

Galveston County Round 2.2 Housing Program Needs Assessment

Presented by Galveston County Housing Department
January 17, 2013
Dickinson Senior Center, 2714 Highway 3, Dickinson, 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



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



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Background Information

- 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**



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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
- 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



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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 I 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



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Target Area Boundaries

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

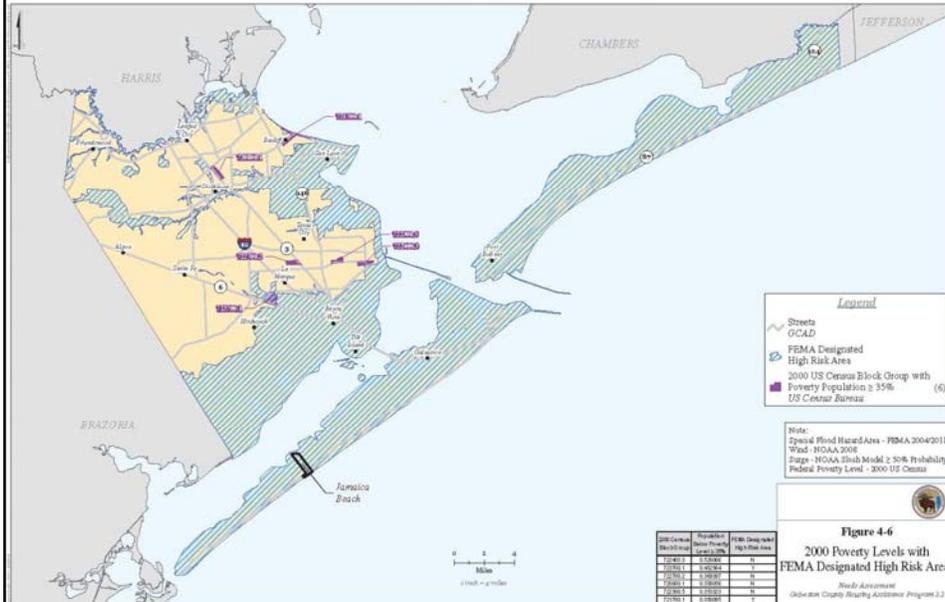
Primary Data Sources Used to Generate Maps

- 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.

