

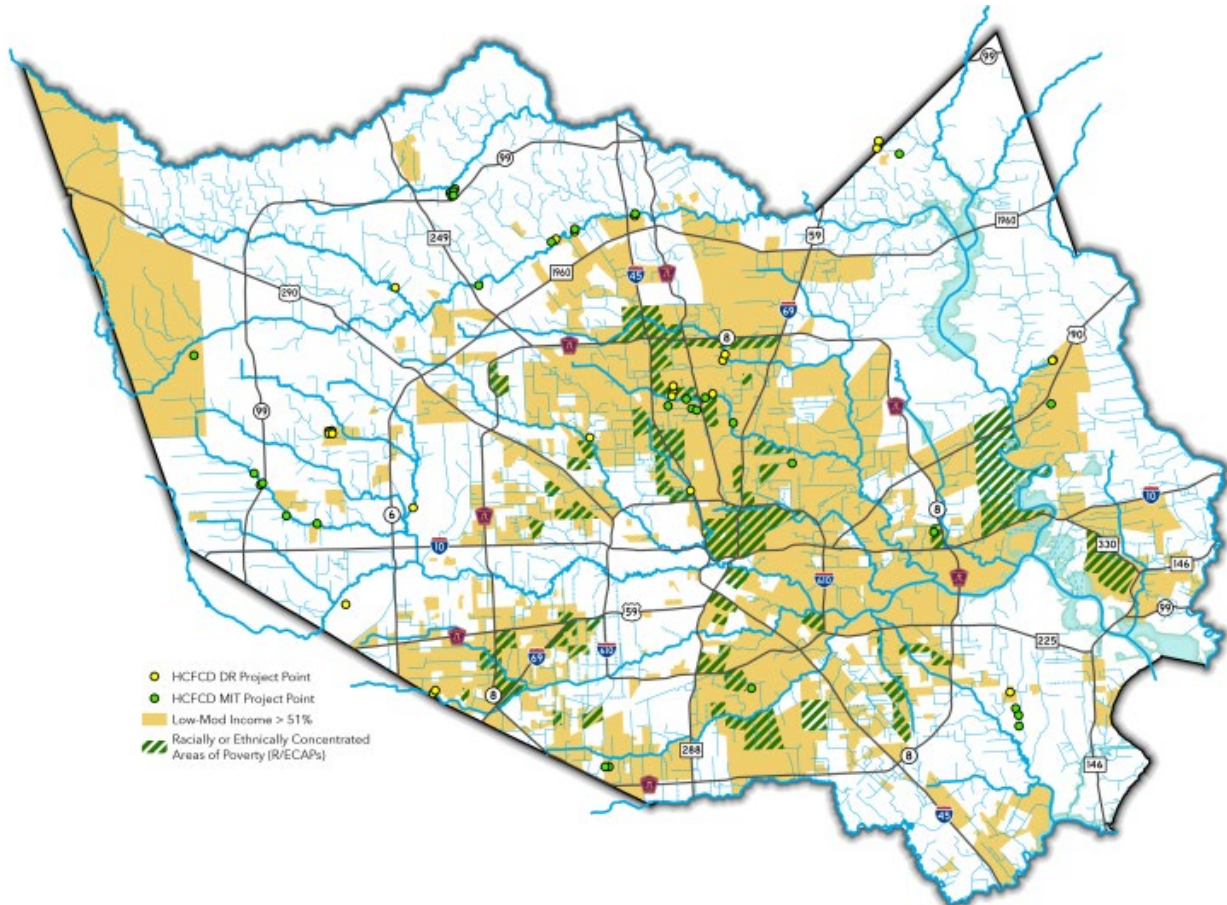
# CDBG Program Financial Planning & Performance Management

## Overview of CDBG-DR & CDBG-MIT Programs

The Harris County Flood Control District has received more than \$863 million through the U.S. Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) program. The funds are being administered at the state level by the Texas General Land Office (GLO). Of the total awarded, \$322 million is from the CDBG Disaster Recovery (DR) program, and \$541 million is from the CDBG Mitigation (MIT) program.

CDBG-DR dollars are focused on funding projects with a direct tie to areas impacted by Hurricane Harvey, as part of disaster recovery efforts. CDBG-MIT dollars are focused on funding projects that mitigate future disasters and flooding. The Flood Control District has submitted 13 project applications under the CDBG-DR program and 19 applications are being prepared under the CDBG-MIT program.

For information on the CDBG-DR and CDBG-MIT programs, including program requirements and project one pagers, please visit the Flood Control District's website at [www.hcfd.org/cdbg](http://www.hcfd.org/cdbg).



