

# DRAFT -ARANSAS COUNTY LONG TERM RECOVERY PLAN

Post Hurricane Harvey      August 2018

## ACKNOWLEDGEMENTS

The entire Aransas County Long-Term Recovery Team (LTRT) gratefully acknowledges the outstanding work and support of Ashley Bennis, Planning Specialist, and Kate De Gennaro, Planning Research Associate of the Community Resilience Collaborative, and the entire Texas Sea Grant Program Team for their talent, dedication and hard work to support the drafting and organization of this report. Without their efforts this report would not have been possible.

The Long-Term Recovery Team also gratefully acknowledges the significant professional contributions of Mr. Sean Garretson AICP of the Pegasus Planning and Development Group, supported by a generous grant from the State Farm Insurance Agency and the Rockport-Fulton Chamber of Commerce to underwrite The Pegasus Group involvement; the International Economic Development Council (IEDC), supported by a grant made possible from the U.S. Economic Development Administration (EDA) as well as facilitator Ms. Allison Larson CECD of Tadzo Inc.; and the outstanding support of the Texas A&M University at Corpus Christi, South Texas Economic Development Center, and Dr. Jim Lee. Thank you all so much for your passion, emergency, and support in our time of need.

The Plan represents where the community has been and provides a path forward for recovery. The Plan and Texas Sea Grant's support for the Plan impacts all jurisdictions in Aransas County, including Rockport, Town of Fulton, the Navigation District and the Aransas County Independent School District. Thank you so much for your untiring efforts.

---Co-authors William Whitson and Kim Foutz

On August 25, 2017 Hurricane Harvey made landfall as a fierce Category 4 Hurricane near Rockport, Texas. The local government jurisdictions impacted in the area were Aransas County, the City of Rockport, and the Town of Fulton. Harvey brought heavy rainfall and flooding to Harris County but for Aransas County, the biggest factor was wind. Storm surge was an average of four feet across Live Oak Peninsula but wind speeds were measured in excess of 130 mph, which caused significant widespread destruction and millions of cubic yards of debris. Hurricane Harvey was the first Category 4 Hurricane to make landfall in Aransas County and it resulted in damages of around \$812 million for residences and \$134 million for businesses.

The first responders and the executive leadership (County Judge Mills and Mayors Wax and Kendrick) operated out of the Emergency Operations Center (EOC) and the Rockport Service Center during the storm event and in the months following the storm. Even as the EOC team worked to complete the tasks of search and rescue, critical relief, security, and damage assessments, plans were under discussion to continue their momentum into the recovery phase of this major disaster and develop a Long Term Recovery Team (LTRT). Boosted by a grant from the Sid Richardson Foundation, two City Managers and a former Naval Officer/Congressional Staffer were identified to be the core of the LTRT. The mission of the LTRT would be to develop and implement a Long-Term Recovery Plan that outlines and sustains the recovery effort for Aransas County, the City of Rockport, and the Town of Fulton.

The official kickoff of the long term recovery operation was Wednesday, October 18, 2017 and formalized two key decisions. First, leadership decided to retain the National Incident Management System (NIMS) operating from the emergency response period of the disaster, utilizing one unified command structure and a basic concept of one voice. Second, the LTRT initiated the task of organizing, drafting and implementing a Long Term Recovery Plan (LTRP). This plan was envisioned to be comprehensive in nature and address both Public Assistance (PA) aspects as well as the Individual Assistance (IA) aspects needed to move forward in the recovery process. The LTRT was charged with starting the arduous process of developing the vision and goals and identifying projects that would most help Aransas County stay on the road to a full recovery in the wake of Hurricane Harvey.

In addition to the regular meetings conducted by the LTRT and a corresponding Long Term Recovery Committee, a Strike Team convened on December 7, 2017, and kicked off a week-long series of focus group meetings for economic development and housing. Many topics were discussed and top priorities that would most aid with recovery efforts were identified. Due to the ability to enjoy recreational activities in the region year-round, tourism is a major draw for “Winter Texans” as well as spring-breakers that visit every March-April. Projects that addressed mitigation and rehabilitating tourist attractions that were destroyed in the storm became a top priority for the community. In addition, the community understood that the lack of affordable housing stock was an issue before the storm and was exacerbated in the wake of it.

## EXECUTIVE SUMMARY

## WHAT IS A LONG TERM RECOVERY PLAN?

The recovery planning process differs from a typical community planning process. After a disaster, the time period leading up to the recovery plan document is reasonably expedited, in order to reduce the period of community disruption. Several distinct action projects may be completed before the plan document is even written. Whereas a typical comprehensive plan has more time to develop, resulting in a wealth of data upfront and several big picture goals that can be written into the plan. The recovery plan likely involves strategies that will require further information and data, the release of federal and state funding, continued public engagement, and dynamic leadership roles while the plan is being implemented over time. We must remember that any plan document can evolve over time, and a community's recovery from disaster may take years to complete.

## LONG TERM RECOVERY TEAM (LTRT) MISSION STATEMENT

To support the development and prompt implementation of a locally based Long-Term Recovery Plan that addresses every aspect of the needed Recovery and supports the overall direction desired by the community. The LTRT shall make every effort to:

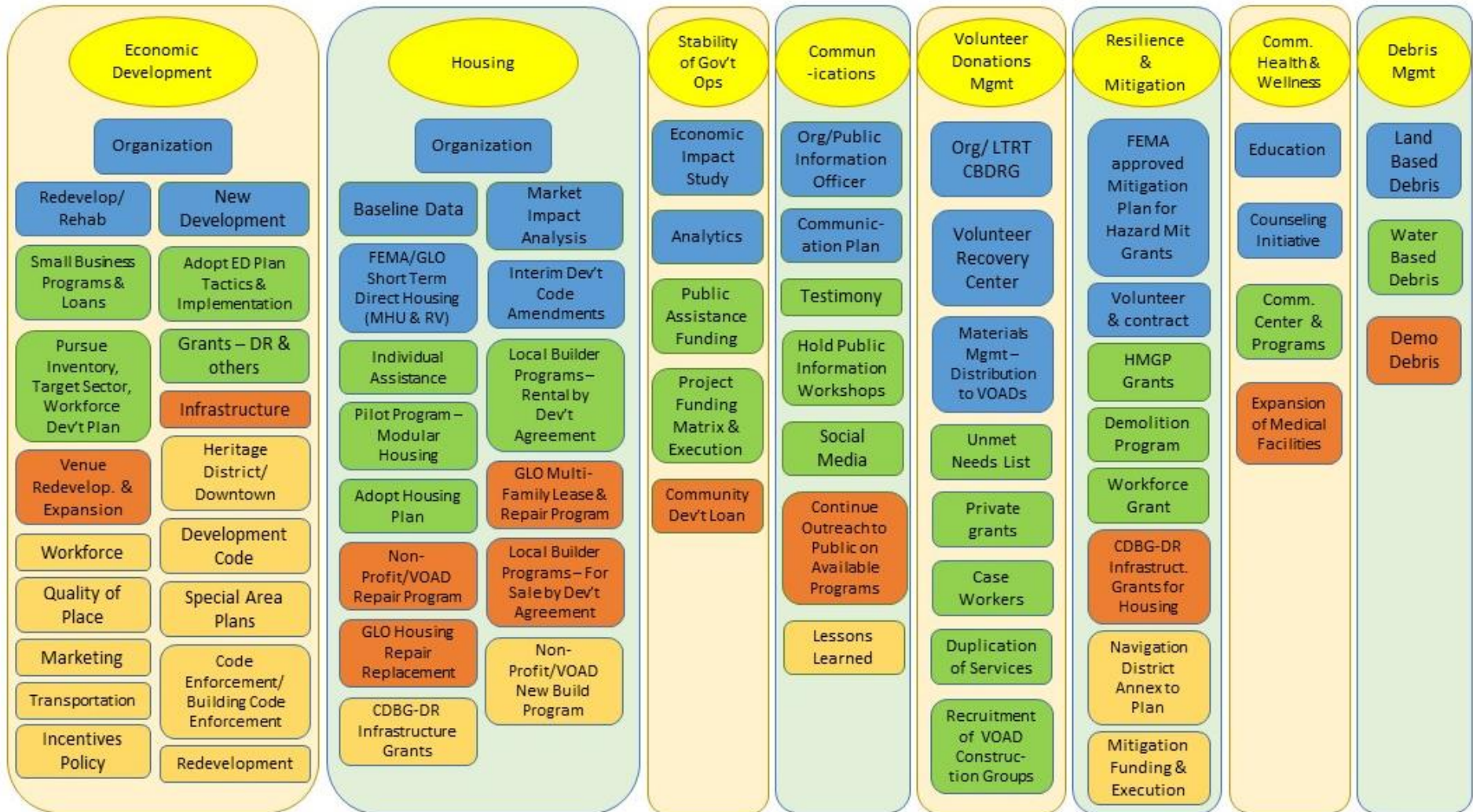
- Capture funding opportunities that support the implementation of the recovery plan
- Work to improve the economic conditions of those impacted by Harvey
- Be an honest broker of objective information to advise the community on the pace and status of the recovery
- Objectively and fairly communicate the “Harvey Story” to those outside our area
- Communicate and coordinate information impacting the recovery effort in a fair and impartial manner for the benefit of leadership and the impacted community

## LONG TERM RECOVERY PLAN KEY ELEMENTS

- Strategic Communications
- Debris Management
- Housing Recovery & Growth
- Economic Recovery & Development
- Continuity of Government Operations
- Hazard Mitigation & Resilience
- Volunteer & Donation Management
- Community Health & Wellness
- Lessons Learned



# LONG TERM RECOVERY PLAN FLOW CHART



## TIMELINE LEGEND:



# TABLE OF CONTENTS

<b>ACKNOWLEDGEMENTS</b>	<b>1</b>
<b>EXECUTIVE SUMMARY</b>	<b>2</b>
<b>LONG TERM RECOVERY PLAN FLOW CHART</b>	<b>4</b>
<b>INTRODUCTION</b>	<b>6</b>
Hurricane Harvey Early Response	7
Early Milestones	8
Long Term Recovery Team & Leadership	9
Long Term Recovery Strike Team	11
Funding Mechanisms	12
State & Federal Requirements	14
Strategic Communications	16
<b>PUBLIC ENGAGEMENT</b>	<b>17</b>
Focus Group Meetings	18
Public Meetings & Activities	19
Small Business Outreach	20
<b>DEBRIS MANAGEMENT</b>	<b>21</b>
Land Debris, Texas Department of Transportation	23
Types of Debris	24
Water Debris	26
Personal Property Debris Removal	27
<b>HOUSING RECOVERY &amp; GROWTH</b>	<b>28</b>
Housing Statistics	29
Housing Focus Group Meetings	31
Pre & Post Housing Overview	32
Housing Challenges	34
Strategies, Goals, and Housing Solutions	37
Housing Flow Charts	43
State of Texas Plan for Disaster Recovery: Hurricane Harvey	45
Interim Housing	46
Affordable Rental Program	47
Housing Resources	48
Assisted Housing, Homeowner Loans and Down Payment	50

Local Buyout & Acquisition, Infrastructure	51
Housing Pilot Program	52
Housing Recovery Statistics	54
Housing Land Inventory	55
Potential Housing Projects	57
<b>ECONOMIC DEVELOPMENT &amp; GROWTH</b>	<b>59</b>
Economic Statistics and Description of Economy	60
Economic Focus Group Meetings	65
Economic SWOT Analysis	67
Economic Development Plan	68
Rockport Center of the Arts, Performing Arts, & Conference Center	79
State of Texas Plan for Disaster Recovery: Hurricane Harvey	81
Find Yourself in Rockport-Fulton	82
Individual Business Loans & Grants	83
<b>DOWNTOWN ANCHOR PROJECT</b>	<b>84</b>
<b>CONTINUITY OF GOVERNMENT OPERATIONS</b>	<b>85</b>
<b>HAZARD MITIGATION &amp; RESILIENCE</b>	<b>86</b>
406 Public Assistance	87
404 Mitigation Assistance	89
Drainage & Stormwater Projects	93
Flooding	96
Coastal Resilience for Structures	98
Coastal Erosion	102
<b>VOLUNTEER &amp; DONATION MANAGEMENT</b>	<b>104</b>
Disaster Recovery Support & Accomplishments	105
Creative Solutions for Homeowners	106
Individual Assistance	107
Coastal Bend Disaster Recovery Group	110
<b>COMMUNITY HEALTH &amp; WELLNESS</b>	<b>111</b>
Community Enhancement Fund	112
<b>BAROMETER OF RECOVERY</b>	<b>113</b>
<b>LESSONS LEARNED</b>	<b>114</b>
<b>LIST OF ABBREVIATIONS &amp; APPENDICES</b>	<b>117</b>



