects are continuing to work through closeout and will be reported in the upcoming quarters.

Harris County - Voluntary Buyout Program

The GLO continues its review of the closeout documents for the Harvey \$57m grant program and anticipates its completion by the end of 2025.

Harris County - Mandatory Buyout Program

The GLO continues its review of the closeout documents for the Harvey \$57m grant program and anticipates its completion by the end of 2025.

Harris County -Affordable Rental Supplemental Program

The GLO continues its review of the closeout documents for the Harvey \$57m Affordable Rental Supplemental Program and anticipates its completion by the end of 2025.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, ADMINISTRATION	\$1,479.67	\$2,890,000.00	\$1,998,651.64
0002, AFFORDABLE RENTAL RECOVERY	\$0.00	\$10,952,931.89	\$10,952,931.89
0003, Harris County Voluntary Buyout Program	\$676.27	\$12,577,647.34	\$11,960,056.38
0004, Harris County Mandatory Buyout Program	\$1,084.96	\$14,703,640.39	\$14,507,482.02
0005, Harris County Affordable Rental Program:	\$0.00	\$16,597,780.38	\$16,596,570.40
0006, Planning	\$1,592.15	\$78,000.00	\$51,548.56
5555, H57m Harris County Program Income Transfer	\$0.00	\$112,575.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00

Activities

Project # / 0001 / ADMINISTRATION

Grantee Activity Number: ADMINISTRATION[57M]
Activity Title: Administration

Activity Type: Administration	Activity Status: Under Way
Project Number: 0001	Project Title: ADMINISTRATION
Projected Start Date: 01/01/2018	Projected End Date: 01/01/2025
Benefit Type: N/A	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: Texas General Land Office

Overall	Jul 1 thru Sep 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$2,890,000.00
Total Budget	\$0.00	\$2,890,000.00
Total Obligated	\$0.00	\$2,890,000.00
Total Funds Drawdown	\$1,479.67	\$1,998,651.64
Program Funds Drawdown	\$1,479.67	\$1,998,651.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$1.00	\$1.00
Total Funds Expended	\$1,479.67	\$1,998,651.64
Texas General Land Office	\$1,479.67	\$1,998,651.64
Most Impacted and Distressed Expended	\$1,479.67	\$1,998,651.64

Activity Description:
Administration costs related to the disaster.

Location Description:
Administrative costs related to the impacted areas.

Activity Progress Narrative:
Continued administration services for the Harvey 57m grant.

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 0003 / Harris County Voluntary Buyout Program

Grantee Activity Number: HCBAP[57M]_DA_LMI_18-495-000-B220_ACQ

Activity Title: Harris County Buyout Program

Activity Type:
Acquisition - buyout of residential properties

Project Number:
0003

Projected Start Date:
08/10/2018

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Program Income Account:
H57m Harris County Program Income

Activity Status:
Under Way

Project Title:
Harris County Voluntary Buyout Program

Projected End Date:
08/31/2024

Completed Activity Actual End Date:

Responsible Organization:
Harris County

Overall	Jul 1 thru Sep 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$4,461,874.02
Total Budget	\$0.00	\$4,461,874.02
Total Obligated	\$0.00	\$4,461,874.02
Total Funds Drawdown	\$542.39	\$4,362,919.38
Program Funds Drawdown	\$542.39	\$4,362,919.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$542.39	\$4,362,919.38
Harris County	\$542.39	\$4,362,919.38
Most Impacted and Distressed Expended	\$542.39	\$4,362,919.38

Activity Description:

Harris County will offer buyout assistance for beneficiaries of the voluntary residential buyout program who are located in a floodplain or reside in a repetitive flood area. These activities will meet the low to moderate income national objective.

Location Description:

Activities shall take place in Harris County. Zip Codes 77001 - 77009, 77011-77096, 77098-77099, 77336, 77338-77339, 77345, 77346, 77357, 77365, 77373, 77375, 77377, 77379, 77383, 77388, 77389, 77396, 77401, 77411, 77413, 77429, 77433, 77447, 77449, 77450, 77477, 77479, 77484, 77489, 77491, 77493, 77494, 77502 - 77508, 77520 - 77521, 77523, 77530, 77532, 77536, 77546, 77547, 77562, 77571, 77572, 77581, 77586, 77587 and 77598.