## Program Criteria

CDBG-DR	CDBG-MIT
<ul style="list-style-type: none"> <li>• <b>Available for Projects:</b> \$322 million</li> <li>• <b>Focus:</b> Projects with a direct tie to areas impacted by Hurricane Harvey</li> <li>• <b>LMI Expenditures:</b> <ul style="list-style-type: none"> <li>○ Program Criteria: 50%</li> <li>○ Program Goal: 70%</li> <li>○ Actual: 69%</li> <li>○ Additional “Urgent Need” projects considered after LMI requirement is met.</li> </ul> </li> <li>• <b>Program Deadline:</b> May 31, 2026</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Available for Projects:</b> \$541.8 million</li> <li>• <b>Focus:</b> Projects that mitigate and build resiliency against flood risks and future disasters</li> <li>• <b>LMI Expenditures:</b> <ul style="list-style-type: none"> <li>○ Program Criteria: 50%</li> <li>○ Program Goal: 70%</li> <li>○ Actual: 67%</li> <li>○ Additional “Urgent Need” projects considered after LMI requirement is met.</li> </ul> </li> <li>• <b>Program Deadline:</b> March 31, 2028</li> </ul>

## Notable Milestones and Metrics

- **November 2023:** CDBG-DR and CDBG-MIT contracts were executed by Commissioner’s Court
- **December 2023:** CDBG-DR Public Comment period ended, and comments resolved (see attachment A).
- **January 2024:** 13 CDBG-DR projects were officially submitted to GLO for approval.
- **April 2024:** CDBG-MIT Public Comment period projected to start.

CDBG Program	Next Spending Benchmark	CDBG \$ Required	CDBG \$ Expended	Applications submitted	Projects completed
CDBG-DR	March 31, 2025	\$48.305 million	\$ 0 (waiting on AUGF)	13	0
CDBG-MIT	December 31, 2025	\$81.277 million	\$0 (waiting on AUGF)	0	0

## Overview of CDBG Financial Resources

The funds are separated into allowable *Project Costs* and *Project Delivery Costs*. *Project Costs* are direct costs of undertaking a project and provide a benefit to a beneficiary of CDBG-DR or CDBG-MIT funding. *Project Delivery Costs* include the additional budget needed for project delivery, including staff and consultant costs necessary to implement and carry out specific CDBG-DR or CDBG-MIT program objective.

Examples of eligible *Project Delivery Costs* relevant to the Flood Control District’s CDBG Program include:

- Staff time and grant administrator time necessary to administer a specific program;
- Engineering/design/architecture services for a project; and,
- Other vendor services required to implement the project.

The GLO also delineates the maximum amount that can be spent on specific activities for each project. This includes Environmental (2.5%), Design (15%), Construction Material Testing (3.5%), and Construction Management & Construction Inspection (3%).

**Of note, no program funds can be expended for construction activities until Authorization to Use Grant Funds (AUGF) is granted by GLO for each project.** The AUGF is required to expend CDBG dollars for all construction-related activities (utility relocation, ROW acquisition, project construction) ongoing or initiated after June 6, 2023, when the projects were officially federalized, meaning they were officially being considered for federal funding.

## CDBG Budget Scenarios

### *Planned Budget (as of February 22nd, 2024)*

The Flood Control District's current planned budget for the CDBG DR & MIT awards is outlined below. This includes planned *Project Delivery Cost* reserve of around ~7.5%.

CDBG DR & MIT BUDGET	DR	MIT	Total
<b>Total Program Allocation</b>	<b>322,033,863</b>	<b>541,847,826</b>	<b>863,881,689</b>
<b>Total Project Costs</b>	<b>302,711,831</b>	<b>498,500,000</b>	<b>801,211,831</b>
<b>Total Project Delivery Costs</b>	<b>19,322,032</b>	<b>43,347,826</b>	<b>62,669,858</b>
<b>Total Project Costs</b>	<b>302,711,831</b>	<b>498,500,000</b>	<b>801,211,831</b>
<b>Project Funding</b>	<b>292,137,538</b>	<b>481,086,458</b>	<b>773,223,996</b>
<b>HCFCD Project Staff Augmentation</b>	<b>10,574,293</b>	<b>17,413,542</b>	<b>27,987,835</b>
<b>Total Project Delivery Costs (Admin)</b>	<b>19,322,032</b>	<b>43,347,826</b>	<b>62,669,858</b>
<b>HCFCD Project Delivery Staff Augmentation</b>	<b>7,821,257</b>	<b>17,546,523</b>	<b>25,367,779</b>
<b>Harris County Partner Departments</b>	<b>3,725,365</b>	<b>8,357,634</b>	<b>12,083,000</b>
<b>HCFCD Staff (Payroll)</b>	<b>4,561,674</b>	<b>10,233,845</b>	<b>14,795,519</b>
<b>HCFCD Services (Non-Payroll)</b>	<b>1,741,977</b>	<b>3,908,023</b>	<b>5,650,000</b>
<b>CDBG Program Reserve</b>	<b>1,471,758</b>	<b>3,301,802</b>	<b>4,773,560</b>

### *CDBG Program Contingency Planning*

We are planning to successfully execute the CDBG Program in accordance with expectations from Commissioners Court and the GLO. However, we do not have control over a range of variables, and as a result, the Flood Control District has developed a range of scenarios to identify potential outcomes and associated costs.

A *best-case scenario* fully delivers the CDBG program on time and on budget and builds an additional \$15 million in CDBG Program Reserve, based on reimbursement of staff funded by the Flood Control District's operating and maintenance fund (Fund 2890). This scenario minimizes staff augmentation and Harris County partner agency spending, fully funds engineering and construction staff augmentation from the Project Costs budget and includes reasonable reimbursement for Flood Control District staff time.