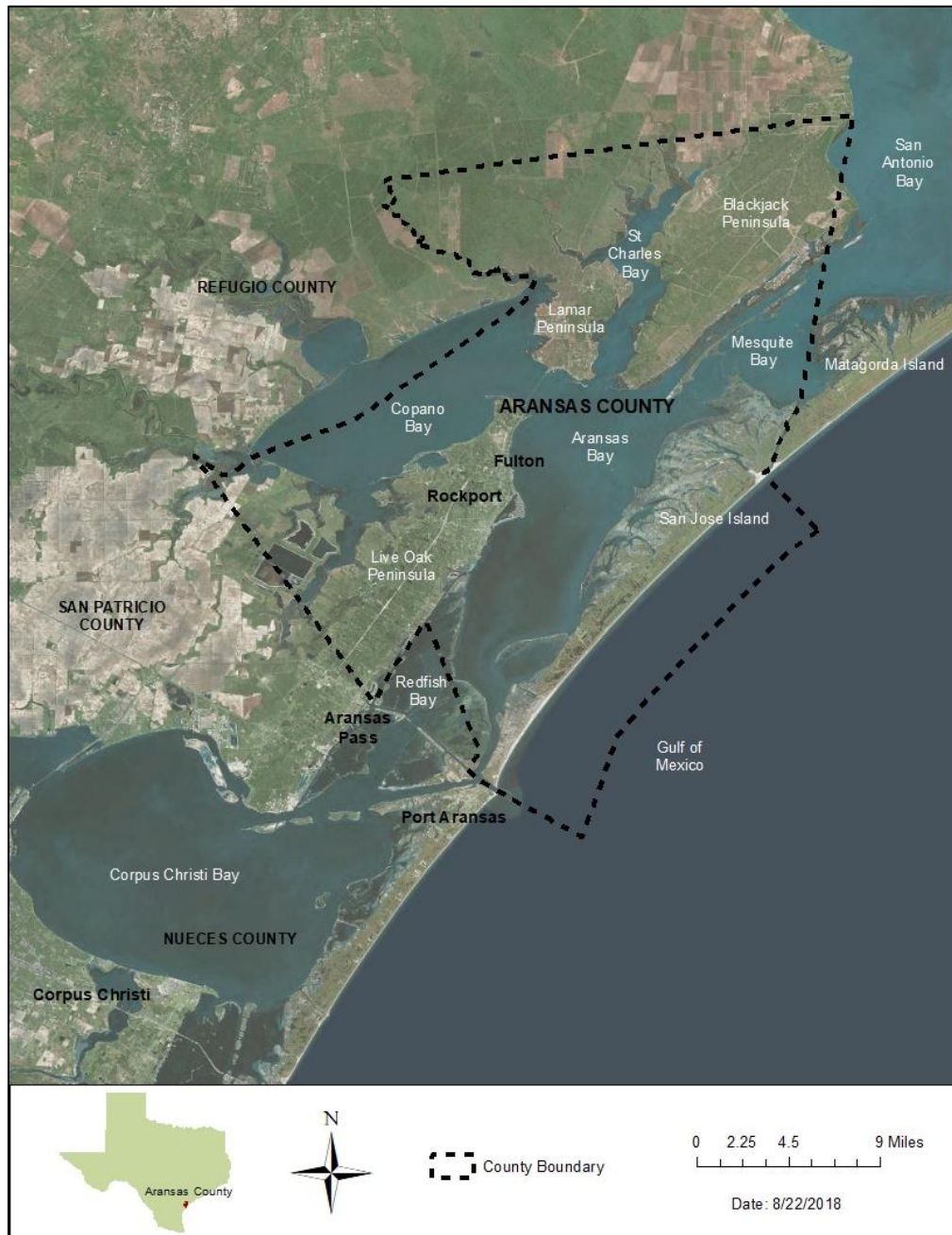


Figure 1. MAP OF PLANNING AREA

Aransas County is located in the Coastal Bend region of the Texas coastline, about 182 miles southwest of Houston, 180 miles southeast of Austin, and 35 northeast of Corpus Christi (see Figure 1). The county is made up of several peninsulas, bays, and one barrier island. Live Oak Peninsula, where the majority of residents live, is surrounded by Copano Bay to the northwest and Aransas Bay to the east and is separated from the gulf by the barrier island San Jose Island. The county encompasses three municipalities, and swaths of unincorporated territory, with a total population of 25,350. Rockport and Fulton are the incorporated cities on the peninsula and serve as hubs for fishing, boating, bird-watching, and tourism in the Coastal Bend. The region's natural environment offers unique attractions for residents to enjoy, such as the Aransas National Wildlife Refuge to the north on Blackjack Peninsula.

Aransas County's location on a peninsula along the coast not only puts it at risk for tropical storms coming in from the Atlantic Ocean but provides very limited options for evacuation. Prior to Hurricane Harvey, the only hurricane to make a direct hit on Rockport occurred in 1882 before storms were named, and was a Category 1. In 1970 Hurricane Celia came within a 65 nautical mile radius of Rockport, making landfall in Port Aransas and was a Category 3. Celia caused \$453.8 million in damages due to wind, and 15 deaths and 466 injuries were reported in South Texas. Harvey was the second hurricane in U.S. history to inflict more than \$100 billion in damages, the other being Hurricane Katrina in 2005. Before the storm there was an estimated 9,228 structures on the Aransas County tax rolls, and 1,002 structures were destroyed as a result of the storm. An additional 2,261 received major damage (50% or more) and 3,000 received minimal damage. The overall reduction in the County's tax base was approximately 26 percent.

## INTRODUCTION

# HURRICANE HARVEY EARLY RESPONSE

Utility Restoration Response: While FEMA and State/Local Officials were assessing damage following the storm, the local energy provider AEP conducted damage assessment across the county. Loss of power was wide spread on the peninsula and roads were covered in debris and downed power lines. Restoring power and clearing the roads were high priority. This coordinated effort was made more difficult by the lack of communications. The high wind speeds destroyed towers and disrupted communications for several weeks. Despite these challenging conditions, most power was restored within 45-60 days of the event. Remarkable given the magnitude of the damage.

Texas Department of Transportation was on site immediately clearing the roads, coordinating the early stages of debris management, restoring bridges and providing temporary electrical signs to disseminate information to the public.

Regulations: A disaster like Harvey requires a lot of man power and coordination throughout the response phase to address all the needs. Following Harvey, it was clear that many buildings, residential and commercial, were severely damaged to the point of being uninhabitable. Representatives from FEMA and hundreds of volunteers inspected properties and provided a rating based on its habitability. In the event a homeowner is unable to return to their property, options for places to stay were extremely limited. Temporary housing was a necessity after Harvey to not only house residents of the County but also the response teams and volunteers that were pouring into the area. With much of the county derelict the Long Term Recovery Team had to think creatively about locations for temporary housing. The LTRT crafted new ordinances in the weeks following Harvey, including a temporary restriction of the floodplain regulations in floodplain zones, as a way to get flexibility in this coastal area, additional people into temporary shelters and quicken the recovery.

Unfortunately, this desperate situation also gave rise to solutions that were not helpful for recovery. Small, premade sheds were retrofitted with portable air conditioning and a sink and sold as habitable shelter to residents without having the proper permits. Many residents took advantage of these as a temporary solution to their housing complications.

Contractor Registration: A total of 45.6% of the housing stock was damaged at least 25% or more in Aransas County, leaving many residents scrambling to get back to what they had. Disasters have a tendency to bring out the best and worst of people. There were many reports of fraudulent contractors coming out of the woodwork to take advantage of people that had just lost everything. Elected Officials in the county established a procedure for Contractor Registration to prevent these instances of fraud and quicken turnaround time. Employees in Rockport helped establish these special kind of building permits and registration system that was then posted on different mediums accessible by the public. The list was a trusted collection of contractors that had gone through a vetting process, to help ease stress of homeowners as they try to rebuild.

## EARLY RECOVERY MILESTONES

It has often been stated that “long term recovery is a marathon and not a sprint.” While that is definitely true, there were a series of early successes in Aransas County. Listed below are just a few of the items that were achieved by the spring of 2018.

- Aransas County has moved over 3.1 million cubic yards of debris. In comparison, the City of Houston has moved 1.7 million cubic yards. That equates to 1.23 cubic yards per person while in Aransas County we have collected about 151.14 cubic yards.
- A Communication Strategy was developed and a comprehensive website with a complimentary citizen hotline has been established. The hotline is staffed by the team to assist local survivors. The LTRT has also organized and hosted numerous public meetings to engage the community on the status of the recovery effort.
- A Federal/State Strike Team was conceived, organized and hosted that focused major attention and future resources on the recovery progress of the County.
- An estimated 2000+ homes have been repaired by volunteers marshaled and organized by the team representing thousands of hours contributed by hundreds of volunteers. Emergency temporary housing was also organized for approx. 10 displaced City/County workers who lost their housing in the storm.
- The community has been engaged in developing an economic development plan and a housing plan.
- Two Local baseball field complexes have been restored with help from the Sid Richardson Foundation and insurance claim funding.
- Testimony for numerous State/Federal House and Senate Committee meetings has been drafted and delivered by local officials active in the recovery operation.
- Federal Tax Credits for investors were designated for the County by Governor Abbott.
- Assisted in arranging for gap funding and match dollars for critical projects in the recovery and to provide needed operating funds for the local governments when traditional revenues were down.
- Planning processes have been organized and established to prepare the way for numerous projects and grant applications worth hundreds of millions in future Federal/State aid for the local jurisdictions in order to expedite their recovery.



## LONG TERM RECOVERY TEAM & LEADERSHIP

Less than 60 days after the storm, the executive leadership of Aransas County assembled the Long Term Recovery Team (LTRT) in October 2017. The team was made possible by a grant from the Sid Richardson Foundation who worked with County Judge Mills, Mayor Wax, Mayor Kendrick, and Mayor Pro-Tem Rios to retain two former city managers with extensive disaster and governmental operations expertise. In addition, a team leader was named by the County who was a former naval officer and congressional staffer. The team followed National Incident Management System (NIMS) procedures and worked under the direction of the combined executive leadership group (Judge Mills, Mayors Wax and Kendrick). The team immediately began the task of drafting a Long Term Recovery Plan (LTRP) and moving forward to implement various strategic steps as required by the executive leadership group. The LTRT was supported by Texas Sea Grant staff who assisted in writing this document.

As noted in the executive summary, the LTRT handles both PA and IA aspects of plan implementation. In addition to the leadership retained by the County and the Sid Richardson Foundation, the team hired staff through the Texas Work Force Commission Dislocated Worker Program. Tasks were divided by interest, skills, and need, yet overall priorities were set by the executive leadership team. LTRT members had lead and back-up roles and worked in multiple discipline areas of the overall plan.

### BRIEF SUMMARY OF ROLES AND DISCIPLINES

Mike Koerner – Team Leader, PA/IA

Kim Foutz – PA, Housing, Economic Development, Community Planning, US Economic Development Administration (EDA) grants

William Whitson – PA, Communications, Hazard Mitigation, Government Operations, Community Health and Wellness

Amy Montgomery – IA, Volunteers and Donated Resources

Jennifer Heard – IA, Recovery Hotline staffing, general administrative support

Vicki Walker – PA, legal/technical research support

NOTE: Deanna Spruce was hired in May 2018 as a full time Public Information Officer (PIO) following the exhaustion of all other resources.

#### **LTRT funding from three different sources:**

Mike – Aransas County insurance proceeds

William and Kim – Sid Richardson Foundation

Amy, Jennifer, Vicki and Deanna – Dislocated Workers Program

Listed on the following page are all the groups and the executive leadership that participated in the planning process, drafting the LTRP, and initiating implementation.

**EXECUTIVE LEADERSHIP:**

Judge Mills, Aransas County  
Mayor Jimmy Kendrick, Fulton  
Mayor CJ Wax, Rockport  
Mayor Pro-Tem Pat Rios, Rockport  
Rick McLester- Emergency Management Director

**EXECUTIVE WORKING GROUP:**

Keith Barrett – Aransas County Navigation District  
Ashley Bennis – Planning Specialist, Texas Sea Grant  
Kevin Carruth – City Manager, Rockport  
Jacky Cockerham – Assistant Auditor, Aransas County  
Kate de Gennaro – Planning Research Associate, Texas Sea Grant  
Mike Donoho – Director of Building & Development, Rockport  
Valerie Gonzalez – Director of Environmental Services, Aransas County  
Jan Hill – City Secretary, Fulton  
Collin Jackson – IT director, Aransas County  
Vicki Pitluk – Community Relations, Rockport  
Diane Probst – Chamber of Commerce, Rockport/Fulton  
David Reid – Director of Road & Bridge, Aransas County  
Amanda Torres – Community Planner, Rockport  
Suzy Wallace – Auditor, Aransas County  
Kim Womack – Public Information Officer, Corpus Christi

**LONG TERM RECOVERY TEAM:**

Kim Foutz  
Randall Freeze  
Jennifer Heard  
Mike Koerner  
Amy Montgomery  
Deanna Spruce  
Vicki Walker  
William Whitson

**COMMUNICATIONS STRATEGY TEAM:**

Keith Barrett – Aransas County Navigation District  
Kevin Carruth – City Manager, Rockport  
Mike Donoho – Director of Building & Development, Rockport  
Jan Hill – City Secretary, Fulton  
Collin Jackson – IT director, Aransas County  
Mike Koerner – Team Leader, Aransas County Long Term Recovery Team  
Karen Mella – ReMax Real Estate  
Vicki Pitluk – Community Relations, Rockport  
Diane Probst – Chamber of Commerce, Rockport/Fulton  
Deanna Spruce – Public Information Officer, Long Term Recovery Team  
Kim Womack – Public Information Officer, Corpus Christi

# LONG TERM RECOVERY STRIKE TEAM

In the aftermath of Hurricane Harvey, for the first time ever, a Long Term Disaster Recovery Strike Team was established. This team met first in Aransas County on December 7, 2017, and the model was utilized in several counties thereafter. The Strike Team consisted of federal, state, and local government representatives. The initial goal was to meet each other face-to-face and begin to navigate all the moving parts of the recovery process. The Aransas County LTRT presented the major challenges, concerns, and priorities for the county. The federal and state partners presented grant and loan information, program eligibility, terms and conditions, and recommendations. At the end of the meeting, the LTRT walked away with clear action steps, points of contact, and follow-up deadlines.

## **FEDERAL & STATE STRIKE TEAM REPRESENTATIVES**

*US Department of Housing & Urban Development (HUD)* – Beth Van Duyne, Stan Gimont, Carol Jones, and Lora Routt

*Federal Emergency Management Agency (FEMA)* – Tamiko Exford, Kevin Hannes, Rick Martin, Daniel Moore, Brad Pierce, Jay Pritchett, Wayne Rickard, and Jeff Volkman

*FEMA Community Planning & Capacity Building* – De'an Bass

*US Small Business Administration (SBA)* – Bobby Petty and Kevin Wynne

*US Department of Agriculture (USDA)* – John Kirchhoff

*Texas General Land Office (GLO)*– Heather LaGrone, Pete Phillips, and Mary Elen Williams

*Governor's Commission to Rebuild Texas* – John Barton and Kelli Linza

*Rebuild Texas/Texas A&M Engineering Extension* – Elizabeth Morris

## **OBJECTIVES FROM THE LTRT PRESENTATION**

1. Provide a “bottom up, on the ground perspective” of the disaster and outline the key recovery plan priorities.
2. For Federal/State partners to ask themselves “What can we do? What assistance can we bring to the key priorities outlined in this recovery plan?”
3. Build partnerships and reach consensus to create innovative pilot programs. Speed is a need!

## **LOCAL REPRESENTATIVES**

*Aransas County Long Term Recovery Team (LTRT)* – Mike Koerner, Kim Foutz, and William Whitson

*Texas State Senator* Lois Kolkhorst

*Aransas County Judge* C.H. “Burt” Mills, Jr

*Rockport Mayor Pro-Tem* Patrick “Pat” Rios

*Fulton Mayor* Jimmy Kendrick

*Rockport City Manager* Kevin Carruth

*Rockport Community Planner* Amanda Torres

*Rockport Department of Building, Development, and Public Works* – Mike Donoho

*Rockport-Fulton Chamber of Commerce President* Diane Probst

*Texas AgriLife Extension Agent* Ginger Easton Smith

*Texas Windstorm Insurance Association (TWIA)* – Jennifer Armstrong and Dave Williams

## FUNDING MECHANISMS

Executed in March 2011, Presidential Policy Directive (PPD)-8: National Preparedness directs all federal government departments and agencies to collaboratively design and implement “a systematic effort to keep the nation safe from harm and resilient when struck by hazards, such as natural disasters. The following pages outlines the funding mechanisms that the LTRT pursued to help fund Aransas County recovery efforts.