Activity Progress Narrative:

During the reporting period, the County had costs amended in association with closeout activities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/6	4/4	10/10	100.00
# Owner	0	0	0	6/6	4/4	10/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: HCBAP[57M]_DA_LMI_18-495-000-B220_RA

Activity Title: Harris County Buyout Program

Activity Type:	Activity Status:
Relocation payments and assistance	Under Way
Project Number:	Project Title:
0003	Harris County Voluntary Buyout Program
Projected Start Date:	Projected End Date:
12/07/2020	08/31/2024
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod	Harris County
Program Income Account:	
H57m Harris County Program Income	

Overall	Jul 1 thru Sep 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$1,697,498.06
Total Budget	\$0.00	\$1,697,498.06
Total Obligated	\$0.00	\$1,697,498.06
Total Funds Drawdown	\$133.88	\$1,481,065.09
Program Funds Drawdown	\$133.88	\$1,481,065.09
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$133.88	\$1,481,065.09
Harris County	\$133.88	\$1,481,065.09
Most Impacted and Distressed Expended	\$133.88	\$1,481,065.09

Activity Description:

Harris County will provide relocation assistance activities for beneficiaries of the voluntary residential buyout program who are located in a floodplain or reside in a repetitive flood area. These activities will serve LMI beneficiaries whose properties were acquired in the Rio Villa target area as well as the other designated flood areas and is estimated to serve approximately 17 beneficiaries. These activities will meet the low to moderate income national objective.

Location Description:

Activities shall take place in Harris County. Zip Codes 77001 - 77009, 77011-77096, 77098-77099, 77336, 77338-77339, 77345, 77346, 77357, 77365, 77373, 77375, 77377, 77379, 77383, 77388, 77389, 77396, 77401, 77411, 77413, 77429, 77433, 77447, 77449, 77450, 77477, 77479, 77484, 77489, 77491, 77493, 77494, 77502 - 77508, 77520 - 77521, 77523, 77530, 77532, 77536, 77546, 77547, 77562, 77571, 77572, 77581, 77586, 77587 and 77598.

Activity Progress Narrative:

During the reporting period, the County had costs amended in association with closeout activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/8	6/9	14/17	100.00
# Owner	0	0	0	8/8	6/9	14/17	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # /

0004 / Harris County Mandatory Buyout Program

Grantee Activity Number: HCBIV[57M]_DA_LMI_18-495-000-B220_ACQ
Activity Title: Harris County Involuntary Buyout

Activity Type: Acquisition - buyout of residential properties	Activity Status: Under Way
Project Number: 0004	Project Title: Harris County Mandatory Buyout Program
Projected Start Date: 12/31/2020	Projected End Date: 08/31/2024
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: Low/Mod	Responsible Organization: Harris County
Program Income Account: H57m Harris County Program Income	

Overall	Jul 1 thru Sep 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$6,882,399.53
Total Budget	\$0.00	\$6,882,399.53
Total Obligated	\$0.00	\$6,882,399.58
Total Funds Drawdown	\$1,084.96	\$6,734,494.33
Program Funds Drawdown	\$1,084.96	\$6,734,494.33
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,084.96	\$6,734,494.33
Harris County	\$1,084.96	\$6,734,494.33
Most Impacted and Distressed Expended	\$1,084.96	\$6,734,494.33

Activity Description:
Harris County will provide housing buyout activities for beneficiaries of the involuntary residential buyout program who are located in a floodplain or reside in a repetitive flood area. These activities will meet the low to moderate income national objective. This activity is dually funded with Harvey 5b Involuntary Residential Buyout Program and all but one beneficiary and accomplishment under this activity will be reported under activity number HCBP_DA_LMI_19-147-002-B490_ACQ.