A *worst-case scenario* could result in a \$18.4 million deficit requiring additional funds. This scenario includes overbudget spending for staff augmentation in case additional resources are needed to support Harris County partner agencies, partial funding of engineering and construction staff augmentation from the admin budget, and minimal reimbursement of Flood Control District staff.

More important than overspending funds, though, is delivering the program before funds expire and ensuring program compliance (particularly with the risk of refunding a project's entire CDBG allocation if it is not completed on time). The Flood Control District and other Harris County departments **must** deliver on the commitment to the Texas GLO and Harris County residents. If there are performance issues on aspects of program delivery and compliance, the Flood Control District and Harris County must take all action necessary to remedy the issues and deliver the CDBG program.

If, for example, we forecasted that a Harris County partner department might expend all its allocated resources early for a critical activity, we would look to reallocate funds if possible as well as problem solve issues with OCA and OMB. Overall performance of CDBG program is highly dependent upon multiple partnerships performing in accordance with project schedules and program criteria. In a worst-case situation, we might ask Commissioners Court to allocate supplemental funds from the Flood Control District reserve account or other funding sources.

The critical point that must be made is that failure is not an option.

## CDBG Program Performance Management

To maintain alignment and forward momentum, the Flood Control District has a cross-functional CDBG management team that emphasizes CDBG program delivery over organizational silos. Weekly program coordination meetings are held, in addition to a variety of standing and ad-hoc meetings internal to the Flood Control District, as well as cross-agency collaboration with the GLO and Harris County partner departments. These meetings are supported by data and performance tracking processes, to include:

1. Project risk reporting and problem-solving sessions;
2. Planned vs actual spending and performance measure reporting; and,
3. Focused supervision of staff augmentation contracts to prevent duplicative spending and work.

## CDBG Project List Changes

Upon performing a more detailed review of each project's schedule, scope, and budget in coordination with GLO, certain project changes were made to the CDBG-DR and CDBG-MIT lists. All changes were made to maintain compliance with program criteria and deadlines. Moving projects between the two programs would require a re-evaluation against the program criteria. New project IDs were assigned to all projects to streamline future HUD/GLO audits. Attached are the new project lists for both programs.

***Riggs Road Stormwater Detention Basin, Part 2 (E501-02-00-E002):*** This project was originally a CDBG-DR project above the funding line. The scope of this project originally called for \$6.506 million in funds. An analysis of the 2018 Bond Program showed sufficient funds to cover the cost of the project without using CDBG funds. Supplantation of funds requirements of the CDBG program will not allow local funds to be shifted away from the project. Therefore, this project was removed from the CDBG list. **(Bond ID: F-09; Precinct 1)**

***Boudreaux Stormwater Detention Basin – Phase 1 (M500-10-00-E002):*** This project was originally a CDBG-DR project above the funding line. Upon reviewing the scope and timeline, the project would benefit from the longer timeline under CDBG-MIT. Therefore, this project was moved to be a CDBG-MIT project above the funding line. **(Bond ID: F-106; Precinct 3)**

***East TC Jester, Comp 1B + West TC Jester Stormwater Detention Basin K500-23-00-E004):*** This project was originally a CDBG-MIT project above the funding line. Upon reviewing the scope, timeline, and TWDB funding timeline requirements, East TC Jester needed to move to the shorter timeline under CDBG-DR. East TC Jester Stormwater Detention Basin – Compartment 1B (K500-23-00-E004) is now a CDBG-DR project above the funding line and West TC Jester Stormwater Detention Basin (K500-23-00-E005) remains as a CDBG-MIT project above the funding line. **(Bond ID: Z-02; Precinct 3)**

***Mercer Stormwater Detention Basin (K500-21-00-E002):*** This project was originally a CDBG-MIT project below the funding line. It was originally estimated that additional funding would be necessary for the project, based upon the engineer's estimate. When bids were received, the project cost came under the available funding amount, negating the need for additional CDBG funding. Supplantation of funds requirements of the CDBG program will not allow local funds to be shifted away from the project. Therefore, this project was removed from the CDBG list. **(Bond ID: F-88; Precinct 1)**

***Woodridge Stormwater Detention Basin (G503-06-00-E001):*** This project was originally a CDBGDR project below the funding line. Upon reviewing the scope and timeline, a portion of this project provides the necessary mitigation for the Taylor Gully Channel Conveyance Improvements (G103-80-03.1-E002) project, which is a CDBG-MIT project above the funding line. The original Woodridge project was split into the Taylor Gully mitigation basin N-4 scope and the remaining scope of basin S-3, so that the mitigation project can be moved to above the funding line with a lower CDBG cost, if funds allow. The Taylor Gully mitigation project is Woodridge Stormwater Detention Basin, Compartment 1 (G503-06-00-

E003) and the remaining scope is Woodridge Stormwater Detention Basin, Compartment 2 (G503-06-00-E003). Both projects are CDBG-DR below the funding line. **(Bond ID: F-14; Precinct 3)**



