

2025 Q1 DISASTER RECOVERY PROGRAMS REPORT

DISASTER RECOVERY PROGRAM BUDGET SUMMARY (\$M) as of 3/31/2025

Program	Brief Description	Total Allocation	Approx. Obligated*	Approx. Unobligated	Spent	Unspent	Deadline**
Homeowner Assistance	Financial assistance for repair/reconstruction	47.05	48.12	(1.07)	48.56	(1.51)	8/16/25
Homeowner Reimbursement	Reimbursement of out-of-pocket repair/reconstruction costs	46.13	45.69	0.44	46.4	(0.27)	8/16/25
Affordable Rental Housing	Affordable multi-family acquisition, rehab, reconstruction, new construction	235.97	235.27	0.70	224.14	11.83	2/28/26
Single-Family New Construction	Building/acquiring affordable new homes in amenity-rich, mixed-income areas	50.64	50.66	(0.02)	32.18	18.46	2/28/26
Mandatory Residential Buyout/Relocation	Buying homeowners/renters out of flood-prone properties; relocation assistance	205.37	206.80	(1.43)	194.32	11.06	2/28/26
Mandatory Commercial Buyout/Relocation	Acquisition of commercial properties in flood-prone areas; relocation assistance	18.29	18.15	0.14	17.93	0.36	2/28/26
Infrastructure - Method of Distribution (MoD)	Funding infrastructure and facilities with municipal partners based on MoD criteria	128.41	128.41	--	107.06	21.34	7/6/26
Infrastructure - Competitive Application	RFP-based infrastructure and facilities funding with nonprofit/municipal partners	70.23	70.23	--	65.83	4.39	2/28/26
Public Services	Services that support vulnerable populations to foster housing stability	3.0	1.29	1.71	1.22	1.78	2/28/26
Planning	Planning to identify needs and support effective program implementation	33.84	33.52	0.33	32.30	1.55	2/28/26
Administration	Program, financial, legal, compliance, and other staff support	20.96	20.96	--	17.55	3.41	2/28/26
Total		\$859.90M	\$859.10M	\$0.80M	\$787.49M	\$72.41M	
Percentage of Total			99.91%		91.58%		

Definitions: Allocation – Total allocation of DR funds to a specific program. Obligated – DR funds committed to a specific project within a program, some but not all of which has been spent. Unobligated – DR funds allocated to a specific DR program but not yet obligated to a specific activity within the program. Spent – DR funds spent to date (subset of Obligated). Unspent – Allocation minus Spent. These amounts represent the relevant benchmarks for timely spending under the DR programs.

* Obligated amount is approximated conservatively to prevent discrepancies in the data over time relating to contracts, purchase orders, and GLO data, and because obligated amounts may change due to evolving project need.

** Deadlines listed above are associated with current contract terms. These dates are expected to change soon with recent notification of extension approvals. Extended deadlines will be reflected in an upcoming report after finalized in the new contract.

CDBG-DR PROGRAM LEADERSHIP UPDATES

Thanks to the continued partnership and collaborative nature of all County departments and offices involved, Harris County is now less than a year away from the closeout of the Harvey CDBG-DR program. HCD staff and partners will continue to work through a couple more rounds of procedural contract amendments with the Texas General Land Office (GLO) to ensure that contractual milestones and budgetary line items align with expected deliverables and necessary resources. While programs such as Infrastructure and Affordable Rental Housing near close-out on many projects, Single Family Housing continues at full-speed to build and sell homes and staff continue to focus on higher-need residents that remain in the Mandatory Buyout & Relocation program by providing needed encouragement and intensified outreach.

● HOMEOWNER ASSISTANCE PROGRAM (\$47.2M)

Program Goals	Program Progress (as of 3/31/2025)
132 homes rehabilitated or reconstructed	132 (100%)
\$47.05M of DR funds expended	\$48.56 (103%)

Background:

The Homeowner Assistance Program (HAP) provides financial assistance and partners with contractors to rehabilitate or reconstruct homes damaged by Hurricane Harvey. The program seeks to alleviate specific life, health, and/or safety hazards resulting from substandard conditions in a home directly affected by Hurricane Harvey and to mitigate the potential impact of future disasters.