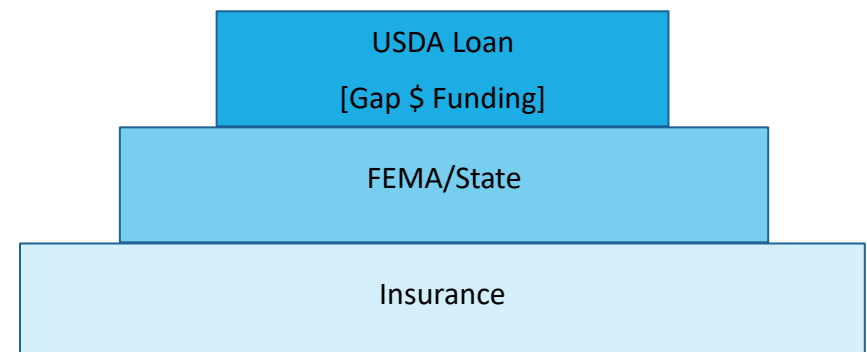
FUNDING MECHANISM	SOURCE	DETAILS	AMOUNT
EDA Grant	U.S. Economic Development Admin	EDA’s role in disaster recovery is to facilitate the delivery of Federal economic development assistance to support long-term community economic recovery planning and project implementation, redevelopment and resiliency.	Total Disbursed: \$587 million
Public Assistance	FEMA	providing funds to assist communities responding to and recovering from major disasters or emergencies declared by the President. PA provides grants to state, tribal, territorial, and local governments and certain types of PNP organizations so that communities can receive assistance for debris removal, life-saving emergency protective measures, and the repair, replacement, or restoration of disaster-damaged publicly-owned facilities, and the facilities of certain PNP organizations.	Federal/Local 75%/25%
Hazard Mitigation Grant Program	FEMA	Provides funding for long-term public assistance mitigation measures following major disaster declarations. Funding is available to implement projects in accordance with State, Tribal and local Priorities. More information in Hazard mitigation and Resilience Chapter	
Community Development Loan	FEMA	Helps communities impacted by disasters obtain funds to maintain essential municipal operations. Loans are based on need and shall not exceed 1) cumulative estimated revenue loss for the fiscal year or 25% of approved operating budget, 2) If the estimated revenue loss is at least 75% of the government's operating budget, the loan may be 50% of the local government's operating budget.	Max Amount: \$5 million per government entity
Community Development Block Grant-Disaster Recovery	HUD	Appropriated funds from Congress after a Presidential Disaster has been declared, delegated to HUD. Funds go towards unmet needs pertaining to disaster relief, long term recovery, restoration of infrastructure, housing and economic revitalization.	Appropriated to TX: \$5 billion
USDA Loans		Gap loan funding to help communities and homeowner’s recovery. This can be in the form of home repairs, loss wages due to a disaster, financial relief to small businesses.	No limit

FUNDING MECHANISM	SOURCE	DETAILS	AMOUNT
Rebuild Texas	Michael and Susan Dell & Gov. Greg Abbott	Works with communities to identify priorities and needs in the areas of housing, health, education, workplace & transportation, small business and community economic development.	Region 4: \$2.8 million
Texas Capital Fund	TX Dept. of Agriculture	Supports rural business development, retention and expansion by providing funds for public infrastructure, real estate development or eliminate deteriorating conditions in communities. Donations from private individuals to assist farmers and ranchers to rebuild fences, restore operations etc.	
Coastal Management Program	GLO	Federal Coastal Zone Management Act funds to state and local entities to implement projects and program activities for coastal management. Projects fall under categories of; coastal natural hazards response, critical areas enhancement, public access, waterfront revitalization and ecotourism development, permit streamlining/assistance, governmental coordination and local government planning assistance, water sediment quantity and quality improvements.	Annual: \$2.2 million
Dislocated Worker	U.S. Dept of Labor	Shortly after Hurricane Harvey made landfall in TX, the Department of Labor immediately issued a "Change 2 to training and Employment Guidance Letter (TEGL) 1-17, Dislocated Worker Opportunity Grants" effective September 1, 2017. This redirected funding resources to workforce areas within TX affected by the storm to provide 1) disaster relief employment in a disaster area and 2) assistance to the substantial number of workers who were forced to relocate from an area due to a disaster.	Total: \$10 million

#### Considerations Before Applying for Funds:

1. Original Projects by Funding Source
2. Outline Actions Needed to Spend \$ (rules)
3. Develop Plan Annex/Amendments for Hazard Mitigation \$
4. Set Priorities/ID deadlines
5. Submit Forms/Apply

#### GOVERNMENT CENTER FUND CONCEPT





## STATE & FEDERAL FUNDING REQUIREMENTS

The U.S. Congress appropriates funds for disaster response and recovery expenses when an emergency has been declared. In the case of Harvey, funds were approved around December/January. Before the money can be dispersed to address housing needs, federal rules must be drafted by the Office of Management and Budget (OMB) and Housing and Urban Development (HUD). HUD requested an Action Plan from the State organization given the responsibility of housing recovery after Harvey, the Texas General Land Office (GLO). The process included a public comment period and was completed in May 2018. Upon approval, funds would be dispersed after a local “Method of Distribution” is developed between the GLO and local Councils of Government (COGs). The MOD process is scheduled to be completed by the COG in late August or September. If all federal rules are in compliance, funds may be released and made available to communities in the fall or winter of 2018, just over a year after Harvey.

Federal funding consists of an extensive documentation process that includes navigating complex federal and state requirements. The Long Term Recovery team discovered that figuring out procurement requirements was going to be difficult to navigate without legal assistance. Not fully understanding all the available funding mechanisms can slow down the disbursement process, result in a denial or, if proper protocol was not followed, put the jurisdiction on the hook to pay the entirety of the grant amount back. An example of a procurement requirement is, the separate regulation set up for fund requests under and over the threshold of \$150,000. Local jurisdictions must first of all, be aware of and then, comply with these regulations at risk of having to pay those federal funds back in total.

The process can be even more stringent when a match is required for a grant. In Texas, communities affected by Hurricane Harvey are eligible for Hazard Mitigation Grant Funding and are required to meet a 25% match. As shown on the previous page, the long term recovery team is pursuing as many avenues as possible, all of which entails their own set of complex regulations and requirements.

An example of this phenomenon is in cases when funding is going towards buying landscaping supplies. State requires jurisdictions to pursue local options while the federal government views this as restricting competition and requires the jurisdiction to look beyond outside of their local communities. If a community is pursuing a federal grant and using state funding as a match, this creates a confusing predicament for them.

Due to the complexity of projects, grants, and matching requirements, the LTR Team developed a Grants Matrix that identified all public works and infrastructure projects necessary to accomplish recovery. In many cases, a blending of grants and loans are required. The matrix contemplates not only Disaster Recovery Funds, but also utilizes other funds that are funding mechanisms that are typically used by cities and counties to accomplish long term goals. Funding sources include Public Assistance, Community Development Block Grant-Disaster Recovery, FEMA 428, Restore Act, Economic Development Administration, Texas Department of Agriculture Capital Fund, Texas Department of Agriculture Community Enhancement Fund, USDA Loan, Buyout, Acquisition, private foundations, private donations, Texas Rebuild Fund, and insurance. Next is a sample page of the matrix that is utilized for tracking and planning purposes (in modified form to fit page format). Please refer to Appendix B for the full matrix and listing of projects.

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Loop 1781 road repair	AC	AC Roads	\$ 3,000,000	Infra.	n/a	Waiting funding	\$ 3,000,000	\$ -	
Rattlesnake Point Road - road repairs	AC	AC Roads	\$ 300,000	Infra.	n/a	Waiting funding	\$ 300,000	\$ -	
Fulton Beach Road - road repairs	AC	AC Roads	\$ 500,000	Infra.	n/a	Waiting funding	\$ 500,000	\$ -	
Utilities-Downtown Housing & Com. Revitalization	Housing/ED	RP	\$ 3,000,000	Housing & Revital.	n/a	Waiting funding	\$ 3,000,000	\$ -	
Austin St Repaving (Downtown)-Market to Busi 35	Infra.	RP	\$ 1,350,000	Infra.	n/a	Waiting funding	\$ 1,350,000	\$ -	
Water St (DT Main St) Repaving- Market to Bus 35	Infra.	RP	\$ 1,500,000	Infra.	n/a	Waiting funding	\$ 1,500,000	\$ -	
Linden Street - Paving and sidewalks	Infra.	RP	\$ 1,250,000	Infra.	n/a	Waiting funding	\$ 1,250,000	\$ -	
Stormwater convey.-Weeping Willow to FM 1069	HMGP	AC StmWtr	\$ 605,880	Storm/FP	n/a	Waiting funding	\$ 605,880	\$ -	
Tule Creek-Subsurf. drainage-12th to Aransas Bay	HMGP	AC StmWtr	\$ 1,769,900	Storm/FP	n/a	Waiting funding	\$ 1,769,900	\$ -	
Griffith St Proj1,2,3: Surface SW conveyance system	HMGP	AC StmWtr	\$ 591,030	Storm/FP	n/a	Waiting funding	\$ 591,030	\$ -	
Palm Harbor-Proj1: outfall to Aransas Bay under SH 35	HMGP	AC StmWtr	\$ 400,895	Storm/FP	n/a	Waiting funding	\$ 400,895	\$ -	
W. FM 3036- Proj 1-5; drainage struct under FM 1781	HMGP	AC StmWtr	\$ 955,990	Storm/FP	n/a	Waiting funding	\$ 955,990	\$ -	
Estes Flats-Proj 1-3: surface SW conveyance system	HMGP	AC StmWtr	\$ 445,060	Storm/FP	n/a	Waiting funding	\$ 445,060	\$ -	
SE Lamar - Proj1-3, sursurface conveyance system	HMGP	AC StmWtr	\$ 239,030	Storm/FP	n/a	Waiting funding	\$ 239,030	\$ -	
Spanish Woods-Proj 1-3; surface conveyance system	HMGP	AC StmWtr	\$ 692,120	Storm/FP	n/a	Waiting funding	\$ 692,120	\$ -	
SW 1069-Proj 2,3: r-o-w width on County roads	HMGP	AC StmWtr	\$ 1,323,476	Storm/FP	n/a	Waiting funding	\$ 1,323,476	\$ -	
Precinct 1/1A - Northeast AP - Project 1	HMGP	AC StmWtr	\$ 2,125,200	Storm/FP	n/a	Waiting funding	\$ 2,125,200	\$ -	
Precinct 4 - Lowering of Picton/Sorenson Proj. 5	HMGP	AC StmWtr	\$ 114,400	Storm/FP	n/a	Waiting funding	\$ 114,400	\$ -	

## STRATEGIC COMMUNICATIONS

As the eyewall moved over Rockport on August 25, wind speeds gusted between 130-160mph, well above what infrastructure supporting the power grid could tolerate, and resulted in a collapse in towers all over the town. Throughout the response phase, communications were nonexistent for the emergency responders and, not only did this cause delay with response and safety, but it also distorted what information was being relayed to the public. From the time the EOC was activated, their promise to the constituents was simple – the County would be moving forward as “One Community with One Voice.” When requests for assistance were sent to the State and Federal levels, it was from one community with a previously discussed plan of action. To ensure the community was getting the most accurate information the EOC designated one individual to relay meeting notes to the residents, business owners, emergency responders, and volunteers via email. As the disaster response phase transitioned into recovery a series of Public Information Officers (PIOs) from the Texas Forestry Service were selected to communicate information across as many platforms as possible, to only reach not those people that remained but the people that were temporarily dislocated. The strategy would utilize trap lines, banners, public service announcements, and scheduled Town Hall Meetings every other month, to ensure that the community was receiving the most up to date information to help them make informed decisions. A communication strategy was completed for Aransas County in December 2017 by the long term recovery groups. The strategy outlined the key players, target audiences, key messages, techniques and tools that would be used. The LTRT is dedicated to recovering quickly and foremost to recovering right, and their communication strategy can be a model for the State and the Nation.

**HOTLINE** (361) 790-9496

**EMAIL** [info@aransascounty.org](mailto:info@aransascounty.org)

**SOCIAL MEDIA WEBSITE** <https://www.facebook.com/aransascountypathwaytorecovery/>

**RECOVERY WEBSITE** <https://www.aransascounty.org/harvey/>

### MAYOR’S MESSAGE

Within the first week after the disaster the Mayor of Rockport, C.J. Wax, began generating “A Message from Mayor Wax” as a way to keep the scattered community informed about what was going on in Aransas County. His message echoed the “One Community with One Voice” statements. Messages came out daily in the beginning, and reduced in frequency as recovery improved. They have been shared on many different platforms, including social media and have continued with the newly elected mayor, Pat Rios. Topics range from updates about recovery, special service announcements, public safety issues, and positive stories about the community.

## STRATEGIC COMMUNICATIONS continued

### WHITE PAPERS & TESTIMONIES

The Long Term Recovery Team drafted several “white papers” discussing various solutions for how to improve the recovery process in the future, targeting elected officials (local and regional) and various agencies (state and federal). From the ground zero perspective, the emergency management system seemed, at various times, distant and unconnected when it came to resolving problems. What the team learned over time is that they had to step up, to engage the system daily, and to draw the information out of the various agencies. Assistance existed in various forms, however, it was the communication, documentation, and process that made a difference. White papers and testimonies were two of many communication vehicles used to engage with and get the attention of the emergency management system engaged in the Harvey disaster recovery mission.

### FUTURE GOALS

Security and resilience of the county’s communication systems are a major priority going forward. The process of correcting communications after Harvey was very slow as a result of failed interoperations between agencies on different frequencies and types of communication devices. This was a previous, chronic issue in the county. The wind and rain from salt saturated clouds damaged 24 cars and destroyed 18 others at the Sheriff’s Office and rendered the mobile radios a total loss. The county received a small amount of funding from the Texas Association of Counties that will be used to replace radios and electronics that were damaged, but there is hesitation as the county does not want to waste money on procuring the same radios with the same issues. The LTRT is seeking out other sources of funding to not only replace what was lost but also ensure they create a stable system that will be able to protect life and property through any future events. The following strategies are recognized as significant for recovery:

- Pursue Communication Tower & Radios Project grant from TDEM
- Pursue a protected fiber-optic connected communications infrastructure system TDEM Grant
- Pursue Broadband enhancements through USDA

## FOCUS GROUP MEETINGS

Disaster recovery may be heavily dependent on higher levels of government in terms of damage assessment, recovery funding and requirements. But it is the local residents, business owners, and other stakeholders that have the community's perspective on what it needs and what strategies will likely lead to a successful recovery. At the beginning of the planning process it is difficult to get a broad range of community members involved, due to displacement and immediate individual concerns. However, as the planning process evolves, there should be more opportunities for public participation.

Public engagement for the Aransas County Long-Term Recovery Plan began in December 2017 with a week-long series of focus groups for economic development and housing development (see Table 1).