## CDBG-DR Project and Funding List

Bond ID	Old Project ID	New Project ID	Project Name	Pct	LMI (%)	Est. Project Cost (\$M)	FCD/Other Funds (\$M)	Est. CDBG Funded (\$M)	CDBG Reimbursement Submitted (\$M)
C-15	E500-25-00-E001	E500-25-00-E002	Arbor Oaks Stormwater Detention Basin	1	60.55	42.514	8.325	34.189	0
C-06	B512-02-00-TBD	B512-02-00-E002	Brookglen Stormwater Detention Basin - Phase 2	2	52.54	9.224	0.531	8.693	0
C-34	P500-06-00-E007	P500-06-00-E007	Lauder Stormwater Detention Basin - Compartment 2	2	78.10	24.962	4.715	20.248	0
C-41	P518-11-00-E002	P518-11-00-E002	Isom Stormwater Detention Basin	2	74.22	20.961	0.600	20.361	0
CI-012	K100-00-00-X109	K100-00-00-X114	Cypress Creek Channel Rehabilitation, Main Stem, Batch 5	3	49.18	19.128	0.250	18.878	0
F-28	L500-02-00-TBD	L500-02-00-E003	Kluge Stormwater Detention Basin - Phase 3	3	14.25	26.950	1.560	25.390	0
F-107	R100-00-00-E004	R500-01-00-E001	Stormwater Detention Basin along Jackson Bayou	3	60.78	10.195	1.131	9.064	0
Z-02	K500-23-00-E003	K500-23-00-E004	East TC Jester Stormwater Detention Basin - Compartment 1B	3	36.14	36.344	12.500	23.844	0
F-07	D518-03-00-E001	D518-03-00-E002	Keegans Bayou Stormwater Detention Basin near Old Richmond Road - Phase 1	4	56.71	14.518	2.181	12.337	0
F-52	Z100-00-00-TBD	T100-00-00-X003	Barker Reservoir Channel Rehabilitation, Repair Package 2	4	21.64	8.068	0.425	7.643	0
F-53	Z100-00-00-TBD	U100-00-00-X070	Addicks Reservoir Channel Rehabilitation & Restoration, Repair Package 3	4	37.11	23.887	0.391	23.496	0
C-38	U520-01-00-E003	U520-01-00-E004	Dinner Creek Stormwater Detention Basin - Phase 1	4	52.35	37.902	1.192	36.710	0
C-20	P100-00-00-E012	P100-00-00-E014	Greens Bayou Mid-Reach Channel Conveyance Improvements	1, 2	78.61	62.266	12.778	49.489	0
<b>Total</b>						<b>336.919</b>	<b>46.579</b>	<b>290.342</b>	<b>0</b>
<b>Below the Funding Line</b>									
C-01	P118-26-00-P001	P118-26-00-E001	Helms Stormwater Detention Basin and Conveyance Improvements	2	33.52	33.524	0.000	33.524	0
F-14	G503-06-00-E001	G503-06-00-E004	Woodridge Stormwater Detention Basin, Compartment 2	3	tbd	16.516	3.416	13.100	0
F-14	G503-06-00-E001	G503-06-00-E003	Woodridge Stormwater Detention Basin, Compartment 1	3	tbd	14.327	3.427	10.900	0
F-07	D518-03-00-E001	D518-03-00-E003	Keegans Bayou Stormwater Detention Basin near Old Richmond Road - Phase 2	4	58.87	22.405	9.704	12.701	0
<b>Total</b>						<b>86.772</b>	<b>16.547</b>	<b>70.225</b>	<b>0</b>