HAP exceeded early contractual milestones, before the COVID-19 pandemic caused delays in part due to precautions taken by participating residents (including hesitation about HAP contractors entering homes). In addition, coordination challenges among the various internal and external parties supporting this program caused delays.

Q1 Update:

The HAP program formally ended on August 16, 2024. The County is in the process of working with the GLO on program closeout, including final budget adjustments, final activity delivery cost and submission and approval of the GLO Closeout Report. All applicant related draws have been submitted and approved by the GLO.

Future Action Steps:

Formal program closeout and final draws are to be completed by August 15, 2025, pending Closeout Report Approval.

● HOMEOWNER REIMBURSEMENT PROGRAM (\$46.8M)

Program Goals	Program Progress (Completed as of 12/31/2024)
951 households reimbursed	951 households (100%)
\$46.13M of reimbursements	\$46.40 (101%)

Background:

The Homeowner Reimbursement Program (HRP) reimburses eligible expenses for homeowners whose primary home was damaged by Hurricane Harvey and who repaired or reconstructed their home using out-of-pocket funds. Reimbursing homeowners helps households stabilize their financial situation, increasing self-sufficiency and resilience.

Q1 Update:

The County is in the process of working with the GLO on program closeout, including final budget adjustments, final activity delivery cost and submission and approval of the GLO Closeout Report. All applicant related draws have been submitted and approved by the GLO.

Future Action Steps:

Formal program closeout and final draws are to be completed by August 15, 2025, pending Closeout Report Approval.

● **AFFORDABLE RENTAL HOUSING PROGRAM (\$235.97M)**

Program Goals	Program Progress (as of 3/31/2025)
1,761 affordable housing units built/preserved	2,350 (133%)
\$235.97M of DR funds expended	\$224.14M (95%)

Background:

The Affordable Rental Housing Program (ARHP) provides funds for acquisition, rehabilitation, reconstruction, and new construction of affordable multi-family housing projects. In addition to new construction to create replacement housing for homes taken off the market through the Hurricane Harvey Buyout Program, existing properties can be purchased and renovated to preserve affordable housing options. Developments are intended to be mixed-income, with most units dedicated to tenants at 80% of median income or below for a 20-year period.

The COVID-19 pandemic caused supply chain disruptions, higher construction costs, and labor shortages. At the same time, the program team has experienced challenges regarding the streamlining of processes, coordination with internal and external stakeholders, and third-party compliance issues, all of which have at times caused delays. Nevertheless, this program is projected to exceed its original goal by creating 745 more units than originally planned, for a total of 2,506 apartments. All projects are on track to be completed by their deadlines.

Q1 Update:

At the end of Q1 2025, there are 2,350 affordable housing units built/preserved through ARHP funding, bringing program performance to 133% of its goal on affordable housing units built/preserved. The AHRP has now closed out 13 projects, 2 projects have completed construction and are working on closing out, and 2 projects have completed construction and are working on closing out, and 2 projects are still under construction. The AHRP team continues to process reimbursements and is now up to \$224.14 million in completed reimbursements.

Future Action Steps:

The AHRP team is forecasting that at the end of Q2 2025 all projects will have completed construction. The projects that remain under construction are HAY Center and First Met Senior Apartments. We hope to have the projects nearly closed out by the end of Q2 as well.

● **SINGLE-FAMILY NEW CONSTRUCTION PROGRAM (\$50.64M)**

Program Goals	Program Progress (as of 3/31/2025)
158 new homes built or acquired (includes 90 Acreage Development and 68 Built Inventory)	68 (44%) homes built or acquired
110 homes sold to qualified LMI homebuyers	63 (57%) homes sold to date
\$50.64M of DR funds to be expended	\$32.68M (64.5%)

Background:

The Single-Family New Construction (SFNCP) program adds affordable, resilient new homes in mixed-income communities throughout Harris County. The program sells homes to qualified homebuyers (i.e., those with household income of 80% of the Area Median Income or lower) at prices significantly below market. This program began in September 2021 and has struggled to reach program milestones to date given the County's very limited experience in single-family housing development, community concerns, inspection delays, and construction constraints. The first program of its kind in Harris County, SFNCP aims to develop 2 County-owned acreage sites while also expanding beyond its original construction-only scope to include purchasing built inventory for expediency purposes.