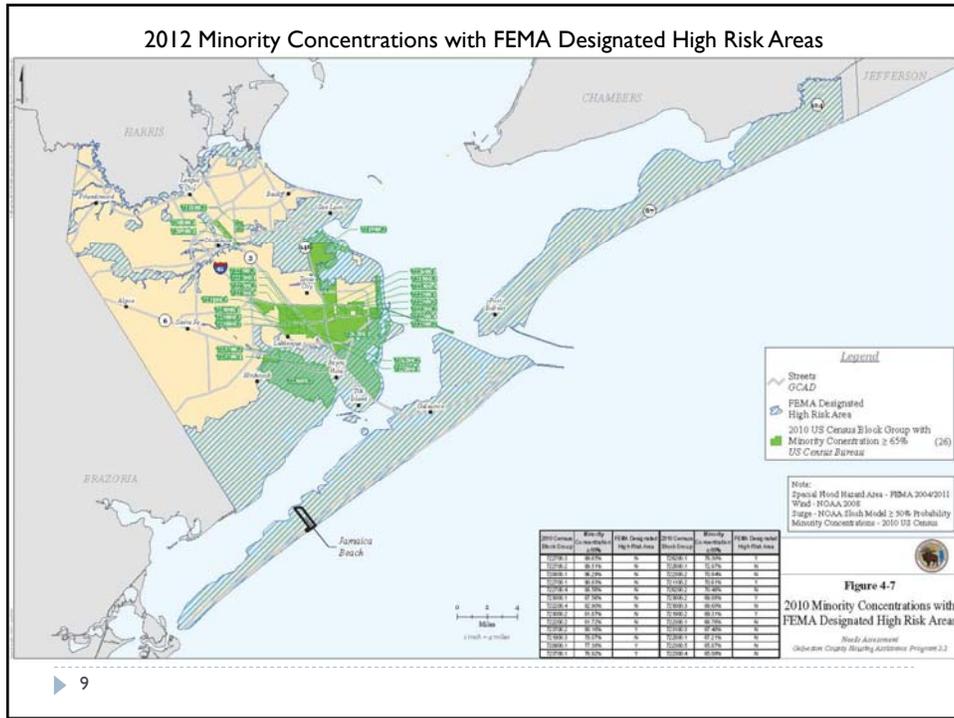


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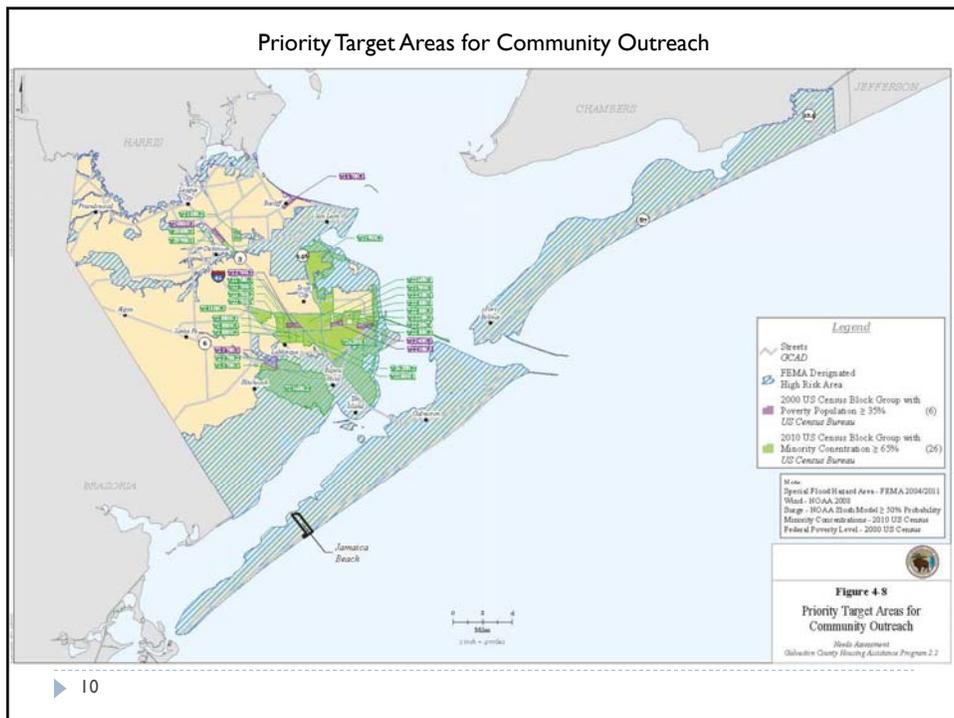
2000 Poverty Levels with FEMA Designated High Risk Areas



