Galveston County Round 2.2 Housing Program Needs Assessment

Presented by Galveston County Housing Department
January 24, 2013
Galveston County Court House Annex - 946 Noble Carl Road & Hwy 87, Crystal Beach, Texas

Round 2.2 Program Overview

- Galveston County was awarded $115,725,091.00 for its Housing Program to serve 12 municipalities and the entire unincorporated area
  - LMI / Single-Family Housing $86,004,344.00
  - Single-Family Rental $6,900,878.00
  - Multi-Family Rental $6,932,857.00
  - Demo, Slum and Blight $2,000,000.00
- Round 2 Housing Guidelines – Developed by Texas General Land Office and guided by the Conciliation Agreement between fair-housing advocates and the State of Texas
- Construction Standardization
- Refined Population Targeting
  - Needs Assessment
  - Moving to Opportunity

2

Housing Performance Measures
Milestone
Work Authorization Received
Housing Guidelines Complete
12 Months
100% of applicants identified
50% of setups approved
10% of project funds drawn down
18 Months
100% of setups approved
50% of homes under construction
25% of project funds drawn down
22 Months
100% construction of all homes complete
75% of the projects funds drawn down
24 Months
100% of projects closed out and approved by GLO

Round 2 Performance Measures

- Round 2 starts when Galveston County receives a Notice to Commence Project from GLO
- Contract ends December 2015
- Housing Performance Measures require project to be completed in 24 months

3

Needs Assessment Background

- Needs Assessment is required by the Texas General Land Office
- Result of Conciliation Agreement executed May 25, 2010 which resolved dispute between fair-housing advocates and the State of Texas
- Also required updated analysis of impediments which helped to define Round 2.2 requirements
- Refined Population Targeting
  - **Needs Assessment**

4

Defining Target Areas

- Homeowners in low to moderate income households in certain vulnerable areas of the County continue to live in storm-damaged, unhealthy homes
- Prioritization given to the elderly and disabled
- Criteria for target areas
  1. Area of High Minority Concentration – 65% or more of minorities
  2. Area of High Poverty Concentration – 35% or more living in poverty
  3. FEMA-Designated High Risk Area - Areas vulnerable to significant wind and/or storm surge damage and areas located in 100-year flood zones
- Target Area 1 – Meet all three criteria of concentration
- Target Area 2 – Two of three criteria are met of concentration
- Target Area 3 – One criteria is met
- General Outreach can begin with GLO approval

5

Data Sources

- No single source of available data, which provides a baseline for distribution of activity funding in target areas.
- Federal, state and local data sources
- Geographic Information System (GIS) software utilized to aggregate needs assessment, census, and other related data which was analyzed to assist in the identification of target areas or communities.
- Other documents used in completion of this Needs Assessment
  - The State of Texas Analysis of Impediments to Fair Housing, Phase 1 Hurricane Impacted communities
  - H-GAC Disaster Recovery Needs Assessment Round 2, Phase 2 Funding
  - FEMA Housing Needs Assessment Data, provided by General Land Office
  - H-GAC Method of Distribution for CDBG Disaster Recovery Program

6

Target Area Boundaries

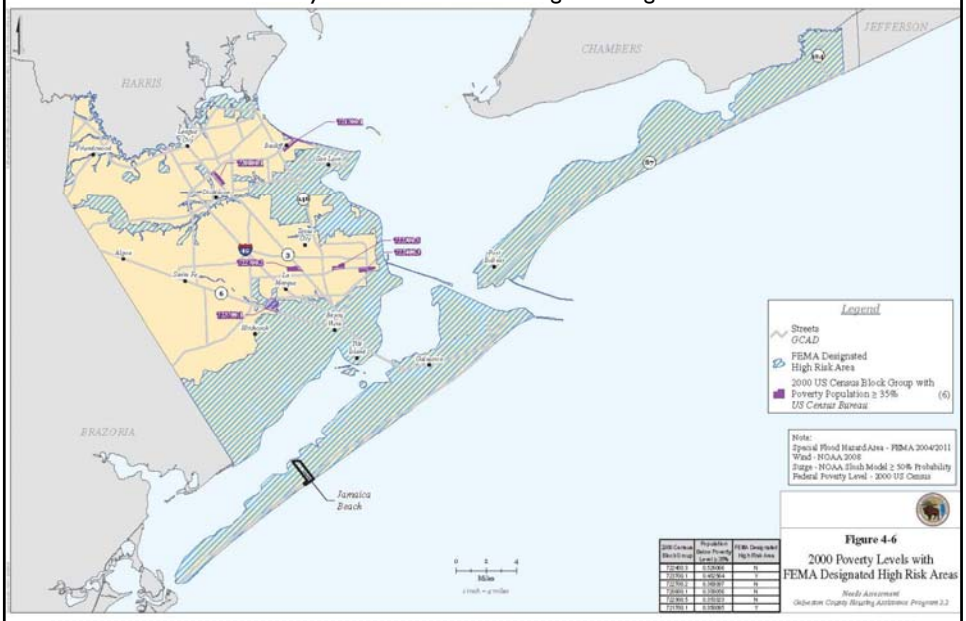
- The spatial data will form the geographical areas, or clusters, which will give the geographic boundaries for targeted areas.