Q1 Update:

Built Inventory

- Homebuying:
 - As of 3/31/2025, only 5 homes remain available in the Built Inventory.
 - Remaining Inventory Summary:

Community	Location	Total	Sold	Under Contract	Option Period	Homes Available
Memorial Chase	NW Houston	2	2	0	0	0
Tomball	Tomball	3	3	0	0	0
Drewmark	Tomball	3	3	0	0	0
Windrow	Hockley	14	14	0	0	0
Pine Grove	Spring	13	13	0	0	0
Katy Crossing	Katy	3	3	0	0	0
Ambient Living	Klein	8	3	1	1	3
Winward	Katy	5	5	0	0	0
Breckenridge	Spring	17	17	0	0	0
Total		68	63	1	1	3

Acreage Development

Project Name	Number of Homes Projected	Min. (51%) LMI Units Projected
Providence Gardens (100% DR)	60	31
Orchard Place (Partial DR)	54 (30 DR-funded)	28 (16 DR-funded)
Total	114 (90 DR-funded)	59 (47 DR-funded)

- Orchard Place (Pasadena)
 - Funding Sources: 50% CDBG-DR / 50% Other Funding
 - The City of Pasadena approved Phase 1 (buildings 1-6) of home design plans. Phase 2 (buildings 7-11) will be submitted for review prior to Phase 2 construction
 - Builder approved on January 9, 2025, Commissioners Court
 - Home construction commenced February 25, 2025
 - RFP for home building/construction (Phase 2) is set to be published ins Q2 2025
- Providence Gardens (NW Houston)
 - Funding Sources: 100% CDBG-DR
 - Infrastructure is currently underway
 - RFP for home building/construction is in the final bidding stages
 - Anticipated Commissioners Court May 22, 2025
 - Home construction is set to commence in Q2 2025

- East Aldine Estates (Aldine)
 - Funding: Federal & Local Funding (previously CDBG-DR)
 - Infrastructure is currently underway
 - House design plans complete

Project Name	Number of Homes Projected	Min. (51%) LMI Units Projected
East Aldine Estates (No DR)	47	24

Eligibility Team

The Eligibility team continues to review applicants interested on the Ambient Living community to assist in completing the sale of the remain Built Inventory houses. The SFNC program has sold 66 (63 were GLO funded and 3 non-GLO funded) homes to date. There are 5 remaining homes for sale.

Of the homes sold, GLO has sampled 40 homebuyer cases, 39 of the 40 have approved (requiring no further action for that group). The single-family eligibility team is currently reviewing and gathering documents for one (1) Request for Information (RFI) response from Batch 8 and we are awaiting a request from GLO for Batch 9 Sampling.

The eligibility application has been revamped our the HCD website which will capture additional applicant information that should assist in improving the time to complete approval/denial response.

Future Action Steps:

The eligibility team continues to process applications for the remaining 5 available homes and process applications for the various communities SFNC is building (Orchard Place, Providence Gardens, and East Aldine Estates).

MANDATORY BUYOUT (RESIDENTIAL AND COMMERCIAL) (\$223.67M)

Program Goals	Program Progress (as of 3/31/2025)
403 buyouts completed	394 (98%) buyouts have been completed
736 receiving relocation assistance	640 (83%) individuals have received assistance
\$223.67M Buyout funds expended	\$212.25 (94.89%)

** Note: Goal has been adjusted as mobile home parks were found to have multiple households in a single unit and additional properties have been found, properties split or added to program due to inverse takings.*

Background:

