



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

May 14, 2026

Brian J. Schlosnagle
Acting Director, Environmental Planning Division
Office of Environment and Energy
U.S. Department of Housing and Urban Development
451 7th Street S.W., Room 1076
Washington, DC 20410-0500

Via email to: brian.j.schlosnagle@hud.gov

RE: Texas Coastal Management Program consistency determinations for CDBG-DR and CDBG-MIT financial assistance activities pursuant to the Coastal Zone Management Act¹

Dear Mr. Schlosnagle:

In response to major disaster declarations along the Texas Coast, this letter notifies the U.S. Department of Housing and Urban Development (HUD) that the Texas General Land Office (GLO), as the implementing agency for the State of Texas Coastal Management Program (Texas CMP), has identified a list of federal financial assistance activities, including those funded through Community Development Block Grants for Disaster Recovery or Mitigation (CDBG-DR or CDBG-MIT, respectively), that are minor in scope because the identified activities do not have reasonably foreseeable effects, have insignificant or *de minimis* effects, or solely have environmentally beneficial effects on the Texas coastal zone. As a result, the GLO considers the CDBG-DR and CDBG-MIT activities listed herein consistent in regard to Coastal Zone Management Act (CZMA) and Texas CMP requirements unless HUD or the National Oceanic and Atmospheric Administration Office for Coastal Management (NOAA-OCM) deems that circumstances warrant submission of full consistency reviews and issuance of determinations to the requesting responsible entities.

All federal financial assistance activities proposed by applicants that require a CMP-listed federal license or permit will be subject to consistency reviews by the GLO. Other federal financial assistance activities not described herein may be subject to consistency review by GLO on a case-by-case basis which may include consultation with NOAA-OCM.² The GLO also recognizes that emergency and exigent circumstances caused by major disasters warrant rapid response and expeditious assistance. In accordance with 15 C.F.R. §930.32(b), "a federal agency may deviate from

¹ See Coastal Zone Management Act of 1972, as amended, (16 U.S.C. 1451 *et seq.*), particularly Section 307(c) and (d) (16 U.S.C. § 1456(c) and (d)).

² GLO, upon consultation with NOAA-OCM, revised its rules describing the CMP list of activities subject to CZMA federal consistency review by the GLO. See new federal consistency procedures in 31 Tex. Admin. Code Ch. 30, effective July 10, 2023. See also, for commentary, new rules issued July 7, 2023, at 48 Tex. Reg. 3553, 3671-3677 (Title 31, Part 1, Chapter 30, § 30.12(a)(3)).

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full consistency with an approved management program when such deviation is justified because of an emergency or other similar unforeseen circumstance ("exigent circumstance") which presents the federal agency with a substantial obstacle that prevents complete adherence to the approved program."

Effective as of the date of this letter and extending through December 31, 2029, the GLO has determined that the following financial assistance activities will not require consistency reviews. The GLO issues these determinations to help expedite CDBG-DR and CDBG-MIT financial assistance activities to repair and restore Texas coastal uses and resources to pre-storm conditions and to help mitigate any storm-induced hazards attributable to major disasters in affected coastal areas.

1. Water/Wastewater improvements relating to:
 - a. Installation of generators at existing facilities for lift stations, wells, and wastewater treatment plants;
 - b. Smoke testing;
 - c. Installation of Supervisory Control and Data Acquisition (SCADA);
 - d. Response and replacement of broken pipes so long as there is no increase in capacity; and
 - e. Installation of emergency warning system.
2. Water/Wastewater improvements that do not increase capacity during:
 - a. Replacement of water/sewer lines;
 - b. Sewers/septic systems/drain fields;
 - c. Culvert replacement;
 - d. Rehabilitation of water storage tanks; and
 - e. Replacement and rehabilitation of lift stations.
3. Housing activities relating to acquisition and buyouts of single-family housing with a deed restriction that the property may only be used for public green space.
4. Homeowner reimbursement transactions where the homeowner is provided financial compensation for damages sustained from the disaster.
5. Flood and drainage activities to remove debris and restore the natural flow of channels so long as no Coastal Natural Resource Areas (CNRAs), wetlands, or waters of the U.S. are directly, indirectly, or cumulatively impacted.
6. Pedestrian bridge rehabilitation and reconstruction.
7. Street rehabilitation and reconstruction of damaged streets.
8. Public Facilities rehabilitation and reconstruction so long as no CNRAs, wetlands, or waters of the U.S. are directly, indirectly, or cumulatively impacted:
 - a. Replacement of cell phone communication towers; and

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- b. Rehabilitation of emergency shelters, storm shelters, community centers, recreation centers, fire departments, and educational facilities, and rehabilitation or reconstruction of public health clinics.
9. Housing improvements so long as no CNRAs, wetlands, or waters of the U.S. are directly, indirectly, or cumulatively impacted:
- a. Rehabilitation and reconstruction of multifamily housing;
 - b. Rehabilitation and reconstruction of single-family housing;
 - c. Elevation of existing housing (multifamily and single-family);
 - d. Demolition and rehabilitation of residential and commercial properties; and
 - e. Replacement and rehabilitation of manufactured housing.
10. New construction of multifamily housing and single-family housing provided that:
- a. There are no CNRAs, wetlands, or waters of the U.S. that would be directly, indirectly, or cumulatively impacted; or
 - b. There are no navigable waters of the U.S. within the property boundary and a CMP-listed federal license or permit (including a USACE Section 404 Individual Permit) is not required.

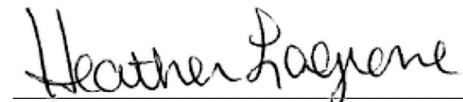
During the time period specified above, the GLO's Community Development and Revitalization Department will keep a record of CDBG-DR and CDBG-MIT activities that occur within the Texas CMP boundary, identified by county and project category listed above, as applicable, and provide a summary of the identified CDBG-DR and CDBG-MIT activities to the GLO Coastal Protection Department every six months. At the termination of this agreement on December 31, 2029, any new or additional federal financial assistance activities will undergo federal consistency reviews as prescribed in 15 C.F.R. Part 930 Subpart F, unless extensions of the determinations made in this letter are granted by the GLO. The GLO may terminate this notice at any time and shall provide HUD timely written notice of said action.

Sincerely,

DocuSigned by:

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David Green
Senior Deputy Director
GLO Coastal Protection



Heather Lagrone
Senior Deputy Director
GLO Community Development &
Revitalization

Date of Execution: 5/5/2026

Date of Execution: 05/05/2026