Primary Data Sources Used to Generate Maps

- National Oceanographic and Atmospheric Administration, 2008, Hurricane Ike Imagery.
- National Geodetic Survey, Subsidence in Houston Galveston Subsidence District 1906 – 2000.
- US Census Bureau, 2000, Decennial Census.
- US Census Bureau, 2010a, American Community Survey (5-year).
- US Census Bureau 2010b, Decennial census.
- UD Geological Survey, 2012.
- US Department of Housing and Urban Development, 2012 Median Family Income Estimates
- US Department of Housing and Urban Development, 2011, American Housing Survey
- Texas Division of Emergency Management Agency, 2008, Hurricane Ike Impact Report.

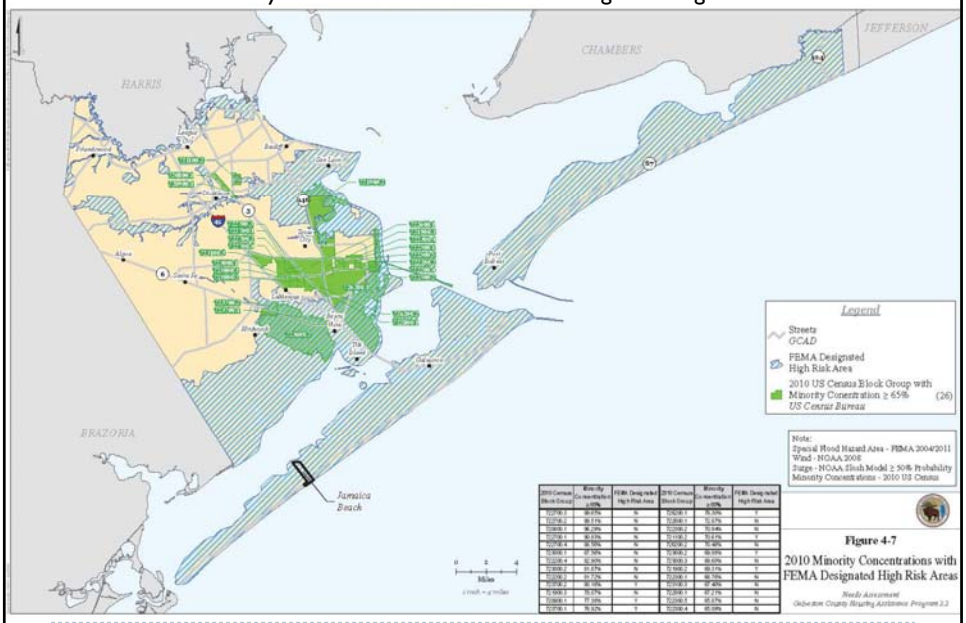
7

2000 Poverty Levels with FEMA Designated High Risk Areas