The economic focus groups centered on four subjects:

- **Tourism** (e.g. hotels, restaurants, local attractions, fishing and birding, the arts and heritage district)
- **Downtown businesses**
- **Local community establishments** (e.g. churches, schools, government offices, the parks and recreation facilities, non-profit organizations)
- **Specialized Industries** (e.g. oil/gas, construction, boat building, and commercial fishing)

There were several more meetings related to housing recovery and development. Because the primary housing concern addresses the workforce population, some of the housing focus groups also involved economic shareholders, such as the major employers for the region. The last two housing meetings comprised of a workshop to discuss strategies and a wrap-up presentation.

**Table 1**

ECONOMIC FOCUS GROUP MEETINGS	
Tourism Date: December 11, 2017 Time: 4:00 PM - 5:30 PM	Downtowns Date: December 11, 2017 Time: 6:00 PM - 7:30 PM
Local Community Establishments Date: December 12, 2017 Time: 9:00 AM - 10:30 AM	Industry Date: December 12, 2017 Time: 1:00 PM - 2:30 PM
HOUSING FOCUS GROUP MEETINGS	
Recovery Leaders, ACISD* Date: December 13, 2017 Time: 9:00 AM - 11:00 AM	Realtors Date: December 13, 2017 Time: 1:00 PM - 2:30 PM
Economic Development Groups Date: December 13, 2017 Time: 3:30 PM - 5:00 PM	Developers and Contractors Date: December 14, 2017 Time: 9:00 AM - 10:30 AM
Large Employers Date: December 14, 2017 Time: 11:00 AM - 12:00 PM	Housing Strategies Date: December 14, 2017 Time: 1:00 PM - 3:00 PM
Housing Presentation Date: December 15, 2017 Time: 1:00 PM - 3:00 PM	*Aransas County Independent School District



## PUBLIC MEETINGS & ACTIVITIES

In January, two more public meetings related to economic recovery and development were held (see Table 2). These meetings gave a recap of the issues and goals discussed at the focus groups and presented strategies to be included in an economic recovery plan. Those issues, goals, and strategies will be recounted in the economic recovery and development section of this plan document.

In February, the draft Economic Development Strategic Short-Term and Long-Term Plan and a Local Business Impact Assessment Survey were posted on the Aransas County Recovery Website, on the Rockport-Fulton Chamber of Commerce website, and distributed by other community establishments (e.g. Rockport Yacht Club, VFW, and Lions Club). The survey gave businesses an opportunity to give an assessment of their operating characteristics before Hurricane Harvey, the physical damage and other disruption issues in the aftermath, and their financial capability and assistance options during recovery. The survey was open for submissions February 2-14, 2018 and received 108 responses. The draft economic plan was posted for a public comment period of three months. After public comments were reviewed and the plan was revised, the plan was presented and discussed at a Multi-Jurisdictional Workshop for entities that would officially adopt the plan. The participating entities were: the Aransas County Navigation District, the County Commissioners Court, the Town of Fulton Board of Aldermen, the Rockport City Council, and the Chamber Board of Directors.

In April, an additional combined housing and economic public activity was arranged in the form of a Housing and Job Fair.

Finally, three public town hall style meetings were held for community members to voice their individual concerns in the aftermath of Hurricane Harvey.

Some, but not all, of the public engagement meetings were recorded and posted on the Aransas County Recovery Website. The videos also can be viewed on this youtube.com channel [https://www.youtube.com/channel/UCPUjXDzncNojrVbW\\_PJTT-A](https://www.youtube.com/channel/UCPUjXDzncNojrVbW_PJTT-A).

The public participation activities documented in this plan account for those that were arranged by the Long Term Recovery Team/Committee, the Rockport-Fulton Chamber of Commerce, and their partner organizations. Several other meetings and activities were arranged by other agencies in order to assist community members with financial assistance and property owners with specific recovery issues, but will not be documented in this plan.

**Table 2**

<b>ECONOMIC RECOVERY PLAN MEETINGS</b>
Public Kick-off Date: January 9, 2018 Time: 9:00 AM – 9:30 AM
Public Wrap-up Date: January 11, 2018 Time: 6:00 PM - 7:30 PM
Multi-Jurisdictional Workshop Date: April 16, 2018
<b>HOUSING &amp; JOB FAIR</b>
Date: April 3, 2018 Time: 1:00 PM – 7:00 PM
<b>PUBLIC TOWN HALL MEETINGS</b>
Date: December 22, 2017 Time: 4:00 PM - 5:30 PM
Date: February 1, 2017 Time: 6:00 PM - 7:30 PM
Date: April 5, 2018 Time: 6:00 PM - 8:00 PM
Date: June 21, 2018 Time: 6:00 PM - 8:00 PM

## SMALL BUSINESS OUTREACH

In April and June 2018, the Rockport-Fulton Chamber of Commerce (COC) worked with other agencies and organizations to host several outreach activities to inform small businesses of opportunities for recovery assistance. The groups developed a “Small Business Toolkit” program as a result of community input that included workshops and a Business Assessment Survey. The program included several Small Business Toolkit Talks on regular Thursdays.

David Elizondo, Corpus Christi branch manager of the US Small Business Administration (SBA), presented on SBA’s Disaster Loan Programs for Hurricane Harvey, as part of the COC’s second Small Business Toolkit Talk on April 19th. Eileen Bonner from the SBA Disaster Recovery Center in Fulton participated as well. Seven people attended including one local business owner and a potential business owner.

Diane Probst, President of the COC, Laura Estrada of Lift Fund, and Shirley Sommer of the Small Business Development Center at the University of Houston-Victoria (SBDC-UHV) presented the first of two 1-hour workshops for local businesses called “How to apply for the Texas Small Business Rebuild Initiative (TSBRI) Grant.” The event, which was also billed as a Small Business Toolkit Talk, was attended by 22 people at the COC headquarters on June 7th. Shirley Sommer and Laura Estrada were also available regularly each week to meet with local business owners at the COC headquarters.

Bill Anderson of People Fund and Diane Probst presented the second TSBRI workshop for local businesses as the COC’s fifth Small Business Toolkit Talk on June 14th. The event was attended by ten people including seven businesses. Mr. Anderson is currently working with several businesses that have applied for a zero percent interest loan.

Rockport hosted one of a series of regional business fairs, called “Take Action Now,” on June 13<sup>th</sup> at St. Peter’s Episcopal Church. Representatives from SBA, Lift Fund, the Small Business Development Center, Workforce Solutions, and other groups were available to answer questions and provide individualized advice to local businesses with a focus on support to rebuild after Hurricane Harvey.



*Photo: Vegetative debris collected after Hurricane Harvey*  
*Source: Texas Sea Grant*

While search and rescue are ongoing in the early days and weeks after a disaster strikes, agencies designated to address vegetative and physical debris gather critical information including maps and debris reports to begin the long and complex process of debris management. In Aransas County's case, pre-positioning of a properly bid debris contractor (Crowder Gulf) was essential to the prompt response following the storm. One of the first questions asked by FEMA is "how much debris do you estimate is on the ground?" FEMA has a "Debris Estimating Field Guide" (FEMA Pub #329- 09/2010) that can be used for this purpose. Although an RFP had to be issued for the debris contract monitor by County staff; efforts to move tons of debris generated by Harvey.

Before any debris can be removed, it must first be assessed for potential danger to the responders and the public. Federal, state and/or local responders are tasked with assessing the impacts. Often times downed power lines or exposed gas lines could be present and covered by the debris. In the case of Hurricane Harvey, the local capacity to address the magnitude of the situation was truly overwhelmed and thus a Presidential Disaster Declaration was designated opening up the opportunity to receive federal resources to help in the debris removal process. Once the impacts of the debris are assessed the team can prioritize the items that need to be managed initially. In the case of Aransas County, the objectives of debris removal begin with:

- Estimate Debris quantities to be collected.
- Reopen roads and provide access to facilities that provide essential government and population support services in Aransas County.
- Remove debris from public property and Rights-of-Way
- Assist citizens in removing debris from private property.
- Reduce the volume of debris going to disposal Facilities to extend the life of those facilities and reduce costs.
- Ensure hazardous materials are segregated from other debris and properly disposed of in accordance with all local, state and federal requirements.
- Ensure permitting authorities were properly notified and permits were obtained for debris removal from Texas Commission of Environmental Quality (TCEQ) and State Historical Preservation Office (SHPO)

## DEBRIS MANAGEMENT



**October 17, 2017 – North and South Pile**



**November 20, 2017 – South Pile**



**February 3, 2018 – North Site**



**February 3, 2018 – South Site**



*The State and County had to quickly select sites to collect and sort debris. An easily accessible site was on the median of Bypass Highway 35, just east of the Rockport Service Center. These photos show the progression of that site over a five-month period.*

*Source: Aransas County Drone Footage*

## LAND DEBRIS

As of Feb 27th 2018 over 2.5 million cubic yards of debris located on land has been collected in Aransas County region alone. This equates to approximately 10 percent of 27.5 million cubic yards of land based debris that was scattered on the ground during Hurricane Harvey across the State of Texas. Because the State of Texas and Aransas County are under an Emergency Declaration the funding for this process has been provided by the Federal/State Government on a 90/10 cost split basis.<sup>1</sup>

### COLLABORATION

Aside from debris that was blown off of houses and commercial buildings, vegetation was a major source of debris after Hurricane Harvey. Two entities tasked with vegetative debris mitigation in Aransas County were the Texas A&M Engineering Extension Service (TEEX) and the Texas A&M Forest Service (TFS). On October 15, 2017 TEEX joined the Texas Department of Transportation (TxDOT) and TFS to begin burning vegetative debris in Rockport, with two Air Curtain incinerator (ACI) units supplied by Hidalgo County. To complete the huge task of burning the rest of the vegetative debris in Aransas County six additional ACI units were purchased by the Texas Division of Emergency Management (TDEM). The personnel collaboration between TFS, TEEX, and TxDOT was extremely successful in clearing Aransas County of its vegetative debris after the storm, and as of February 14, 2018, burning operations were conducted for 106 days over a four-month period with an estimated 72,000 cubic yards of vegetative debris burned for Aransas County. The County also had to obtain permits for the debris removal operations from the Texas Commission on Environmental Quality (TECQ) and the State Historical Preservation Commission (SHPO).

<sup>1</sup> 90% reimbursement confirmed on 9/12/17 through Amendment 4 to Texas Notice of a Major Disaster Declaration

## TEXAS DEPARTMENT OF TRANSPORTATION

The Texas Department of Transportation (TxDOT) and its contractors' separate debris removal operations on roadways in to on-system (state owned) and off-system (city or county owned) categories. Operations to remove the massive amount of debris stirred up by hurricane Harvey began on September 16, 2017. This assistance was accessed by initiating a Mutual Aid Request.

As part of the State's regional emergency management organizations, Disaster District Committees (DDC) serve as the initial source of state emergency assistance for local governments. The committee consists of state agencies and volunteer groups that have resources within the District's area of responsibility to identify, mobilize and deploy personnel, equipment and supplies. TxDOT, as part of the DDC, fulfilled multiple STAR (state of Texas Assistance Requests) to assist first responders with traffic control and prepping of distribution facilities to serve the needs of impacted communities.

TxDOT also delivered fuel to emergency responders in Aransas, Nueces, Refugio and San Patricio counties to power generators, emergency response equipment and anything else needed to sustain the rescue and response operations.

The recorded wind speed as Hurricane Harvey made landfall in Aransas County was measured from anywhere to 130-160 mph. As a result, many roadways, street signs, traffic signals were damaged causing widespread debris. TxDOT performed bridge assessments on all critical infrastructure immediately after the storm passed. This included sign bridges and roadway bridges in order to ensure that first responders and citizens that were returning home would not be delayed.



They also removed roadway debris, repaired damaged roadways, removed and disposed of large animal carcasses, installed small traffic signs, repaired damaged traffic signals and operated mainly with generators until the power was restored. In addition, TXDOT also repaired flash beacons and illumination in all impacted communities. Ferry operations suffered damage to two 20-car ferries. These ferries were removed from operation and all landings were inspected and placed into service immediately after the storm to assist first responders that needed access to the city of Port Aransas.

TXDOT picked up approximately 500,000 cubic yards of debris, of this approximately 200,000 cubic yards was vegetation with the rest designated as Construction & Demolition.



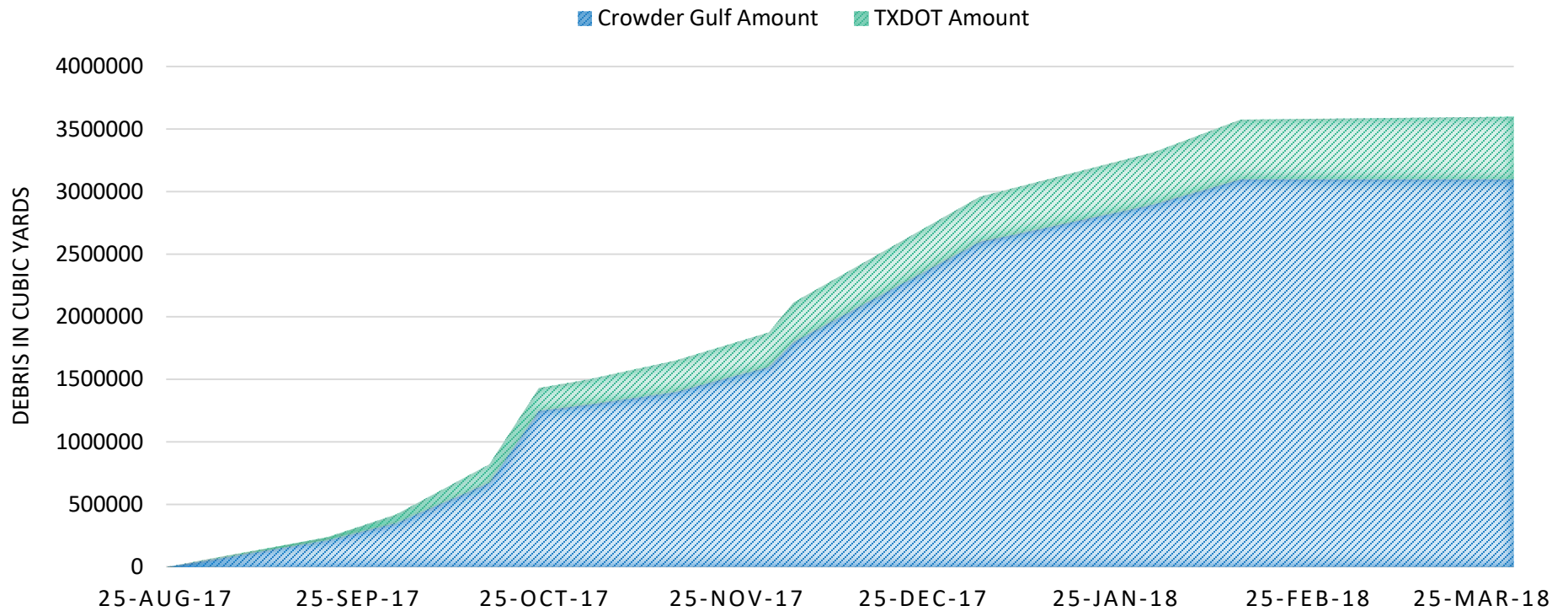
*Photo: One of many RVs that were destroyed by hurricane wind forces and airborne debris.*

## TYPES OF DEBRIS

### CONSTRUCTION & DEMOLITION DEBRIS, HAZARDOUS WASTE & MORE

In a natural disaster debris collection is complex because many different kinds of waste can be mixed in together and, before it can properly be disposed, needs to be separated. For example, demo debris is the debris that is collected when structures that sustained damage of 50% or more are demolished. Because so many structures (both residential and commercial) in Aransas County were older and not built to newer codes; thousands of structures and millions in tax base were destroyed. This translated into mounds of demolition & construction debris that needed to be removed. In some cases, Volunteer groups with the capacity to assist are informed when a structure is sited and given a date for removal. Once a property is demolished the debris is pushed out to the Public Right of Way (ROW), preferably separated into different piles (wood, Household Waste, etc.) contractors take it away to a designated collection site for further processing. In Aransas County 3539 units were deemed 50% or more damaged, this comes out to about 21.8% of the total housing stock pre-storm. In addition, hazardous waste such as shingles with asbestos, house hold chemicals, old paint, etc. needed proper disposal attention. White goods such as heat pumps, water heaters, old refrigerators/freezers, ranges and washing machines have to be identified and disposed of properly. Staff found code enforcement problems like old boats, RV's and abandon campers were found throughout the City of Rockport, Fulton and County. Such abandon properties were problematic because chemicals, gasoline, human waste and other contaminants are often present and must be dealt with properly slowing the debris disposal process.

