



Texas General Land Office

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2024 Disasters: Affordable Rental Program (ARP)

Frequently Asked Questions

The stipulation that 88% of the award needs to go into Hard Cost raises questions. What is the GLO definition of Hard Cost? Does include interest carry, architectural fees, loan origination fees, legal fees? Only having 12% for soft costs doesn't leave much room for 3rd party reports, legal fees, title fees, developer fees, taxes and insurance.

Our definition of Hard Costs is Materials and Labor costs on site. In short, we will pay valid costs on the G702/03, or equivalent.

The expectation is that for Community Housing Development Organizations (CHDOs), Public Housing Agencies (PHAs), units of local government, federally recognized Indian tribes and non-profits the 12% PD will help in part of in full to cover their soft costs, and it's also available for private developers to help cover some of the fees and costs. It is the intention of this 24D ARP program to be as efficient as possible with CDBG DR funds by primarily directing grant awards towards eligible construction costs.

We are a private, for-profit company that has residential rental property. We had a lot of damage to our properties due to the storm and have paid for a lot of expenses out of pocket. The majority of what we own are individual single-family homes. Can we package all those damages together and submit as one project? Also, our properties are not necessarily designated as 'low income' but we obviously service many tenants who are in that category. Does the property have to be a part of some type of subsidized housing to qualify?

If the properties are on contiguous sites, then this would be a rehabilitation project submission, needing to serve a minimum of 51% LMI households. If they are on non-contiguous sites then it would be a scattered sites rehabilitation application, which would have to provide 100% of units to qualifying LMI households.

Please bear in mind that all properties included in an application must be within the 27 HUD Mid counties.

You do not have to be in a subsidized housing program, but you must adhere to the HUD Home Rent schedule: <https://hrc-ic.tdhca.state.tx.us/hrc/IncomeAndRentTool.m>



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Please note - when calculating rents, in the *Financing* box select 'Home – TCAP/RF – Home ARP', and in the *For Home and NSP Only* select 'On or after 06/01/2025'.

We own a good bit of vacant land, and we have a large affordable housing need in our area. Could we submit a new construction project to address this need? If so, does it have to be an LMI type of project? I saw the 51% rule but what constitutes a property to be qualified as an LMI unit?

Yes, you would be able to submit a new construction project. Any project submitted needs to meet the HUD-designated minimum of 51%, that is, 51% of all units (or 100% of units if a scattered site project) must be rented to low-income households.

We understand that to apply there must be a Grant Manager and then a Sub-Recipient. When a successful application is awarded: Is the Grant Manager the actual recipient of the award? Or are they just the named party to the application that helps administer the completion of the application? Is the Sub-Recipient the actual recipient of the award?

A grant manager is not necessary to apply for these funds. Whoever applies for the funds will be who the GLO contracts with and is the responsible party to the Land Use Restriction Agreement (LURA), if an award is made.

Can you confirm if the funds for the 2024 disaster recovery are strictly grant funds or a loan? If they are grant funds, can they be structured as a loan?

The funds for 24D ARP will be issued as a grant; the Texas General Land Office does not issue loans for this program.

Where do we find the necessary Request for Application forms for submission, i.e., any Excel files, Uniform Application forms, submission checklist?

All necessary documentation will be posted to: recovery.texas.gov/24DARP.

Can you go into detail about the rent levels for the affordable units?

Rent levels follow the HUD HOME Program. Rents can be found at: <https://hrc-ic.tdhca.state.tx.us/hrc/IncomeAndRentTool.m>.



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What ACS data year should we use for poverty and density?

Data used is the ACS 5 Year 2024. Please use the following link to the GLO Map Viewer and how-to guide in order to collect the application data required:

<https://gis-glo-cdr.hub.arcgis.com/pages/9c2f620f55d04cc0a927f28acfb7e7dc>

Are you allowed to apply for funds under the new construction category if a project has already begun construction at the time of application?

If the project has already received environmental clearance from HUD then it may be possible to award funds to a project already under construction, but this will be specific to the project details

Are you going to share the slide deck for this presentation?

Yes, the slide deck is posted to recovery.texas.gov/24DARP.

Please confirm if a purchase agreement that was in place prior to the 2024 disasters wherein the financial closing occurred after the dates of the 2024 storms is acceptable to the GLO to establish ownership for the purpose of eligibility under the 2024 ARP Disaster program.

A purchase agreement is not sufficient to meet the requirement for ownership of the property, as a change of ownership will happen once the transaction is closed

The GLO 2024 Disasters Action Plan, Page 46, Item 7.7.11.ii states the "Maximum: \$7,500,000 per development. Is this amount accurate?

Yes, this is correct

For the Project Selection Criteria 'Project Type' regarding the definition of 'Reconstruction Activity' please clarify: Does the house being reconstructed have to be damaged from a 2024 storm event? Or, is it possible to reconstruct a house that has suffered from neglect or abandonment and still qualify?



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You will need to demonstrate storm tie-back for reconstruction. ARP will require a Property Condition Assessment (PCA) for rehabs and reconstruction applications to prove damage from the 2024 Disasters

Are there any other subjective criteria that may be considering when evaluating/scoring the project, such as proximity to schools, shopping, or parks?

Only the listed criteria outlined in the Housing Guidelines and posted to the website will be required for consideration for funding - recovery.texas.gov/24DARP.