## CDBG-MIT Project and Funding List

Bond ID	Old Project ID	New Project ID	Project Name	Pct	LMI (%)	Est. Project Cost (\$M)	FCD/Other Funds (\$M)	Est. CDBG Funded (\$M)	CDBG Reimbursement Submitted (\$M)
C-09	C147-00-00-TBD	C147-00-00-E002	Channel Conveyance Improvements along C147-00-00	1	53.18	62.144	27.954	34.189	0
C-08	C118-00-00-Y001	C118-00-00-E001	Channel Conveyance Improvements along Saltwater Ditch	1	76.88	69.194	10.927	58.267	0
C-23	P118-08-00-E001	P518-08-02-E001	Channel Conveyance Improvements and Stormwater Detention Basin on P118-08-00	1	67.66	34.311	4.805	29.506	0
C-26	P118-23-00-E001	P118-23-00-E002	Channel Conveyance Improvements and Stormwater Detention Basin on P118-23-00	2	66.38	60.523	4.533	55.990	0
C-30	P118-27-00-E001	P518-27-01-E001	Channel Conveyance Improvements and Stormwater Detention Basin on P118-27-00	2	61.78	32.462	1.272	31.190	0
C-41	P118-00-00-TBD	P518-14-00-E001	Hahl North Stormwater Detention Basin	2	71.10	29.017	18.000	11.017	0
C-41	P118-00-00-E007	P118-00-00-E008	Halls Bayou Channel Conveyance Improvements Downstream of Hopper	2	68.01	3.716	0.248	3.468	0
C-41	P118-00-00-E006	P518-15-00-E001	Stormwater Detention Basin on Halls Bayou near Hardy West	2	74.62	74.690	1.725	72.965	0
F-111	G103-00-00-P004	G103-00-00-E003	Barrett Station Drainage Improvements	3	65.35	12.839	0.000	12.839	0
F-106	M500-10-00-E001	M500-10-00-E002	Boudreaux Stormwater Detention Basin - Phase 1	3	35.20	51.355	12.684	38.671	0
Z-storm	K100-00-00-X096	K100-00-00-X115	Kickerillo-Mischer Preserve Channel Rehabilitation	3	42.87	20.255	7.000	13.255	0
CI-012	K500-00-00-XXXX	K500-31-00-E001	Stormwater Detention for Cypress Creek Channel Rehabilitation, Main Stem, Batch 5	3	47.24	39.939	0.999	38.940	0
F-14	G103-80-03.1-E001	G103-80-03.1-E002	Taylor Gully Channel Conveyance Improvements	3	20.93	25.544	2.322	23.222	0
Z-02	K500-23-00-E003	K500-23-00-E005	West TC Jester Stormwater Detention Basin	3	36.14	17.246	0.000	17.246	0
C-38	U520-01-00-TBD	U520-01-00-E005	Dinner Creek Stormwater Detention Basin - Phase 2	4	52.00	32.376	0.284	32.091	0
C-36	U101-00-00-E001	U101-00-00-E002	South Mayde Creek Channel Conveyance Improvements	4	38.64	9.332	0.989	8.342	0
C-46	U501-06-00-E001	U501-06-00-E002	South Mayde Creek Stormwater Detention Basin	4	39.37	26.439	0.795	25.643	0
C-48	U501-07-00-E001	U501-07-00-E002	Stormwater Detention Basin on South Mayde Creek near the Grand Parkway- Phase 1	4	30.48	17.938	6.469	11.469	0
F-20	K100-00-00-RXXX	K100-00-00-R007	Upper Cypress Creek Floodplain Preservation	4	54.81	17.285	0.000	17.285	0
<b>Total</b>						<b>636.605</b>	<b>101.006</b>	<b>535.595</b>	<b>0.000</b>
<b>Below The Funding Line</b>									
Z-02	N100-00-00-E004	N100-00-00-E004	Cloverleaf Area Drainage Improvements - Phase 2	2	75.53	43.203	0.000	43.203	0.000
C-07	B509-04-00-E001	B509-04-00-E002	Red Bluff Regional Stormwater Detention Basin	2	29.02	98.997	0.000	98.997	0.000
F-106	M500-10-00-E002	M500-10-00-E003	Boudreaux Stormwater Detention Basin - Phase 2	3	35.20	68.145	1.449	66.696	0.000
<b>Total</b>						<b>210.345</b>	<b>1.449</b>	<b>208.896</b>	<b>0.000</b>



## Attachment A

### CDBG-DR Public Comment Period Overview & Recap Harris County Flood Control District Updated January 29, 2024

The public comment period associated with the Flood Control District's use of Community Block Development Grants for Disaster Recovery was held from Tuesday, November 14 – Thursday, December 14, 2023. In total, the organization received three comments from the public, which were addressed via email responses to the individuals.

Outreach associated with the comment period included:

1. **Website:** Posting of information to the Flood Control District's website at [www.hcfcd.org/CDBG](http://www.hcfcd.org/CDBG), including the public notice and project one pagers outlining details about each of the projects envisioned to receive CDBG-DR funds
2. **Onsite Posting:** Posting of the public notice onsite at the Flood Control District's Brookhollow office
3. **Stakeholder Outreach:** Emailing of the public notice to key stakeholders and interested groups across Harris County, including members of Harris County Commissioners Court, as identified in the Flood Control District's Citizen Participation Plan
4. **Local Government Entities Outreach:** Emailing of the public notice to local government entities and special purpose entities across Harris County, as identified in the Flood Control District's Citizen Participation Plan
5. **Social Media:** Posting of the public notice to the Flood Control District's social media handles on Facebook, Instagram, Twitter and LinkedIn to reach online followers

In accordance with the Flood Control District's Citizen Participation Plan:

1. The list of projects, including alternates, were available on the Flood Control District's website at [www.hcfcd.org/CDBG](http://www.hcfcd.org/CDBG)
2. The public notice was translated into the four major languages in Harris County (English, Spanish, Vietnamese, and Chinese)
3. Hard copies of the public notice and all project one pagers were available onsite at the Flood Control District's Brookhollow office (9900 Northwest Freeway, Houston, TX 77092) for members of the public to review on business days between the hours of 7:30 a.m. and 4:30 p.m.
4. One pagers associated with each of the projects were available, including background on project development, funding sources, benefit information (where available) and other project details
5. Resources were available for additional translation needs (but were not utilized by the public)

Comments received during the public comment period, along with the associated responses, included:

Comment Received	Response
Tracy Stephens: How can a community or individual become a participant of the plan?	Any and all community groups or individuals are able to submit comments on the proposed projects for funding. We welcome all input and feedback from the community on this effort and look forward to continued conversations as the program moves forward.