## DEBRIS REMOVAL HURRICANE HARVEY 2017-18



*Data obtained from an Open Records Request from the Texas Department of Transportation and Valerie Gonzalez, Director of the Aransas County Environmental Health Department. 2018.*

## WATER DEBRIS

Aransas County's economy is based on tourism, fishing, and recreational use, making the waterways a vital part of the economy. The waterways are frequently used as public transportation to fulfill commerce, tourism, and leisurely entertainment needs. Canals within Aransas County are available for public use as well. The canals are not gated or restricted, so the public has complete access to them from the bays to which the canals drain. Debris from hazards found within these public waterways are not only a physical danger to the public, but also a health concern for the protected & endangered species that call this area home.<sup>2</sup>

Using meteorological data of wind direction and speed from experts at NOAA, it is highly probable that land-based debris can be blown into waterways and canals of Aransas County. Debris from a Category IV storm has no protocol, from these jurisdictions or by the federal government. Aransas County was asked by FEMA in a May 1, 2018 meeting to provide evidence of ownership and responsibility of the water and how it has historically been maintained. The answer to this question, which would ultimately decide to whom the expenses of cleaning up the waterways would fall, required Aransas County to define water contained within its borders and identify case studies that supported their claim.

The County waters under question are the property of the State of Texas as defined under navigable waterways. This State ownership is established by the State's affirmative control through permitting and management of all type of use of the Public Waters since 1977, afforded under the Texas Water Code. Water in a watercourse is property of the State and is held in trust for the public and the benefit of all of its inhabitants.

<sup>2</sup> Letter from Valerie Gonzalez Director of environmental health AC to Kevin Hannes FEMA Fed Coordinator 2017



*Key Allegro is a particularly vulnerable neighborhood in Rockport, as it is located right on the water. This photo illustrates the severe damage Harvey caused and how debris can be blown into the canals and waterways, creating a public health risk.*

*Source: William Luther, Staff / San Antonio Express-News*

*<https://www.expressnews.com/news/local/article/Photos-of-the-week-August-27-September-2-12183952.php>*

A portion of the Public Waters in Aransas County already have a mechanism for removal of the Wet Debris deposited by Hurricane Harvey. Debris removal from Public Waters by the State's Agency, the Texas Natural Resource Conservation Commission, was codified in 1987. V.T.C.A. §Water Code 11.097. The Legislature that drafted this law contemplated that the State, if obstruction causes the stream to be non-navigable, "shall initiate action to remove the obstruction." Determining polices and whether the waters are navigable, where and when its property, the water, may be altered in any manner falls under the State

of Texas's responsibility. In light of that, Aransas County made application for the eligibility of its Public Waters and all debris deposited therein by Hurricane Harvey for assistance, under § 206.222 of the Stafford Act. As stated previously the continued existence of debris within the public waterways in Aransas County poses a serious threat to public safety and its removal should be a high priority. FEMA has a long history of lending assistance to communities to clear public waterways of land-based debris including; 2009 when Hurricane Ike hit Galveston, 2005 after floods in Jackson, Mississippi and 2014 after Hurricane Sandy.<sup>3</sup>

In waterway clean ups, sonar technology is used to help communities detect the extent of hurricane debris below the water surface. The Aransas County Navigation District (ACND) sent out a RFQ from companies that specialize in underwater surveying. Swift Land Surveying and Seafloor Mapping was chosen to help the county assess the extent of the debris in the water. Once it is known what is located on the bay floor, a plan for clean-up will be put into place. From there, they will be divided into grids and scanned 100% or, to a max reimbursement depth. Establishing these connections before a disaster will help the county to recover quicker in the future. Waterway cleanup efforts pose very complex challenges for jurisdictions that chose to undergo these activities. All clean-up efforts require numerous permits and authorizations from local, state and federal agencies.

## ARANSAS COUNTY WET DEBRIS PLAN

Debris removal operations will require the use of barges and excavation equipment. The plan involves loading debris directly from barges to trucks, separating hazardous debris from non-hazardous, without being staged on the ground. At this time Aransas County has secured 2 boats and 1-2 barges, but are still in the process of trying to determine off-loading sites. Many of the canals in the county are surrounded by residential buildings and, because of potential hazard issues, it will be tricky to designate off-loading sites in these areas.

The following canals are eligible for this kind of removal:

- Holiday Beach
- Neptune Harbor
- Copano Cove
- Copano Ridge
- Harbor Oaks
- Key Allegro
- Palm Harbor
- Islands of Rockport
- Bahia Bay
- City by the Sea
- La Buena Vida

Aransas County shall implement wet debris recycling programs as allowable by federal, state or local laws. Any reimbursement for recycled material shall be credited or returned directly to Aransas County with proper documentation

## PRIVATE PROPERTY DEBRIS REMOVAL

Not reimbursable under the Public Assistance Program. However, when debris on private property is so widespread that it threatens public health and safety or economic recovery of a community, FEMA may provide PA funding for debris removal from private property. The debris removal must be deemed in the public interest, not just an individual or limited group of individuals within the community. In these cases, FEMA works with the State, Territorial or local government to designate specific areas where debris removal from private property, including private waterways, is eligible.<sup>4</sup>

<sup>3</sup> *Debris Removal From Public Water in Aransas County, May 18, 2018. Letter from CH. Burt Mills, Jr. County Judge directed to Mr. Kevin Hannes, FEMA Fed Coordinator*

<sup>4</sup> *FEMA FACT Sheet dated September 12, 2017*





*Photo: Public Housing Complex after Hurricane Harvey  
Source: Texas Sea Grant*

As the immediate need for debris removal reduces, the rising concern in the aftermath of Hurricane Harvey is the recovery and growth of the housing stock. Prior to the storm, Aransas County experienced a lack of affordable workforce housing. It is likely that this type of housing was not built or maintained to a standard that could withstand the impacts of the storm, and thus suffered significant damage or destruction. As a result, the hurricane exacerbated the pre-existing need for a diverse housing stock.

Furthermore, as the housing demand increases post-storm, the housing prices increase as well. The escalating prices and the lack of housing options affect specifically the working class; in that without adequate housing, the workforce cannot return to the county and to their jobs. Without the workforce, businesses cannot operate at their full capacity, which then slows down the economic recovery as well.

Local government services also primarily depend on property taxes and utility bills, which will not be paid when residents cannot return to their homes. Therefore, the continuity of government operations (e.g. the police force, building permits and inspections, courts, and schools) is sensitive to the status of residents returning.

Throughout the long term recovery planning process, the LTRT expressed these housing goals in order to procure assistance:

- Repair/rebuild 2,500 single-family units
- Repair/rebuild 714 multi-family units
- Add 200-300 affordable workforce housing units (rental or owner)
- Encourage mixed-income and mixed-use buildings
- Provide flexibility in projects

## HOUSING RECOVERY & GROWTH

## HOUSEHOLD STATISTICS

Pegasus Planning and Development, a private firm, worked with several Aransas County stakeholders to gather and to process housing information during the six months immediately after Hurricane Harvey. Knowing that a significant amount of financial assistance during the long-term recovery period would come from the US Department of Housing and Urban Development (HUD), data was compiled using HUD's qualifications for "housing stress," "low income," and "very low income." This framework is used to determine eligibility for federally assisted housing programs such as Public Housing and Section 8 Housing.

HUD's 2016 Median Family Income (MFI) Documentation for Aransas County shows:

- \$57,400 MFI
- \$45,900 Low Income
- \$28,700 Very Low Income

Table 3 shows numbers and percentages relating low incomes to housing tenure in Aransas County.

**HOUSING STRESS** = paying 30% or more of one's income for housing expenses, leaving 70% for food, transportation, clothing and other necessities

**LOW INCOME** = less than 80% of the median family income (MFI)

**VERY LOW INCOME** = less than 50% of the median family income (MFI)

**Table 3**

HOUSEHOLDS EXPERIENCING "HOUSING STRESS"			
INCOME RANGE*	Less Than \$20,000	\$20,000 to 35,000	TOTALS
Owners within income range	1,085	1,514	2599
Owners paying 30% or more of income towards housing	665	357	1022
Percentage of owners experiencing "housing stress"	61%	24%	<b>39%</b>
Renters within income range	789	447	1236
Renters paying 30% or more of income towards housing	745	319	1064
Percentage of renters experiencing "housing stress"	94%	71%	<b>86%</b>

*\*US Census data for Household Income is used as a proxy for Family Income*

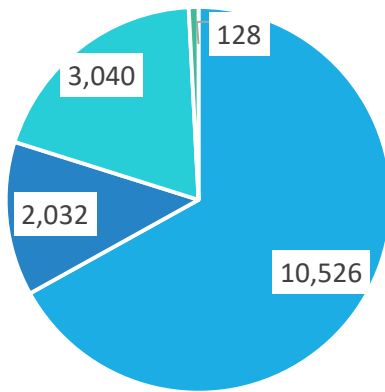
The cities of Rockport and Fulton, and Aransas County, already had a stark housing shortage, both in quantity and affordability. Many residents and nearly all low-income renters paid more than 30% of their income in housing expenses. This dynamic shows itself in the number of households experiencing housing stress, which is defined by HUD as paying 30% or more of their income in housing expenses.

Overall, 54% of households earning less than \$35,000 annually were housing stressed. Renters were more housing stressed than owners; 86% of renting households earning less than \$35,000 experienced housing stress. These numbers show that Rockport already had a significant housing problem, which was adversely affecting the quality of life of its residents.



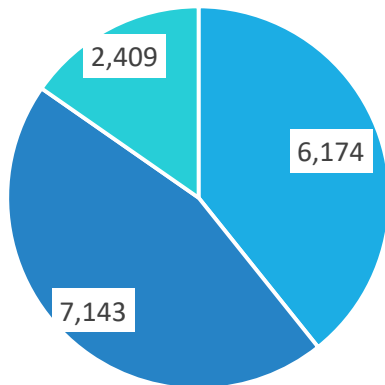
## HOUSING STATISTICS

Figures 2 and 3 below are based on data from the US Census 2016 American Community Survey. Even before the storm, the numbers of multi-family and renter-occupied housing units were significantly low for Aransas County, considering that the workforce population typically resides in those types of housing units.



**Figure 2.**  
**HOUSING UNIT TYPES**

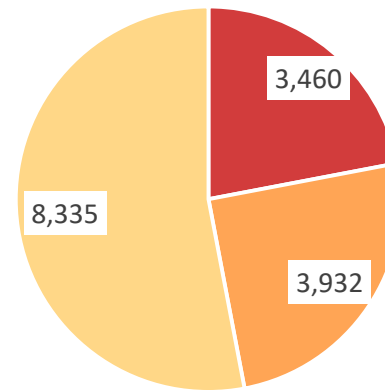
- Total Single Units
- Total Multi Units
- Mobile Homes
- RV, boat, van, etc.



**Figure 3.**  
**HOUSING UNIT TENURE**

- Total Vacant units
- Owner-occupied units
- Renter-occupied units

Figure 4 shows damage estimates based on a preliminary assessment completed by the Aransas County Appraisal District after Hurricane Harvey. The damage is calculated according to the value of the home (not the square footage of the home). These units include single family homes, mobile homes, and several entire apartment complexes.\*



**Figure 4.**  
**HOUSING DAMAGE SEVERITY**

- Greater than 50% damage
- 25-50% damage
- Less than 25% damage

*\*Total units: approximately 16,000*

In November 2017, HUD collected preliminary estimates for the Housing Choice Vouchers and Section 8/Public housing programs that were affected by Hurricane Harvey. For the Coastal Bend region, 410 units were impacted and \$8,663,600 in damages occurred in these programs.

A total of 25 apartment complexes in Aransas County had rental units which were significantly or completely destroyed by the hurricane. This represented approximately 754 units. Of these complexes, two were HUD complexes and one was a USDA complex.

## HOUSING FOCUS GROUP MEETINGS

Pegasus Planning and Development (PPD) worked with the LTRT to host several focus group meetings. The meetings included a presentation by the firm, followed by discussions among community members, and documentation of members input on housing concerns.

In addition to the statistics for the multi-family and workforce housing stock before and after Hurricane Harvey, PPD presented other housing recovery challenges faced by Aransas County:

- Communication with displaced residents/workers is difficult.
- Residents compete for short-term housing units (hotel and rental) with federal and state workers, assessment teams, insurance inspectors and adjusters, and contractors.
- Smaller communities have less builders/contractors.
- There are even fewer developers, which is what is needed to produce the number of units needed.
- It takes much longer to build a multi-unit development than a single-family home.
- The county/municipalities do not have a Housing Agency or Community Development Corporation.
- Local government employees are pre-occupied by numerous recovery issues, and time is limited for processing documents for building/repairing.
- New units require expanding the public wastewater system and other infrastructure.
- Land prices increase post-disaster.
- Living in an RV is common for residents in coastal Texas. Yet, if residing in an RV, one is not eligible for FEMA housing assistance, because RVs are not defined as a home.