Harris County's Post Disaster Buyout & Relocation Program (also known as the Mandatory Buyout Program) buys residents and businesses out of areas with a history of severe, repetitive flooding. The program also assists residents with relocation to comparable housing of their choice and helps both home-based and stand-alone business re-establish in safer areas. The program is administered by the Housing & Community Development Department (HCD) alongside a third-party vendor and in collaboration with Harris County Flood Control District (FCD), the County Engineer and County Attorney's Office, among other Harris County departments. The geographic scope of the program includes seven areas (see map below) that were selected from existing FCD buyout areas, where some property had been purchased, and the area is "hopelessly deep" in the floodplain with many areas in the floodway. This means that these areas experienced at least 4+ feet of flooding in past events, and there is no flood improvement project that could significantly reduce flood risk for these properties and households. These areas include Greens Road in Precinct 1; Allen Fields, Aldine Place, Blue Bell, Hahl Sites, and Meadowview Land in Precinct 2; and Highland Shores in Precinct 3. Over 40 years, each of the 7 buyout areas selected

for the program has flooded an average of 12 times and are considered “hopeless deep” in the floodplain. Many are in the floodway.

The Mandatory Buyout Program is part of Harris County’s Hurricane Harvey Community Development Block Grant—Disaster Recovery grant programs and is the first of its kind in the County. The County’s Voluntary Buyout Program launched in 2018 using a first, much smaller tranche of \$57 million of Hurricane Harvey funds allocated to Harris County’s Housing & Community Development Department. The Mandatory Buyout Program began in late 2020 because the program team saw a need to transition from the previous voluntary buyout program to a mandatory buyout program, and thus program guidelines were not finalized until Q1 2021. As with the voluntary program, the mandatory program includes assistance with home replacement and an additional locality incentive for homeowners who relocate to another home within Harris County.



Q1 Update:

In Q1, the buyout program successfully acquired two additional properties and provided relocation assistance to 74 households. As part of our ongoing initiative to encourage relocation from county owned properties, 14 additional sites were vacated. Notably, this initiative led to the successful relocation of the final resident from the Mobile Home Park, paving the way for the commencement of the park's demolition and the next phase of the program.

Future Action Steps:

In Q2, the buyout program is prioritizing the closeout of completed projects in coordination with the Texas General Land Office (GLO.) Our primary goal is to identify clients who have not yet received their full benefits and provide targeted support to help them maximize their awards. For clients whose benefits have been fully awarded, the program is initiating the process to formally close out their cases with the GLO.

Summary of Progress to Date

The following is a high-level budget summary (\$ in millions), broken down between the residential and commercial buyout programs:

Program	Allocation	Approx. Obligated*	Approx. Unobligated	Spent	Unspent	Deadline
Residential*	\$205.37	\$206.80	-\$1.43	194.32	11.06	2/28/26
Commercial*	\$18.29	\$18.15	-\$0.14	17.93	0.36	2/28/26
Total	\$223.67	\$224.95	-\$1.29	212.25	11.42	

**Obligated amount is approximated conservatively to prevent discrepancies in the data over time relating to contracts, purchase orders, and GLO data. During this period, an amendment with the GLO was executed to allocated funding to the buyout program and is currently being obligated to cases.*

Buyout/Acquisition: Summary of Outstanding Properties (data as of 3/31/25)

Buyout Area	Precinct	Awaiting Offer	Response Pending	In Eminent Domain	Accepted Closing TBD	Closing Scheduled	Acquired Eminent Domain	Acquired - Negotiation	Total Cases
Aldine Place	2	0	0	0	0	0	10	12	22
Allen Fields	2	0	0	1	1	0	106	85	193
Blue Bell	2	0	0	0	0	0	12	12	24
Greens Road	1	0	0	0	0	0	2	1	3
Hahl Sites	2	0	0	0	0	0	17	9	26
Highland Shores	3	0	0	0	0	0	77	64	141
Meadowview Land	2	0	0	2	0	0	12	2	16
Total		0	0	3	1	0	236	185	425

The buyout (acquisition) process is nearing completion, with many of the remaining properties pending eminent domain proceedings, which can take several months to reach their conclusion in court.

Relocation: Summary of Outstanding Cases (data as of 3/31/25)

Buyout Area	Precinct	Pending SOR	Pending Offer	Pending NOE	Search*	Relocated	Total Cases
Aldine Place	2	0	0	1	3	25	29
Allen Fields	2	0	1	0	7	158	166
Blue Bell	2	0	0	0	0	28	28
Greens Road	1	8	0	0	23	242	273
Hahl Sites	2	0	0	0	5	71	76
Highland Shores	3	0	0	0	0	2	2
Meadowview Land	2	0	0	0	5	156	161
Total		8	1	1	43	682	735

Definitions:

- Site Occupant Record (SOR): Standard HUD intake document used to determine residency that also assesses special needs or statuses (e.g., disability, veteran) and includes details about acquisition benefits.
- Notice of Eligibility (NOE): This notice is required to be sent to a property owner within 10 days of receipt of offer and includes details about relocation benefits.