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Tracy Stephens: Can a local community nonprofit organization make request for project and funding?	This program is not designed to distribute funds directly to nonprofit organizations and instead is dedicated to major infrastructure investments through the Flood Control District. Any requests for direct funding or future funding opportunities should be directed to the U.S. Department of Housing and Urban Development or the Texas General Land Office.
Tracy Stephens: How can an organization, civic group, nonprofit become a stakeholder or partner?	We consider the community writ large as a key stakeholder in this effort and will continue to provide opportunities for engagement as the effort moves forward. Organizations, civic groups and nonprofits will be notified of those opportunities as they arise. If specific organizations would like to be added to our outreach list, please send contact information to <a href="mailto:cdbq@hcfcd.hctx.net">cdbq@hcfcd.hctx.net</a> .
Tracy Stephens: Can a community, civic organization, individual submit a request for funding, inclusion for a project directly to HCFCD or would they have to submit through their local city entity ?	This program is not designed to distribute funds directly to nonprofit organizations and instead is dedicated to major infrastructure investments through the Flood Control District. Any requests for direct funding or future funding opportunities should be directed to the U.S. Department of Housing and Urban Development or the Texas General Land Office.
Jeff Trevino: Please send specific projects on the little whiteoak bayou near I 45.	Thank you for your note. The Arbor Oaks Stormwater Detention Basin (located in the White Oak Bayou watershed) is included on the list for funding through the Community Development Block Grant for Disaster Recovery program. While this is west of Little White Oak Bayou, it is located in the same watershed and is a critical project in the area.
Clairmont Place Civic: We received this important email. We are again disheartened that our areas in East Houston that were hit hardest during Harvey have again been disregarded and left out of the proposed projects indicated in this email. What happened to "worst first"? When will our area be serviced to mitigate future flooding?!!!	Thank you for your input. The Community Development Block Grant for Disaster Recovery (CDBG-DR) program is one funding stream for projects in Harris County. The CDBG-DR program is funding four projects in the Greens Bayou mid-reach area, which are critically needed for flooding in the watershed. We will have an additional comment period for the Community Development Block Grant for Mitigation (CDBG-MIT) program, which includes

## Attachment A

	<p>projects further downstream in the Greens Bayou watershed. It is important to note that these programs come with clear stipulations and guidelines on project timelines, ties to specific weather events, and other considerations. We continue to seek funding for projects across Harris County at all levels of government.</p>
<p>Kathy Lynch: Correct me if I'm wrong. I did not see the Huntington Bayou nor the Homestead Detention Basin. What am I missing here. Are these the only areas that qualify for the grant?</p>	<p>The Hunting Bayou Federal Project is fully funded and nearly complete, so was not included in this list of funding opportunities. The Homestead Stormwater Detention Basin is part of the Hunting Bayou Federal Project, so is also fully funded and construction has been completed.</p> <p>These are not the only areas that qualified for the grant, but there are several critical considerations that went into the formation of the list, including:</p> <ul style="list-style-type: none"><li>• 50% of CDBG-DR funds must be spent in LMI census tracts or census block groups with a 51% or higher LMI index.</li><li>• After that criterion is met, "urgent need" projects may be considered, which do not have a minimum LMI requirement.</li><li>• All CDBG-DR projects have a requirement for the project to have a direct link to areas impacted by Hurricane Harvey.</li><li>• All CDBG-DR funds must be expended by March 31, 2026, or the Flood Control District is responsible for the full project cost, meaning projects must be able to be fully delivered (construction completed) ahead of the deadline.</li></ul>

## HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT CDBG-MIT PROJECT MANAGEMENT BRIEF

### CDBG-MIT Background:

Following the devastating impacts of flooding from the 2015, 2016, and 2017 extreme weather flooding events, the state of Texas received an allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds from the U.S. Department of Housing and Urban Development (HUD).

Community Development Block Grant – Mitigation (CDBG-MIT) funds represent an opportunity to fund and carry out strategic and high-impact activities to mitigate future disaster risks and reduce future losses. In CDBG-MIT Federal Register notice, the U.S. Department of Housing and Urban Development (HUD) defines mitigation as: “Those activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters.” HUD allocated \$4,301,841,000 in CDBG-MIT funding to the state of Texas with the Texas General Land Office (GLO) designated to administer CDBG-MIT funds on behalf of the state of Texas.

GLO allocated \$750,000,000 in CDBG-MIT funding to Harris County and directed the County to develop a Method of Distribution (MOD). The below table shows the amounts by funded activity and regional entity.

Activity	Entity	Amount	Total Amount
Project Delivery (Capped at 8%)			\$60,000,000
	Harris County	\$20,700,000	
	HC Flood Control District	\$39,300,000	
Planning (Capped at 5%)			\$37,500,000
Mitigation Entity Allocations for Construction			\$652,500,000
	Harris County	\$150,000,000	
	HC Flood Control District	\$502,500,000	
<b>TOTAL</b>			<b>\$750,000,000</b>

### Harris County CDBG-MIT Program/Application Criteria:

- Infrastructure: Each County Precinct was allocated \$37.5M of the \$150M. Nine (9) infrastructure projects have been chosen to be developed into a project application for submission to GLO.

The GLO requires applicants to document the beneficiaries of each project funded under CDBG-MIT as Low-to-Moderate Income (LMI) areas or Urgent Need, i.e. projects that don't meet the LMI minimum. An applicant must have an Income Survey completed when the project does not serve a substantial proportion of the residential structures in the project's service area.