## SUMMARY OF INPUT FROM COMMUNITY MEMBERS

### Desired Types or Locations of Housing

#### *Most discussed:*

- Variety – mixed income, mixed types, mixed-use buildings
- Clustered developments
- Apartment/multi-family complexes
- Developments with walkability
- Infill lots
- Good design/appearance (overall, and specifically for affordable housing and drainage infrastructure)
- Developments accessible to seniors, or senior-only housing
- Downtown/heritage/arts district

#### *Second most discussed:*

- Workforce/affordable housing
- Designs and locations with accessibility/amenities/transportation
- Smaller homes/lots
- Alternative construction methods/materials
- Single family (no qualifiers)

### Perceived Issues/Opportunities

- Resilience – building codes, materials, location (specifically related to floodplains and elevation)
- Abandoned/vacant lots and buildings
- Change in fees, regulations, and incentives from the city
- Property maintenance and apartment management

## PRE & POST HURRICANE HOUSING OVERVIEW

One glaring issue that became evident during the preparation of this strategy is that Aransas County had a housing issue well before the hurricane. Second homeowners and retirees occupy much of the coastal properties. The service economy occupies subsidized housing and/or is paying too much for housing as a share of their income. There is no choice of housing types for the workforce; only apartment units are available. This type of Workforce Housing issue can be solved but it will take a plan such as this to be both reactive to the present issues and proactive for a sustainable economy.

A significant amount of public input went into the creation of this strategy. Pegasus Planning and Development facilitated 8 focus groups over a week's period where all issues related to housing recovery were addressed, then recommendations vetted with public sentiment. This Recovery Strategy takes into account the public input received as well as best practice research from other recovering communities and deep analysis of housing that has been lost in Aransas County.

### PRE-HURRICANE HOUSING SITUATION

The housing shortage was particularly severe for low-income workers in the tourism, service sector. Rockport is on the Gulf Coast of Texas and its economy is primarily driven by tourism. At present, the community has no other target industries to diversify the economy and its employment base. In this situation, much of the housing stock is vacation homes, which restrict and drive up the cost of housing, while many of the jobs are low-income service positions in the tourist industry. The American Community Survey estimates that 26% of homes in Rockport were secondary or vacation homes; according to Aransas County Appraisal District data, it may be as high as 40 or 45%. Meanwhile, the average job in the service sector only pays \$23,000 annually.

### POST-HURRICANE HOUSING SITUATION

Hurricane Harvey has greatly exacerbated the pre-existing housing shortage by destroying large swathes of housing stock and damaging others. Although the storm affected both vacation homes and residents' homes, residents may have been harder hit. In particular, several major apartment complexes, the main source of affordable rental housing, were uninhabitable or completely wiped out, taking with them hundreds of units.

A survey by the Aransas County Appraisal District showed that roughly 20% of homes in Aransas County suffered more than 50% of their value in damages. This includes nearly 2,500 fixed construction homes, 400 mobile homes, and several entire apartment complexes (these numbers continue to change as damage assessments are ongoing)

Based upon ACAD and Building Official Association damage estimates, it was anticipated that a substantial portion of the apartment unit inventory would not be renovated. However, visual observations, conversations with complex owners, and responses to GLO Requests for Proposals have verified that all but 35 units intend to rehab or rebuild. In addition, of those complexes only one required demolition and full reconstruction.

The purpose of this Housing Recovery Strategy is to bring back employees and tourists to Aransas County by rebuilding as many types of housing as possible to replace housing lost.

<sup>5</sup> Paraphrased from the *Housing Recovery Strategy for Aransas County, Texas*, prepared by Pegasus Planning and Development

## PRE & POST HURRICANE HOUSING OVERVIEW

continued

### NEEDS FOR RECOVERY

Rockport, Fulton and Aransas County have a clear and urgent need to rebuild their housing stock – ***with a strong focus on workforce housing***. Rockport should use this opportunity to consider establishing a permanent affordable housing program to ensure workforce needs.

### SUSTAINABILITY

The recovery should focus on workforce and permanently affordable housing that is built strong enough to protect against future storms. Prior to the storm, the City and County adopted flood plain and building codes that promote sustainability. The cities and county have demonstrated a commitment to maintain enforcement of these codes. Further code review is encouraged.

The community intends to very actively pursue floodproofing and mitigation for residential and commercial properties.

Prior to the storm, due to housing stress as defined herein, many residents resorted to establishing their primary residences in recreational vehicles. HUD does not define RVs as a residence, therefore this part of the population was eligible for few federal and state recovery resources. Re-establishing a residence in a RV could be perceived as unsustainable to survive a future storm, therefore other replacement housing must be facilitated and pursued, both by governmental entities as well as non-profits rebuilding the community. To the extent possible, small scale developments such as duplexes, triplexes, and quadplexes should be used to replace mobile homes and RV parks that have been used as permanent housing.

In addition, in order to rebuild resilient and sustainable neighborhoods, it is important to facilitate alternative housing types and creative development designs (eg. clustered housing with green space) to create community. The following table shows the revised recommended building targets by housing category:

Home Type	Total	For Less than \$20,000/yr. Income	For \$20,000-\$35,000/yr. Income	Unrestricted Income
Single Family	2,500*	500	800	1200
Multifamily/ Mobile Home	1065**	340	225	500
New Permanent Workforce Stock***	250	200	50	0

\*Updated from original estimates in December 2017. Total single family was 3,150

\*\*Updated from original estimates in December 2017. Total Multifamily was 565

\*\*\*Permanent Affordable Housing is defined as housing that is for sale or lease to those making less than 80% of the median family income, and that is permanently affordable through a mechanism such as a housing land trust or other type of lien.

## HOUSING CHALLENGES

The most significant housing challenges are based on a review of the data, performing site tours and listening to the public feedback. Multiple challenges remain to for workforce housing:

### HOUSING AVAILABILITY

- Very short supply of workforce housing made worse by loss of units
- Short term units (rental & hotel) occupied by contractors and storm victims
- 1,500 total hotel rooms
- 706 hotel rooms are currently open
- No multifamily lease & repair units qualified or decided to participate in the Direct Housing/temporary housing program; more than 133 temporary housing units installed to date (primarily RVs and not Manufactured Housing Units)
- FEMA renter assistance equated to only two (2) months' rent but one of the "months" was for a deposit, so the renter assistance equated to only one month rent so few renters took advantage of this assistance.
- Nearly all of the RVs (44 RV parks and 4400 RVs spots) are full (some seasonal fluctuation, with higher occupancy in the winter versus summer months)
- RVs have had a major impact on federal benefits (ie. if residing in an RV, one is not eligible for the FEMA housing programs (PREP and Repair programs). RVs are not defined as a home so one is not eligible for replacement housing.)

Although it appears that many of the large apartment buildings will be rehabilitated or reconstructed through CBDG-DR funds, the majority of the funds will not be awarded until Fall of 2018 with a minimum of four months after award for contract completion and Notice to Proceed. Several complexes have halted their rehabilitation

that is partially funded through insurance to ensure that they remain eligible for CBDG-DR funding.

- Approximately 540 apartment units of a total of 754 units were destroyed or are long term rebuilds.
- This represents approximately 24 apartment complexes needing to be rehabilitated. Below is a status summary of rehabilitation efforts as of April 2018.

Unit Description	# Units
Not available yet - Rebuild or Rehab Affordable Units	391
Not available yet - Rebuild or Rehab - Market Rate Units	35
Open for lease -Affordable Units	116
Open for lease- Market Rate (1 complex)	212
<b>Total</b>	<b>754</b>

- The supply of houses or duplexes for rent are also extremely limited. On average, there are only 4-5 houses advertised for rent at any given time.
- According to school district surveys, many students "doubled up" with family and friends for months, however due to the length of time it takes to settle insurance claims or receive funding assistance, many were unable to continue these arrangements to stay in the community.
- Due to lack of housing in all categories, much of the labor force and student population has been pushed out of the County. **This issue cannot be overstated.** Without housing, the labor force and student population cannot come back.

## HOUSING CHALLENGES *continued*

### CAPACITY

- No existing Community Development Corporations (CHDOs) or Housing Agency or Authority exists in Aransas County.
  - Based upon confirmation by HUD, down payment assistance will be run through Aransas Pass Housing Authority.
  - CHDOs such as Habitat for Humanity and other state-wide CHDOs are looking at collaborating with Aransas County.
- Little existing builder/developer capacity. Existing builders only construct market rate housing.
- There are a handful of local builders but few, if any, developers. This further exasperates the lack of utilities and existing developable lots.

### COMMUNICATION

- Communication with relocated and dislocated workers and those needing housing is difficult. Individuals are extremely difficult to track since information is not available to local disaster personnel.
- Many workers received TSA vouchers from FEMA and were forced to relocate to areas such as San Antonio and Corpus Christi because of the hotel room shortage.
- TSAs were extended well into 2018, which in some cases, resulted in permanent or semi-permanent relocation
- The community conducted a combined job and housing fair; the event was marketed state-wide

### DEVELOPED LAND AND LAND COSTS

- Pre and post storm land prices are significantly driving up costs. Even areas farther away from the beach cost \$30,000-\$50,000 per lot. With workforce housing target costs of \$120,000-

\$150,000, even smaller homes of 800-1000 s.f. still cost \$200,000.

### COST OF EXISTING HOUSING

- In most cases, rents have increased since the Hurricane.
- Some homes typically offered as vacation rentals, are now being rented by contractors which draw a higher monthly charge.
- Houses for sale remain at pre-hurricane pricing (\$200 psf for new construction and \$150-\$170 psf for existing homes).

### LACK OF EXISTING INFRASTRUCTURE

- Even if an individual lost their home on a lot they own, reconstruction is difficult due to lack of infrastructure
  - Like many Texas cities and Counties, Rockport and Aransas County allow septic systems on smaller lots (as small as 5,000 s.f.) if they were previously platted. Lack of grants funding for extension of public wastewater will cause reconstruction to occur on unsuitable sites, potentially causing environmental issues.

### FLOODPLAIN REGULATIONS

- The 50% rule has been adopted by the County and Cities. This rule states that “if a structure is damaged >50%, the entire structure must be brought into floodplain and building code compliance.”
  - This requirement is especially difficult to meet in the downtown area where structures are in the floodplain and are on permanent foundations. Assistance through FEMA’s mitigation and floodproofing program are being pursued.
- Before RVs and MHUs were placed in the community, FEMA requested the City and County to waive floodplain regulations in order to locate enough sites to place the units. This waiver was provided, however these units may not remain at their existing sites in the event they are purchased by the survivor.



## HOUSING CHALLENGES continued

### JOBS

- Initially, only 350 of 1300 businesses opened. By late summer, 850 businesses had re-opened.
  - Many businesses have reduced hours of operation due to lack of workers; without housing, workers can't come back
- Many businesses remain at risk of closing, even though they were initially able to re-open.

### COLONIAS

- There are 15 Colonias within the County (several of them being within the City). Utility plans for each Colonia were established prior to the storm. Current CDBG-DR guidelines do not allow infrastructure extension or expansion, therefore at this time, it is not anticipated that these areas will be the focus of replacement housing due to lack of utilities, streets, and drainage.

### LACK OF HOUSING DIVERSITY

Pre- and Post Storm, workforce housing was only available in the form of apartment complexes. Other housing types including single family residential, duplex, patio home, and townhomes were not available for lease or sale. Innovative approaches and subsidies will be necessary to accomplish diverse, affordable housing in the community.



# STRATEGIES & GOALS

After months of consulting with local officials, stakeholders, and community members, PPD assisted with creating a housing recovery plan for Aransas County. Here are highlights from that plan:

## GENERAL HOUSING GOALS

- Repair/rebuild 3,150 single family units
- Repair/rebuild 565 multifamily units
  - Add 200-300 units of workforce housing (rental and owner-occupied)
- Encourage Mixed-use / Mixed-income (rental and owner-occupied)
- Provide flexibility in housing products

## KEY SHORT TERM STRATEGIES (within 1<sup>st</sup> year)

- **Create, through non-profit and for-profit partnerships, Individual Recipient Programs including:**
  - Down Payment Assistance
  - Mortgage Assistance
  - Credit Counseling
  - Rental Assistance
- **Target one or two Neighborhoods for Extreme Neighborhood Makeover** (*sites to be determined*)
  - 20% of residents sign petition to participate
  - City provides Infrastructure eg street repair, signage, drainage repair and clean-out

- Non-profit volunteers for minor repairs
- Neighborhood residents assist with all activities
- Clean up Code Violations (including pre-storm)
- Demolish substandard and unsafe structures through state, federal, and non-profit programs
- **Build on City/County-Owned Properties**
  - Further the principles of the Fair Housing Act
  - Focus on creating Workforce Housing and ensure that it will be in perpetuity through a housing land trust or other mechanism
  - Monitor available properties through real estate sources and foreclosure process
    - Acquire properties during foreclosure process (if developable sites) to convey for affordable housing
  - Convey city or county owned properties to be developed by private builders
  - Convey city or county owned properties to be developed by non-profits/VOADs
  - Identify available properties and evaluate for development readiness (utilities, zoning, availability, floodplain)
    - Create and maintain inventory
  - Recruit developers and builders and enter into development agreements to augment gaps in state and federal housing programs. Finalize developer RFP Process and form agreements.

## STRATEGIES & GOALS *continued*

- **Build on City/County-Owned Properties**

- Fill the gap in pre-existing housing by pursuing a diversity of workforce housing types including townhome, patio home, and single family

- **Federal/State Assistance to Refine and Establish Programs**

- Finalize non-profit relationships & agreements
- Continue information gathering about upcoming programs and maintain a matrix of funding that leverages multiple sources of loans and grants (disaster and non-disaster funding)
- Redesign coordinated case worker system that matches and facilitates housing options (including new), providing a seamless transition for program recipients

### **KEY SHORT TO MID-TERM STRATEGIES**

- Funding for Heritage District & Downtown infrastructure to support workforce units (Mitigation, CDBG-DR later)
- Compile census tract information on proposed projects in anticipation of “Notice of Funding Availability”
- Pursue Infrastructure and Financial Assistance to Target Areas for Private Developer construction
- Establish developer and builder incentive programs
- Continue to inform multifamily owners about GLO Requests for Proposals
- Continue code enforcement and proper building permitting

### **KEY MID TO LONG-TERM STRATEGIES (1-5 years)**

- Pursue mixed-use development with housing in Downtown
- Establish Housing Land Trusts for TXDoT and ISD Land
- Artist Incubator with housing component Downtown
- GLO to provide funding for rehabilitation of three apartment complexes
  - Continue to solicit and qualify developers and builders and utilize incentives, where appropriate
  - Facilitate rebuilding or remodeling of remaining apartment complexes that will not be addressed through GLO programs
- Secure funding for Heritage District & Downtown utility improvements, housing and economic development. This will help create a “Developer-Ready” zone. Without these improvements, developers will not want to invest in this area.
- Provide Infrastructure and Financial Assistance (through Development Agreements) to Target Areas for Private Developers building SF and MF Housing (some of this may be geared towards homeowners, through developer or builder-initiated programs)

### **KEY LONG-TERM STRATEGIES (5-10 years)**

- Update Comprehensive Plan (specifically examine the use of RVs and MHs and where best they belong).
- Update Heritage District code and associated development process
- Create design manual for the Heritage District to promote downtown living and walkability

# HOUSING SOLUTIONS

## REGULATORY SOLUTIONS

- Amend the zoning map to allow for more duplexes, patio homes, and townhomes. Currently there are very few areas designated for this use
- Rezone public land from city, county, or TxDOT and make it available for development at no cost
- Adopt Inclusionary Zoning
- Streamline/expedite the process for Planned Unit Developments (PUDs)
- Encourage mixed use developments
- Increase density / reduce lot sizes
- Amend the Comprehensive Plan to accommodate ideas in this Housing Strategy as well as other plans such as Economic Development and overall recovery strategies.
- Enhance code enforcement activity above pre-storm levels; adopt progressive, customer centered process
- Reduce time for development process
- Evaluate/modify Tree Ordinance
- Allow smaller houses to keep costs down
- RV/MHU relocation. These MUST be removed out of the floodplain by April 2019.
- Develop a process that allows immediate access to utility information to developers. Eliminate delay, waiting period, and open record request process
- Change federal legislation related to the 100% loans under the HUD FHA recovery program since developer assistance to build new homes for purchase isn't typically available until well after the 100% loans expire (which is 6 mos after the hurricane event)

## SITE COST SOLUTIONS

- Explore non-disaster funding to meet infrastructure needs during state/federal start-up process period of grants
- Provide needed infrastructure in key areas (eg. drainage improvements in Heritage District) to encourage redevelopment. It is essential for the community to understand that the Heritage District will not see significant development UNTIL drainage, undersized utilities, damaged roads, and streetscape issues have been addressed.
- Waive Impact Fees for Workforce Housing units. This will help, but not completely resolve, "making the numbers work" and deliver more housing and at lower price points.
- Extension of utilities to infill lots/priority areas should be considered, in coordination with a developer agreement that is supporting either numerous housing units and/or providing workforce housing. Continue conversation with state/federal funding sources for extension of utilities.