** Below is a breakdown of the activities residents in the "Search" stage are engaged in.*

Search Categories	Clients	Definition
Moved – Pending Final Claim	24	These residents have effectively moved but, until all claims are filed, the case is not closed nor moved to the "Relocated" status.
Relocation Scheduled	2	These residents have a closing or move-in date scheduled.
Rescheduling Closing	0	These residents had their closing rescheduled, which is usually because of issues at the title company or a delay in receiving funding.
Searching: Relocation Not Scheduled	17	Most residents are actively searching for homes. However, some in this subcategory are stalled in this process because they are awaiting funds from eminent domain court, are awaiting a specific case concern to be resolved, or are simply not interested in engaging in the search at this time. Case managers on

staff continue to work with those actively searching for a home or are supporting those in the process of resolving an issue.	
TOTAL	43

● **INFRASTRUCTURE (\$198.63M)**

Program Goals	Program Progress (as of 3/31/2025)
34 infrastructure projects completed	25 (73%)
509,919 individuals benefitting from projects	356,726 (70%) individuals benefitting from completed projects
\$198.63M of DR funds expended	\$172.89M (87.04%)

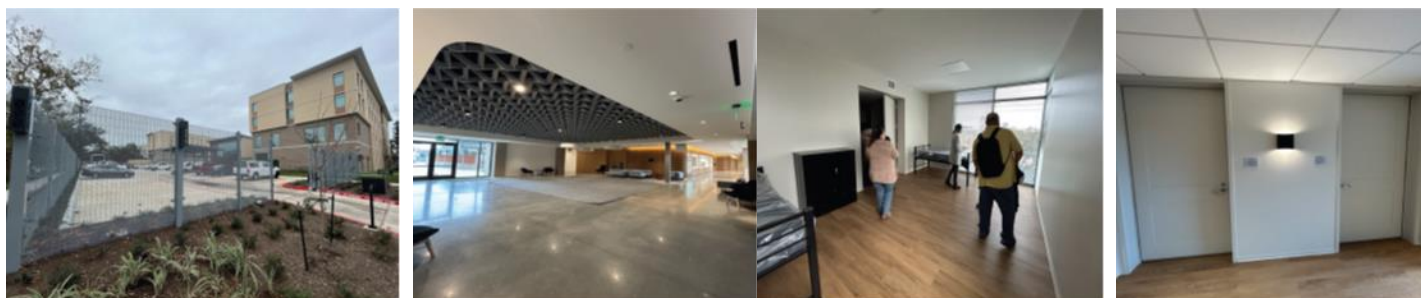
Background:

The 2 Infrastructure programs (Method of Distribution and Competitive Application) fund infrastructure and facilities projects that provide disaster relief, long-term recovery, and restoration of infrastructure for communities impacted by Hurricane Harvey. They are operated jointly with Harris County Engineering, Flood Control, small cities, Municipal Utility Districts (MUDs), and non-profits. The Method of Distribution program selects projects based on a set of criteria developed through an expert- and community-driven process to identify infrastructure needs; projects are completed in partnership with cities within Harris County. The Competitive Application program selects projects based on RFP responses from nonprofits and local municipalities. Both programs have focused primarily on funding drainage improvements, sewer improvements, transit services, and healthcare and other community center investments.

Q1 Update:

DR Infrastructure projects continue to show progress as we move closer to the grant close-out date. Three (3) projects completed construction in Q1 2025. One (1) project has been submitted to the GLO for Final Close-out.

Pictures from the Completed Covenant House- Emergency Shelter:



Future Action Steps:

Nineteen (19) projects have completed construction and are in the Administrative Closeout process. These 19 projects are projected to be submitted to the GLO in Q2 2025 and Q3 2025. Seven (7) projects are substantially completed with 2 projects under construction and progressing.