Location Description:
Activities shall take place in Harris County. Zip Codes 77001 - 77009, 77011-77096, 77098-77099, 77336, 77338-77339, 77345, 77346, 77357, 77365, 77373, 77375, 77377, 77379, 77383, 77388, 77389, 77396, 77401, 77411, 77413, 77429, 77433, 77447, 77449, 77450, 77477, 77479, 77484, 77489, 77491, 77493, 77494, 77502 - 77508, 77520 - 77521, 77523, 77530, 77532, 77536, 77546, 77547, 77562, 77571, 77572, 77581, 77586, 77587 and 77598.

Activity Progress Narrative:
During the reporting period, the County had costs amended in association with closeout activities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Project # /	0005 / Harris County Affordable Rental Program:
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Grantee Activity Number: HCARP[57m]_DA_LMI_18-495-000-B220

Activity Title: Harris County Affordable Rental Program

Activity Type:	Activity Status:
Affordable Rental Housing	Under Way
Project Number:	Project Title:
0005	Harris County Affordable Rental Program:
Projected Start Date:	Projected End Date:
08/05/2022	08/31/2024
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod	Harris County
Program Income Account:	
H57m Harris County Program Income	

Overall	Jul 1 thru Sep 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$16,597,780.38
Total Budget	\$0.00	\$16,597,780.38
Total Obligated	\$0.00	\$16,597,780.38
Total Funds Drawdown	\$0.00	\$16,596,570.40
Program Funds Drawdown	\$0.00	\$16,596,570.40
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$112,575.00	\$112,575.00
Total Funds Expended	\$0.00	\$16,596,570.40
Most Impacted and Distressed Expended	\$0.00	\$16,596,570.40

Activity Description:

Harris County will offer an Affordable Rental Program: Supplemental that will provide units for LMI households. The Affordable Rental Program is designed to provide funds for new construction of affordable multi-family Housing projects in areas impacted by Hurricane Harvey. The activity will occur at the Richcrest Apartments. This activity will meet the low to moderate income national objective.

Location Description:

Development must be located within Harris County. Subrecipient shall carry out the following Housing Activities in Harris County in strict accordance with the terms of Subrecipient's approved Affordable Rental Program Guidelines, the Contract, and all Attachments, whether attached physically or incorporated by reference. This activity will take place at the Richcrest Apartments at 540 Richcrest Dr, Houston, TX, 77060.

Activity Progress Narrative:

During the reporting period, the GLO receipted Program Income generated by projects in this activity. This particular receipt was cancelled, and has been reapplied with an updated amount which will be available in the following QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	288/288
# of Multifamily Units	0	288/288

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	171/171	115/115	288/288	99.31
# Renter	0	0	0	171/171	115/115	288/288	99.31

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Project # / 0006 / Planning

Grantee Activity Number: PLANNING[57M]
Activity Title: Planning

Activity Type: Planning	Activity Status: Under Way
Project Number: 0006	Project Title: Planning
Projected Start Date: 06/11/2021	Projected End Date: 06/11/2024
Benefit Type: N/A	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: Texas General Land Office

Overall	Jul 1 thru Sep 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$78,000.00
Total Budget	\$0.00	\$78,000.00
Total Obligated	\$0.00	\$78,000.00
Total Funds Drawdown	\$1,592.15	\$51,548.56
Program Funds Drawdown	\$1,592.15	\$51,548.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,592.15	\$51,548.56
Texas General Land Office	\$1,592.15	\$51,548.56
Most Impacted and Distressed Expended	\$1,273.72	\$45,953.52

Activity Description:
The GLO has allocated five (5) percent for planning activities. Because of the vast nature of Hurricane Harvey disaster and the recurring nature of disasters in the region, the GLO will concentrate on regional approaches in addition to specific local solutions to promote sound longterm recovery.

Location Description:
All CDBG-DR funded activities under this Action Plan will occur within the disaster-declared counties of FEMA DR-4332.

Activity Progress Narrative:
Quarterly expenditures in support of planning operations for this grant.

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	13
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	13
Report/Letter Issued	0	13