## FINANCIAL SOLUTIONS

- All taxing entities should consider adopting a common incentive policy (excludes ISD) in order to clearly communicate what the community is willing to consider
  - Provide incentives and create incentives list for builders/developers (eg., Chapter 380 Agreements, Chapter 381 Agreements, Fee Waivers, Impact Fees, Expedited Permit Processing). Explore innovative incentives that would not normally be considered.
  - Incentives should be for rental and for sale units

## HOUSING SOLUTIONS continued

### **FINANCIAL SOLUTIONS CON'T**

- Promote state, federal, non-profit and private foundation grants and loans available to facilitate rehabilitation and new construction by builders and developers (eg. Texas State Affordable Housing Corporation, USDA, Lyft Fund)
- Pursue partnerships for individual recipient programs for homebuyer/renters on financial resources such as down payment assistance, mortgage assistance, credit counseling, rental assistance, and no-down payment loans (FHA) for hurricane survivors.
- Address lack of Section 8 Programs available in the County
- Assist with demolition, when total loss is present. Link developers and building owners with non-profits who can assist with demolition for free.
- Loans and low-interest contracts
- Community Land Trusts
- Opportunity Zones (3 established)
- Tax Increment Financing (TIF) for major mixed use projects
- Coordinate with non-profits to assist with demolitions
- Allow accelerated depreciation on structures/properties
- 

### **CONSTRUCTION METHODS**

- Encourage Innovative Material Usage (Modular panel, Structural Insulated Panels (SIP)) that is sustainable and efficient
- Implement the “Demonstration/Pilot Housing Project” that will promote creative design and land usage. This
- 
- is a program devised by the Recovery Team that has been presented to the City Council of Rockport and the “Strike

Team”. The approach of the demonstration project is to allow for smaller lot sizes, innovative construction methods (while preserving efficiency and wind/storm standards), and smaller housing square footage than the current city ordinance allows. The goal is to secure permanent, resilient housing for families and individuals who lose their homes through disasters in a very short construction time (60 days) and eliminate the need for temporary housing except housing vouchers

- 

### **EDUCATION PROGRAM**

- Credit counseling for homebuyers and renters
- Cooperate with case workers to facilitate rapid housing and conversion to long term solutions.
- Assist with connecting builders with buyers and related programs
- Act as a local resource for Developers/Builders – maintain an inventory of available infill lots, infrastructure information, what local incentives and federal programs are available including timing

- 

### **NEIGHBORHOOD FOCUSED PROGRAMS**

- Multi-faceted approach (code enforcement, infrastructure improvement, code improvements)
- Extreme Neighborhood Makeover Program
- Habitat for Humanity Brush with Kindness Program (painting program)
- Non-profit volunteers repair and uplift
- Non-Profit or builders rebuild on city owned lots



# HOUSING SOLUTIONS continued

## OPPORTUNITIES FOR INNOVATIVE APPROACHES

- Design competitions and demonstration projects
- Alternative materials (e.g. modular panels, Structural Insulated Panels)
- Live-work spaces downtown for artists
- Alternative construction methods
- Developer /Management Agreements
- Community Land Trusts (eg. TXDOT land)
- Homestead Preservation District
- Utilize public land for new development (city, county, TXDOT)
- 

## OTHER TRADITIONAL BUT IMPORTANT APPROACHES

- PUD Agreements
- Tax Increment Financing
- Construction Loans for Developers and Builders
- Low interest interim, permanent,
- Line of Credit
- Guarantees
- Unit Buy-Down Grants
- Tax incentives – accelerated depreciation (pending legislative changes)
- Infrastructure Grants and solutions utilizing USDA and Water Development Board funding
- Waiver of permits and fees
- Uplift Grants

## INNOVATIVE HOUSING DEVELOPMENT APPROACHES

- Clustered Housing
- More open space and parkland
- Smaller lot sizes
- Smaller setbacks
- More mixed-use



## Developing Partnership Relationships to Implement Housing Strategy

Establishing partnerships beyond State and Federal agencies is essential for the success of this plan's implementation. Aransas County has no Community Housing Development Organization (CHDO), Housing Authority or Agency. However, Aransas Pass does, and Rockport and Aransas County are working to collaborate with that housing Agency for down payment assistance, Section 8 vouchers, and other programs. Other CHDOs are investigating how best to partner with the cities and county.

The support from potential partners for Aransas County housing recovery has been astonishing. There are more than 20 different non-profit and foundation groups that have approached the County with providing some level of assistance. Rather than listing all of the partners here, suffice it to say that these partnerships will leave a lasting imprint on the County and build a base for proactive planning and development, as well as for quicker response times to future disasters.

Details of Housing Solutions previously outlined are further described in the chart on this page.

**Inclusionary Zoning** ties affordable housing to market rate housing, usually requiring a percentage of each within the same development.

**Planned Unit Developments** (PUDs) have designated boundaries which allow them to be exempt from certain zoning regulations, as long as the development provides a superior design. Designs usually include mixed use buildings, green/open spaces, and increased walkability/accessibility.

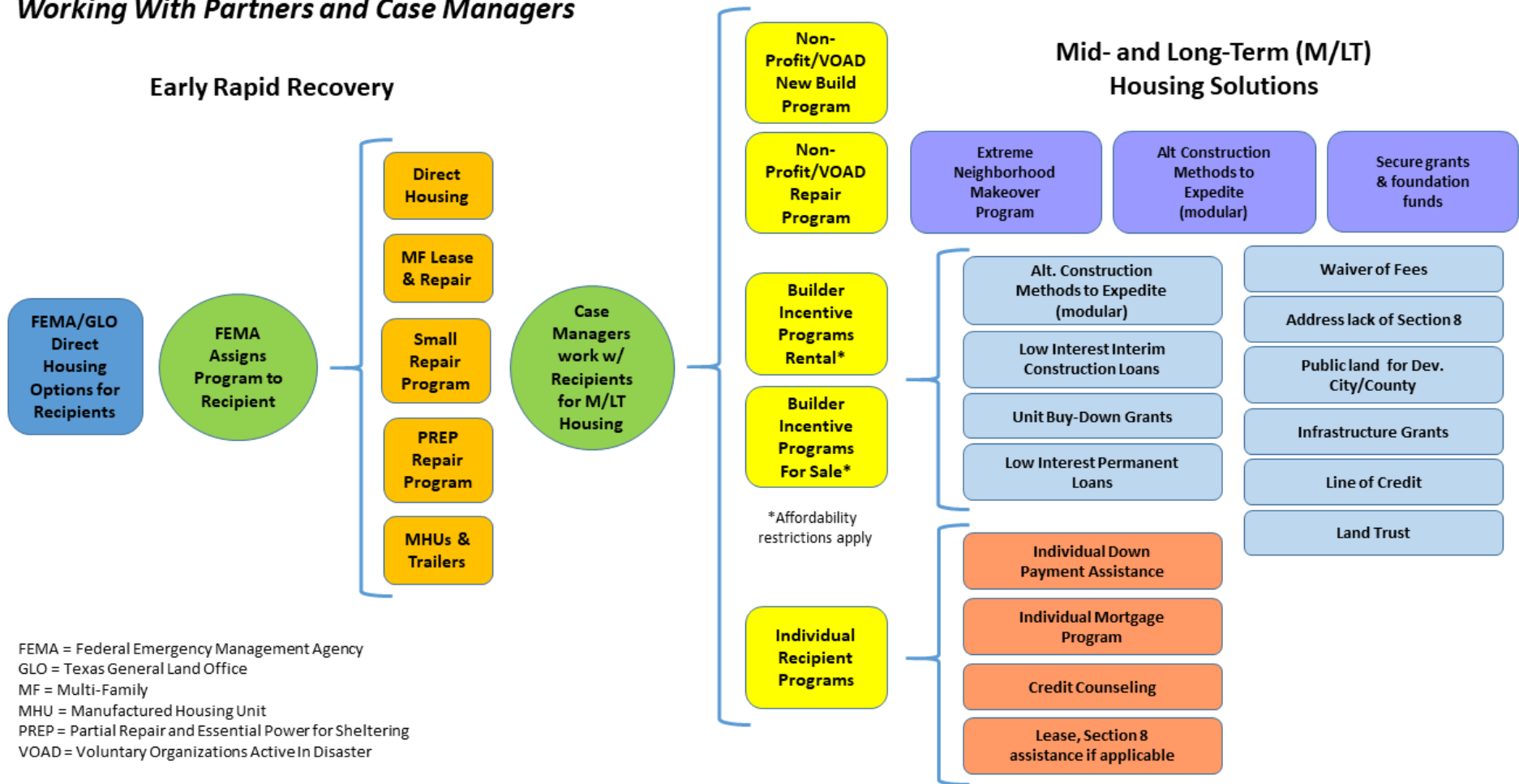
**Community Land Trust** partners two entities – that which owns the land and that which develops the land. Land trusts work like long-term leases, often with options to own after a period of time. Partnerships can exist between local governments, state agencies or programs, private corporations, and non-profit organizations.

**Tax Increment Financing** (TIF) creates funding for projects by estimating how much future tax revenues will increase and borrowing against those revenues.

**Structural Insulated Panels** (SIPs) are modular walls built off-site and then assembled together on-site. They can be used for the exterior or interior of a house, and typically result in a more energy-efficient structure.

**Extreme Neighborhood Makeover Program** encourages residents to participate in revitalizing their own neighborhood through public and private partnerships. Faith-based organizations, community groups, local businesses, schools, and colleges can conduct neighborhood clean-up activities like debris removal, landscaping, tree-planting, and infrastructure repair.

## Seamless Process for Workforce Housing – Working With Partners and Case Managers



# Housing Plan

## Baseline Data

## Market Analysis

### Short Term

Rapid  
Recovery  
Rental

MHUs from  
FEMA

Multifamily  
Lease & Repair  
from FEMA

Rapid  
Recovery  
Rehab

Non-  
Profit/VOAD  
Existing  
Home Rehab  
- CDBG

Existing  
Home Rehab  
from FEMA

Other  
Revitalization  
Efforts

Demolition -  
City/County

Code  
Enforcement -  
City/County

Credit  
Counseling

### Medium Term

Home &  
Neighborhood  
Recovery

Org. - CDBG

Non-  
Profit/VOAD  
Existing  
Home Rehab

Outside  
Resources -  
CDBG-DR

Org. - City/County

Extreme  
Neighborhood  
Makeover  
Program -  
City/County

Brush with  
Kindness - Habitat  
for Humanity

Amend  
Development  
Code - City/County

Rental  
Apartment  
Rehab

Infill  
Development

### Medium/Long Term

Workforce  
Housing

Other  
Housing

New Rental

New For Sale

Developer/  
Builder  
Programs

Individual  
Programs

Incentives  
Policy

Individual  
Loan  
Assistance

Infrastructure

Individual  
Down  
Payment  
Assistance

Outside  
Resources -  
State/Federal  
Programs

Code  
Enforcement

Grants

CDBG = Coastal Bend Disaster Recovery Group  
CDBG-DR = Community Development Block Grant – Disaster Recovery  
FEMA = Federal Emergency Management Agency  
MHU = Manufactured Housing Unit  
VOAD = Voluntary Organizations Active In Disaster

## ***State of Texas Plan for Disaster Recovery: Hurricane Harvey***

FEMA and the US Department of Housing and Urban Development (HUD) are the two main sources for housing assistance during a disaster recovery period. The Texas General Land Office (GLO) is working closely with both organizations and overseeing how the organizations' housing programs are administered throughout the disaster-affected counties in the state.

The Community Development Block Grant (CDBG) program is a long established program within HUD, and includes a specific branch for disaster recovery (CDBG-DR). CDBG funding typically benefits low- and moderate-income households/communities, aids in the elimination of blight, or meets other disaster-related urgent needs. In order to receive CDBG-DR funding, the GLO prepared the *State of Texas Plan for Disaster Recovery: Hurricane Harvey* (State Action Plan). This plan explains how it will leverage CDBG-DR, FEMA, and state-run housing programs which may or may not be specific to disaster recovery. The GLO will also utilize regional Councils of Government (COGs) and local governments to develop infrastructure and buyout/acquisition programs.

HUD determined that 16 counties (including Aransas County) and 11 zip codes were the “most impacted and distressed” areas due to Hurricane Harvey. The State Action Plan allocates at least 80 percent of CDBG-DR funds to those counties and zip codes. The remaining 20 percent of funds are allocated to the counties that only received the presidential declaration for disaster.

The majority of CDBG funding will address unmet needs directly related to housing, followed by infrastructure and economic development. A small percentage of funds will provide long-term recovery planning and administrative assistance.

### **Affirmatively Furthering Fair Housing**

As previously stated, CDBG funding typically benefits low- and moderate-income households, which results from the federal legal obligation to Affirmatively Furthering Fair Housing (AFFH). The AFFH obligation ensures that housing plans are developed and marketed to all racial, ethnic, national origin, religious, gender, familial, and (dis)ability groups. All projects within the State Action Plan will be assessed to show that, in response to natural hazard-related impacts, they are likely

- to lessen racial, ethnic, and low-income concentrations, and/or
- to promote affordable housing in low-poverty, non-minority areas.