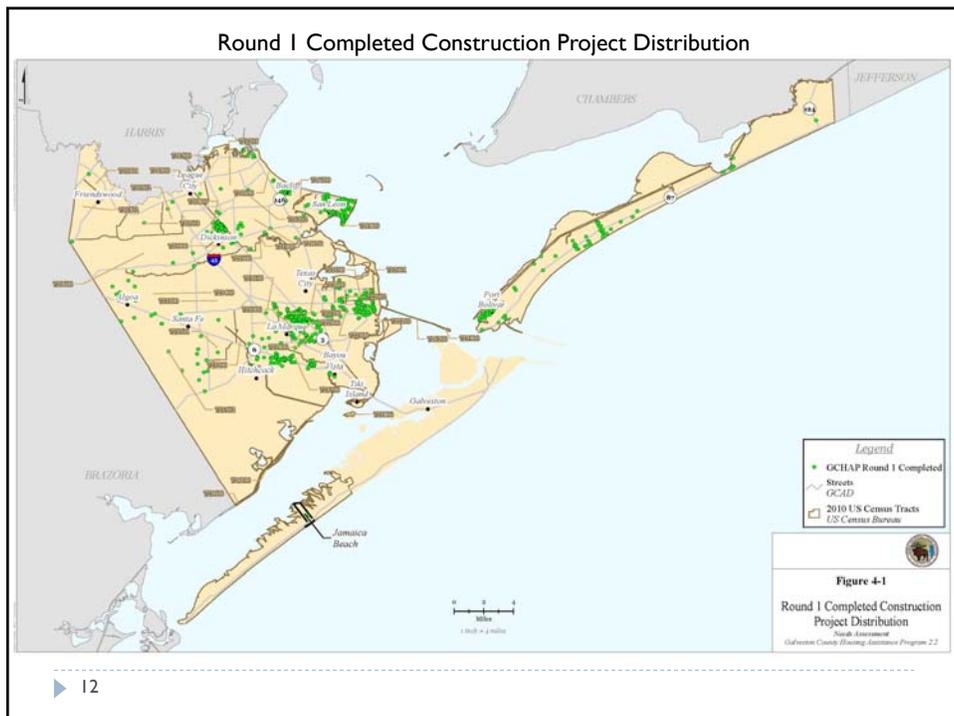
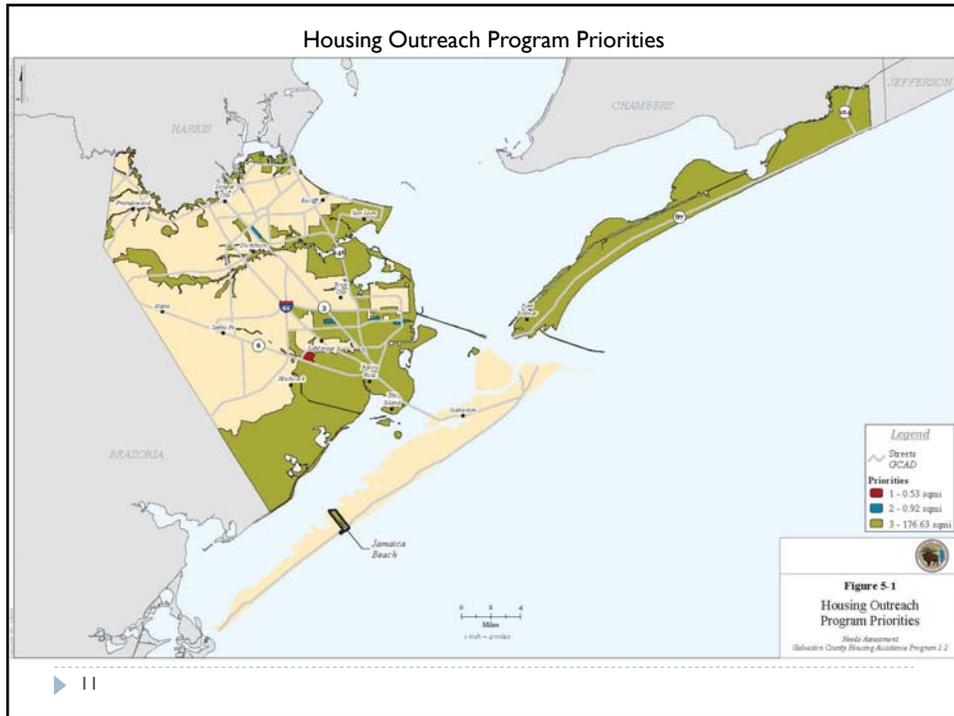
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Next Steps

- Two additional public meetings
- 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.



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Public Comments/Questions



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Q&A Session



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Wrap-up

Thanks for your participation!



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