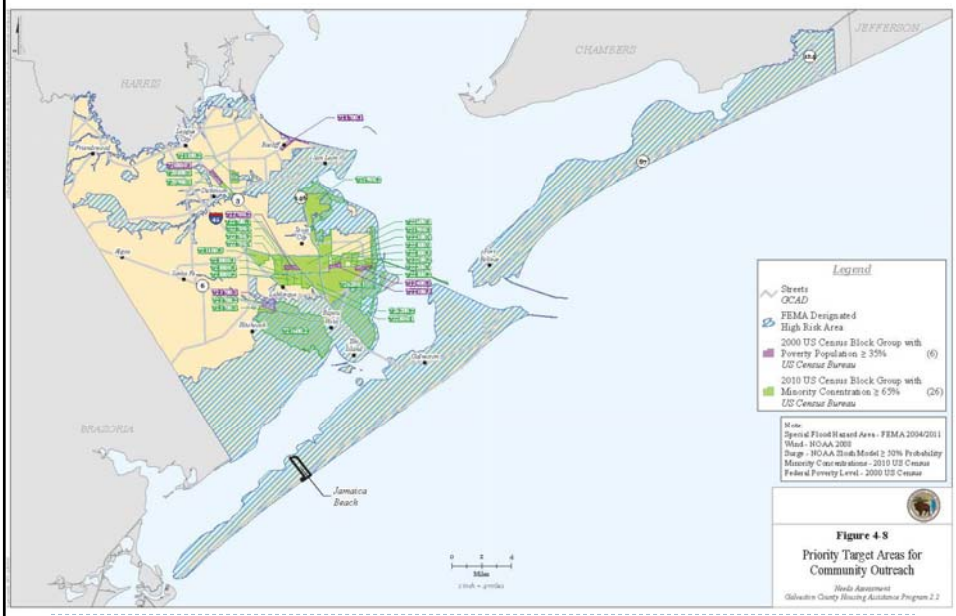
8

2012 Minority Concentrations with FEMA Designated High Risk Areas



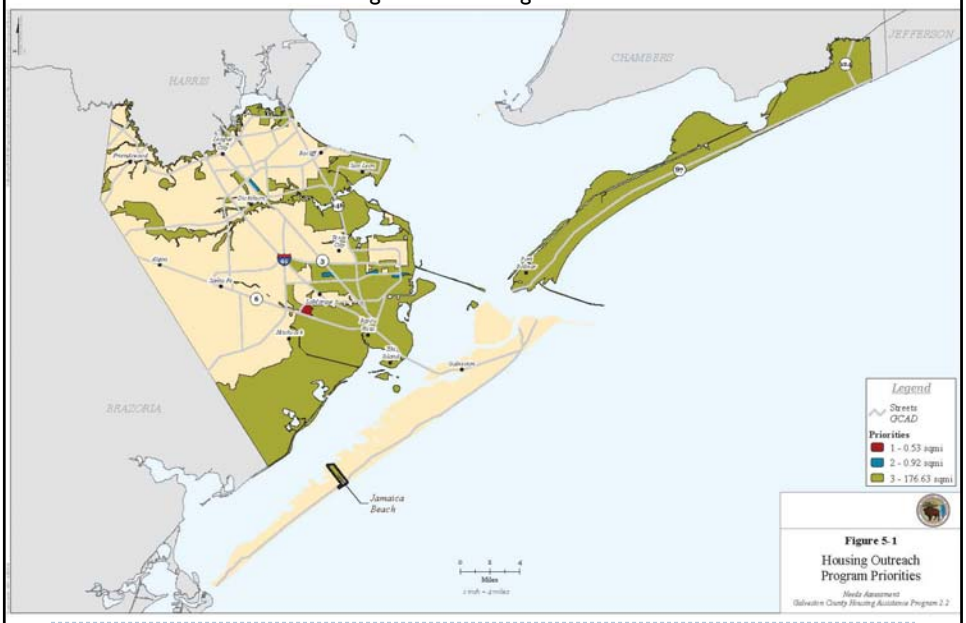
9

Priority Target Areas for Community Outreach



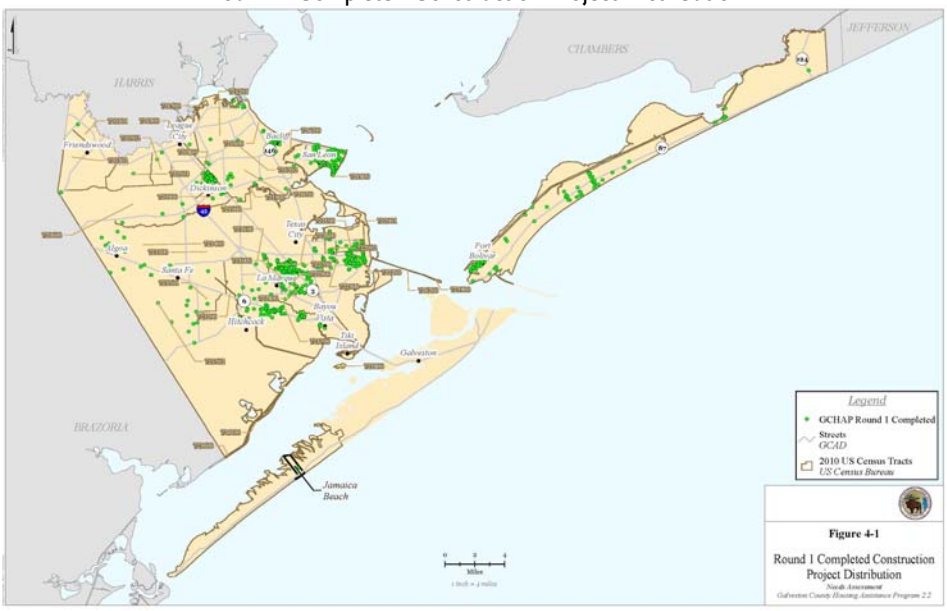
10

Housing Outreach Program Priorities



11

Round 1 Completed Construction Project Distribution



12

Next Steps

- Conduct Site visits to targeted areas
- Publish ad/post fliers about public meetings, post to the General Land Office (GLO) website
- Submit final copy of Needs Assessment in tandem with community outreach plan and program guidelines to GLO for review and approval.
- Public Comment period of 15 days
- Begin Outreach and Intake

13

Public Comments/Questions

14

Q&A Session

15

Wrap-up

Thanks for your participation!

16