- Minimum of 53% of funding must benefit LMI areas. The County is aspiring to reach 70%.
- Once the LMI requirement is met, GLO will consider “Urgent Need” projects.

## HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT CDBG-MIT PROJECT MANAGEMENT BRIEF

- Planning is capped at 5% of the county allocation (\$37.5M). 23 planning studies projects have been approved by Commissioners Court for submission to GLO and will be developed into project applications for submission to GLO from March to May 2024.

### Overview of CDBG-MIT Financial Resources:

The funds are separated into allowable *Project Costs* and *Project Delivery costs*. *Project Costs* are direct costs of undertaking a project and provide a benefit to a beneficiary of CDBG-MIT funding. *Project Delivery Costs* are the “admin” budget, which includes staff and consultant costs necessary to implement and carry out specific CDBG-MIT program objective.

### Project Application/GLO Process timeline:

CDBG-MIT Timeline-Harris County Allocation		
Timeline	Activity	Lead Agency
January – June 2024	<b>Applicants refine project applications for submission to GLO.</b> Within each application, <b>HCD will request an extension for time for all projects.</b>	OCE/PCT/HCD
March - April	Work with Procured vendor to conduct income surveys by project - COMPLETED	HCD
January - March	Engineering procures of any Engineering Augmentation/Engineering Services vendor(s)	OCE/Purchasing
March - June	HCD and OCE work to complete project Environmental documents for each project	HCD/OCE
March - May	Income surveys completed and certified by Court.	HCD
March - May	Fair Housing assessments completed and submitted to GLO.	HCD
April -June	GLO begins to approve applications and sends to GLO legal for contract amendments to add individual projects	GLO
June - Sep	GLO/County contract amendments to add individual projects are executed by Commissioners Court and GLO. GLO approves any extension for time request.	HCD/GLO
Post-Contract Execution by GLO	HCD will work with PCT and OCE on project timelines for procurements/bidding of work – Project Kick-off.	HCD/OCE/PCT

HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT  
CDBG-MIT PROJECT MANAGEMENT BRIEF

and County by project		
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**Planning Application/GLO Process timeline:**

<b>CDBG-MIT Planning Studies Timeline</b> (Planning follows "MIT project" submissions/reviews above, which take precedence)		
<b>Timeline</b>	<b>Activity</b>	<b>Lead Agency</b>
February – May 2024	Planning study applicants submit study application to HCD	Applicant/HCD
February – June	Submit planning study applications to GLO - Each is reviewed by GLO separately	HCD
March - June	GLO reviews each submitted study application and provides comments for needed adjustments	GLO
April - July	GLO approves each planning study and provides notices to proceed	GLO
July – September	HCD works with study project sponsors to prepare and submit RFP/RFQ scopes to Purchasing	HCD/Applicant
July – October	Purchasing generates RFP/RFQ for vendors for each project/group of projects and releases to public for bidding	Purchasing
August – November	Vendor selected for each planning study projects according to RFP/RFQ evaluation score and comments	Purchasing w/Review Committee
August – December	Purchasing initiates contract development with County Attorney's Office. CAO prepares contracts for approval by Commissioners Court.	CAO
September – January 2025	Planning study sponsors begin work with vendors. Study to complete within 18 - 24 mo's of contract execution.	Applicant/HCD



## HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT CDBG-MIT PROJECT MANAGEMENT BRIEF

### Harris County CDBG-MIT Projects and Status:

**Construction Projects-** Each County Precinct was allocated \$37.5M of the \$150M. Nine projects have been or will developed into a project application for submission to GLO. The following table lists each project and application status.

*Application Status:*

- *1<sup>st</sup> Review* = Preliminary review by GLO; Involves multiple technical assistance discussions, adjustments, and resubmissions.
- *Final Review* = Official submission of substantially completed application with expectation of GLO approval soon after.

Project Name	Mitigation Type	LMI Project	CDBG-MIT Allocation	Total Project Amount	Application Status
North Forest (PCT 1)	Drainage Improvement	Yes	\$16,954,674	\$21,653,171	Submitted for GLO 1 <sup>st</sup> Review/Income Survey Complete
Ralston Acres (PCT 1)	Drainage Improvement	Yes	\$20,545,326	\$26,877,511	Submitted for GLO 1 <sup>st</sup> Review/Income Survey Complete
Pine Trails (PCT 2)	Drainage Improvement	Yes	\$37,500,000	\$42,546,932	Submitted for GLO Final Review and Award
Barwood (PCT 3)	Drainage Improvement		\$9,204,043	\$10,876,748	To be Submitted to GLO for 1 <sup>st</sup> Review/Income Survey Complete
Tower Oaks Meadows (PCT 3)	Drainage Improvement	Yes	\$11,032,844	\$13,067,903	To be Submitted to GLO for 1 <sup>st</sup> Review/Income Survey Complete
Dowdell Woods (PCT 3)	Drainage Improvement	No	\$5,636,185	\$6,109,710	To be Submitted to GLO for 1 <sup>st</sup> Review/Income Survey Complete
Cypress Creek Estates (PCT 3)	Drainage Improvement	No	\$11,626,928	\$12,645,012	To be Submitted to GLO for 1 <sup>st</sup> Review/Income Survey Complete
Chimney Rock and Anderson Park (PCT 4)	Drainage Improvement	TBD	\$19,500,000	\$23,458,668	Income Survey In progress; Canvassing complete as of 4/15/2024
Evacuation Route - Traffic Signal Improvements (PCT 4)	Evacuation and Safety	Yes	\$18,000,000	\$18,000,000	To be Submitted to GLO for 1 <sup>st</sup> Review
<b>Total</b>			<b>\$150,000,000</b>	<b>\$175,235,655</b>	

## HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT CDBG-MIT PROJECT MANAGEMENT BRIEF

**Planning Projects** – Planning funding is capped at 5% of the county allocation (\$37.5M). On 9/19/2023 a resolution to submit \$29,500,000 of CDBG-MIT funded planning studies (\$8M for planning activities and capacity functions) was approved by Commissioners Court. Planning activity applications are derived from Harris County Precincts, departments, and Flood Control District. The following table lists each project and application status.

Project Name	Mitigation Type	Study Sponsor	CDBG-MIT Allocation	Application Status
Harris County Multi-Jurisdictional Hazard Mitigation Plan	Planning Study	HCOHSEM	\$500,000.00	Submitted for GLO: Final Review
Recover Plans: Update to Emergency Support Function	Planning Study	HCOHSEM	\$200,000.00	Submitted for GLO: 1st Review
Drainage Master Plan for Unincorporated Harris County	Planning Study	HCED	\$12,500,000.00	Submitted for GLO: 1st Review
Evacuation Routes Study	Planning Study	HCED	\$1,300,000.00	Submitted for GLO: 1st Review
Cypress Creek Overflow Analysis	Planning Study	HCFCFCD	\$1,500,000.00	Submitted for GLO: 1st Review
Winfield Basin	Planning Study	HCFCFCD	\$500,000.00	Submitted for GLO: 1st Review
Halls Bayou Watershed Flood Risk Analysis Study	Planning Study	HCFCFCD	\$1,500,000.00	Submitted for GLO: 1st Review
NE Harris County Neighborhoods Assessment	Planning Study	HCFCFCD	\$600,000.00	Submitted for GLO: 1st Review
Upper Brays Bayou Watershed Feasibility Study	Planning Study	HCFCFCD	\$900,000.00	Submitted for GLO: 1st Review
Spring Branch Sub-watershed Feasibility Study	Planning Study	HCFCFCD	\$800,000.00	Application in Progress
Clear Creek Watershed Tributary Feasibility Study	Planning Study	HCFCFCD	\$800,000.00	Application in Progress
Upper Greens Bayou Watershed Tributary Feasibility Study	Planning Study	HCFCFCD	\$900,000.00	Application in Progress
Hunting Bayou Watershed Feasibility Study	Planning Study	HCFCFCD	\$700,000.00	Application in Progress
Lower Cypress Creek Watershed Tributary Feasibility Study	Planning Study	HCFCFCD	\$900,000.00	Application in Progress
Little Cypress Creek Watershed Feasibility Study	Planning Study	HCFCFCD	<del>(\$900,000)</del> \$0.00	Replaced by HCFCFCD, funding amount re-allocated to other planning studies

## HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT CDBG-MIT PROJECT MANAGEMENT BRIEF

<del>Watershed Planning Tool</del> Updates	Planning Study	HCFCF	<del>(\$1,500,000)</del> \$0.00	Replaced by HCFCF, funding amount will be re-allocated to their other planning studies
White Oak Bayou Watershed Feasibility Study (Replacement)	Planning Study	HCFCF	\$1,000,000.00	Application in Progress
Sims Bayou Watershed Tributary Feasibility Study (Replacement)	Planning Study	HCFCF	\$600,000.00	Application in Progress
Environmental Monitoring, Testing, and Environmental Justice in Low-Moderate Income Enhancement Study	Planning Study	HCPCS	\$1,400,000.00	Application in Progress
Harris County Resident Resiliency Study	Planning Study	HCD	\$475,000.00	Application in Progress
City of Seabrook: Zoning Ordinance Re-write Update Project	Planning Study	PCT2	\$250,000.00	Application in Progress
Louetta Road Critical Transportation Corridor Study (from Hwy 249 to IH 45)	Planning Study	PCT3	\$825,000.00	Application in Progress
Spring Stuebner Road Critical Transportation Corridor Study (from Hwy 99 to IH 45)	Planning Study	PCT3	\$550,000.00	Application in Progress
Langham Creek (@Clay Road) Flood Study	Planning Study	PCT4	\$300,000.00	Application in Progress
PCT4 Flooded Intersections	Planning Study	PCT4	\$500,000.00	Application in Progress

### Harris County Inter-Departmental Coordination

#### Flood Control District:

- Bi-weekly meetings
- Processing FCD projects' AFFH (Fair Housing) Reviews for submission to GLO
- ILA for HCD to provide technical assistance including accounting, grants management

#### Engineering:

- Weekly meetings for on-going project management and Environmental process
- Bi-weekly meetings for MIT application process

#### DEEO:

- ILA to provide financial support for their services on these projects