The AFFH obligation requires at least 70 percent of CDBG-DR funds benefit low- and moderate-income households.

### **Regional Needs Assessments and Methods of Distribution**

In addition to the AFFH federal obligations, the State Action Plan will include regional Needs Assessments for its homeowner assistance program and regional Methods of Distribution (MODs) for the funding of local infrastructure and buyout/acquisition programs. The Needs Assessments and MODs will be developed through partnerships between the GLO, the COGs, and local governments. The University of Texas at Austin will provide, to those entities, data compiled from the US Census, FEMA Individual Assistance, FEMA Public Assistance, the Social Vulnerability Index<sup>6</sup> (SoVI), and the impacts from Hurricane Harvey.

<sup>6</sup> SoVI synthesizes 29 socioeconomic variables which contribute to the reduction in a community's ability to prepare for, respond to, and recover from hazards. Variables include, but are not limited to, race, ethnicity, language barriers, education, special needs, and familial status. Aransas County is classified as a “medium vulnerability.”



## INTERIM HOUSING

The following programs are designed to provide more immediate solutions, but may be temporary or minor in nature. The programs are administered through a partnership between the GLO and FEMA. The assistance is available for only 18 months starting the day of Presidential Disaster Declaration, and ends February 25, 2019.

**MANUFACTURED HOUSING UNITS (MHUs)** are mobile homes and travel trailers that can be placed on private land or commercial pads to house eligible applicants temporarily. Aransas county was permitted to waive regulations and allow MHUs to be placed in the floodplain until February 2019.

According to the Housing Recovery Strategy for Aransas County, Texas, prepared by PPD, 133 MHUs were installed in Aransas County as of the beginning of April. In addition, all 44 RV parks (total of 4400 RV lots) were full. However, not all of these vehicles may have been owned by Aransas County residents.

**MULTI-FAMILY LEASE AND REPAIR PROGRAM** provides repairs to existing multi-family housing units, such as apartments, in order to provide more housing for residents whether they were renters or homeowners previously. The owners of the properties/units must be willing to lease units for the full 18 months of assistance.

**DIRECT LEASE PROGRAM** allows the GLO and its sub-recipients to lease properties directly from the owners and provide units to eligible applicants for up to 18 months.

**DIRECT ASSISTANCE FOR LIMITED HOME REPAIR (DALHR) and PARTIAL REPAIR AND ESSENTIAL POWER FOR SHELTERING (PREPS)** provide limited repairs and are not meant to restore homes to pre-storm conditions. Homes will be livable with certain utilities restored and protection from further weather conditions. The extent of damage and cost of repairs will determine homeowner eligibility.

**TRANSITIONAL SHELTER ASSISTANCE (TSA)** allows residents to leave mass shelters and stay in a FEMA-approved hotel or motel for a limited period of time when their house is uninhabitable or inaccessible. Initially hotel vouchers last 5-14 days, but can be extended upon an agreement between FEMA and state governments. *TSA is not a part of the State Action Plan.*

According to FEMA updates for Aransas County (without clarifying whether hotels were local or not):

- 299 households were still in FEMA-funded hotels in November
- 71 households were still in FEMA-funded hotels in April (8 months after the Hurricane Harvey)

FEMA updates do not include locations for residents displaced by the storm. Often residents compete with FEMA employees, insurance adjusters, and contractors for local hotel rooms during the response/recovery period. In addition, a large number of hotels, motels, and Bed and Breakfast establishments were extensively damaged from Hurricane Harvey and units were not available to anyone. According to data compiled by local sources:

- 1700 lodging units existed in Aransas County prior to Harvey
- Only 300 units were habitable in November
- 706 hotel rooms were habitable by April
- 80-90% of those were occupied in April

## AFFORDABLE RENTAL PROGRAM

As part of the State Action Plan, the GLO will support rehabilitation, reconstruction, and new construction of public housing and affordable multi-family housing by providing funds to:

- For-profit developers/borrowers
- Public housing authorities
- Local government entities
- Not-for-profit developers/borrowers

Selection of projects will be based on the following conditions:

- Location in High Opportunity Zones
- Targets extremely low-income (30 percent AMFI)
- Exceeds the number of LMI units eligibility requirement
- High standards for serving persons with disabilities
- Cost-effectiveness and public/private partnerships

Restrictions include (but are not limited to):

- Minimum 51% of units must be allotted for 20 or more years to low and moderate-income individuals earning 80% or less of the Area Median Family Income
- Multi-family rental developments must consist of 8 or more rental units under common ownership
- Completion of environmental clearance procedures
- Completion of AFFH objectives
- Compliance with floodplain regulations and flood insurance policies
- Construction must be completed within 18 months of the effective date of the contract, unless an extension is agreed upon.

In March 2018, the GLO put out a call specifically to owners/developers of rental properties in Aransas, Refugio, and Nueces counties. Funding not utilized after Hurricane Ike would be awarded in sums not less than \$250,000 and not more than \$5,000,000.

In Aransas County, the LTRT kept in constant contact with the owners of multi-family housing developments. This allowed the LTRT to have updated numbers for housing units that were available and to inform the owners about GLO funding that was becoming available. The Rockport-Fulton Chamber of Commerce also posted information about housing units on their webpage so that residents would be updated on the circumstances. Because of the high level of communication between all parties, Aransas County received three grants from the GLO. Refugio and Nueces counties also each received one grant.

### RENTAL PROPERTIES AWARDED CDBG-DR FUNDING *IN INITIAL ROUND*

#### **SALTGRASS LANDING APARTMENTS** – \$5,000,000

1602 South Church Street, Rockport

(50) garden style apartment units that were completely destroyed; the property has been demolished and is ready for reconstruction.

#### **OAK HARBOR APARTMENTS** – \$1,566,394

1200 N. Magnolia, Rockport

(48) garden style apartment units that will be occupied by entirely low-moderate income residents, and a community building.

#### **BAY OF ARANSAS APARTMENTS** – \$1,151,242

811 Highway 35 South, Rockport

(40) 2-bedroom/1-bathroom units that will be occupied by entirely low-moderate income residents.

# HOUSING RESOURCES

## HOMEOWNER ASSISTANCE

The GLO, in coordination with regional Councils of Government (COGs), will rehabilitate and reconstruct owner-occupied single-family homes. The GLO may directly administer programs in these areas or use the support of outside parties. As previously stated, Needs Assessments will be conducted through a partnership between the GLO, the COGs, and the University of Texas at Austin. The partners will also determine what types of public service activities may be needed, such as housing counseling, legal counseling, job training, mental health, and general health services.

Eligible activities include (but are not limited to):

- Single family owner-occupied rehabilitation, reconstruction, and/or new construction
- Repair and replacement of MHUs
- Elevation and other hazard mitigation strategies
- Relocation assistance
- Demolition only

## HOMEOWNER REIMBURSEMENT

The GLO will reimburse eligible expenses incurred by homeowners for repairs to a primary residence. Thereafter, principal residency MUST be maintained for 3 years. The maximum award will be \$50,000 per household.

Both Homeowner programs administered by the GLO must meet the AFFH objectives for:

- Low- and moderate-income households – at least 70% of program funds by region and sub-recipient
- Marketing programs to all demographic groups listed previously

Restrictions on homeowner assistance and reimbursement include (but are not limited to):

- No households with a combined income of greater than 120% Area Median Income or the national median
- No rehabilitation/reconstruction of homes located in the floodplain
- No properties without flood insurance on the damaged property, even when the property owner was not required to obtain and maintain such insurance
- MUST have evidence of payment, payment plans, or exemptions for property taxes
- After compensation, insurance MUST be maintained (hazard, flood, windstorm as applicable)

## SMALL BUSINESS ASSOCIATION (SBA)

SBA loans are not a part of the State Action Plan, but are available after insurance claims and FEMA's Individual Assistance have been pursued. A resident does not need to be a business owner to apply for an SBA loan; they can be a homeowner, renter, or member of a common-interest development (e.g., homeowner association or condominium). Loans can pay for repairs, personal property, relocation assistance, and sometimes mortgage refinancing. These low interest loans are assigned on a case by case basis, but rates are determined by law. As of February 2018, Aransas County residents had received \$58,387,400 in SBA home loans.

# HOUSING RESOURCES

## TX STATE AFFORDABLE HOUSING PROGRAM

### HEART Program – Housing & Economic Assistance to Rebuild Texas

The HEART program, created by the Texas State Affordable Housing Corporation (TSAHC) and Enterprise Community Partners, provides grants of up to \$50,000 and technical assistance to nonprofits providing housing assistance to families displaced or otherwise affected by Hurricane Harvey. The program is funded through generous grants from the Rebuild Texas Fund, the Meadows Foundation, and the Center for Disaster Philanthropy. Grants are available in two categories. Organizations may apply for both categories, but award amounts are capped at \$50,000 per organization.

- **Housing Repairs** such as mold remediation, roof repairs, replacing broken windows and doors, repairing electrical systems, and fixing cracked pipes and foundation losses caused by flooding
- **Programming** such as case management and supportive housing services, financial counseling, donation centers, long-term planning efforts inclusive of resilient and green building practices.

### Texas Foundations Fund

Through the Texas Foundations Fund, TSAHC partners with nonprofit organizations across Texas to assist very low-income households with a disability and/or located in a rural community. TSAHC supports:

- Home repairs and accessibility modifications in owner-occupied homes
- Supportive housing services, such as case management, mental health counseling, and adult education, for households at risk of homelessness.

## Affordable Housing Financing

TSAHC has provided over \$600 million of affordable housing financing on projects across Texas through creative financial strategies like direct loans, land banking, and tax-exempt bonds.



### Tax Exempt Bonds

TSAHC issues multifamily tax-exempt bonds to help build or preserve affordable rental housing.

[LEARN MORE ABOUT TAX EXEMPT BONDS »](#)



### Affordable Communities of Texas (ACT) Program

ACT is a statewide land banking and land trust program that helps nonprofits and local governments redevelop foreclosed and distressed properties.

[LEARN MORE ABOUT ACT »](#)

[FIND AN ACT PROPERTY »](#)

[DONATE YOUR PROPERTY »](#)



### Texas Housing Impact Fund

The Texas Housing Impact Fund offers financing for the acquisition, development or rehabilitation of affordable rental or homeownership projects.

[LEARN MORE ABOUT TEXAS HOUSING IMPACT FUND »](#)

## **ASSISTED HOUSING PROGRAM**

The GLO will promote transitional housing, supportive housing, and permanent housing needs for vulnerable populations, such as: the elderly, persons with disabilities, public housing residents, individuals and families who are homeless or at-risk of homelessness, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families.

Although some of these may have not existed in Aransas County prior to Hurricane Harvey, the GLO will address the rehabilitation, reconstruction, and replacement of the following types of housing in all Harvey-impacted counties:

- Public housing
- HUD-assisted housing
- affordable housing
- Private market units receiving project-based assistance or with tenants that participate in the Section 8 Housing Choice Voucher Program.
- Housing for the homeless, including emergency shelters and transitional and permanent housing for the homeless
- McKinney-Vento Homeless Assistance Act funded shelters

## **HOMELESS PREVENTION PROGRAM**

The Homeless Prevention Program will be administered by the GLO and other state agencies or nonprofits having experience with homelessness prevention. Eligible activities include utility bill assistance, short-term mortgage assistance (to prevent foreclosure), and tenant-based rental assistance (and deposit assistance). The program will start immediately after HUD's approval of the State Action Plan and will end three years after the start date.

## **HOMEOWNER LOANS & DOWN PAYMENT ASSISTANCE**

The Texas State Affordable Housing Corporation provides mortgage loans and down payment assistance grants to eligible home buyers through the following programs:

- **Homes for Texas Heroes Home Loan Program:** for teachers, fire fighters and EMS personnel, police and correctional officers, and veterans
- **Home Sweet Texas Home Loan Program:** for Texas home buyers with low and moderate incomes

### Program Benefits:

- A 30-year fixed interest rate mortgage loan, several rates and loan options available
- Down payment assistance of 3% to 5% of the loan amount
- You do not have to be a first-time homebuyer
- Not required to live in the home for any set period of time
- DPA is a gift that never needs to be repaid
- Available statewide through a network of participating lenders
- First time buyers can apply for a Mortgage Credit Certificate



## LOCAL BUYOUT & ACQUISITION <sup>7</sup>

Buyout and Acquisition programs aim to remove homes from hazardous areas. The programs are most beneficial when the acquisition of contiguous parcels leads to new land use such as open space, recreational space, natural floodplain functions, wetlands management, or other ecosystem restoration. Due to the nature of these programs, the CDBG-DR funds will be administered to a “sub-recipient” (local units of government or other entities with the power of eminent domain). The program will start 30 days after HUD’s approval of the State Action Plan and end three years after the start date. Each sub-recipient of funds will develop guidelines in accordance with CDBG-DR requirements to set maximum assistance amounts, target area locations, and additional eligibility requirements. Eligible activities include (but are not limited to):

- Buyouts
- Acquisition
- Relocation assistance
- Down payment assistance
- Demolition only

As previously stated, the GLO, the COGs, and local governments will develop Methods of Distribution (MODs) for the funding of Buyout and Acquisition programs, using data sets from the University of Texas at Austin. MODs are also subject to a public participation process, which requires at least two public hearings and the document be posted on the COG website for at least 14 days, so that public comments can be received, considered, and responded to.

As of August 1, 2018, the allocations for this program are:

Aransas County: \$1,666,063  
City of Rockport: \$7,586,624  
Town of Fulton: \$1,148,014

## INFRASTRUCTURE

Infrastructure can be vital to long-term housing recovery and restoration, therefore a percentage of CDBG-DR funding will be allocated for local infrastructure programs. The GLO advocates for a regional perspective on infrastructure projects, so it will work with COGs and local governments. The local government (city or county) will be the “sub-recipient” of the funding. Eligible activities include (but are not limited to): repairs or improvements to flood control, stormwater management, and drainage; restoration of facilities, roads, and bridges.

As previously stated, the GLO, the COGs, and local governments will develop Methods of Distribution (MODs) for the funding of infrastructure programs, using data sets from the University of Texas at Austin. MODs are also subject to a public participation process, which requires at least two public hearings and the document be posted on the COG website for at least 14 days, so that public comments can be received, considered, and responded to.

As of August 1, 2018, the GLO’s allocations for infrastructure are:

Aransas County: \$53,860,274  
City of Rockport: \$8,320,696  
Town of Fulton: \$4,759,456

<sup>7</sup> At this time, Aransas County will not be participating in the Buyout and Acquisition program administered by the GLO.

# HOUSING PILOT PROGRAM

Throughout the long term recovery planning process, the LTRT developed a housing pilot program, separate from the State Action Plan. The purpose of this housing demonstration project would be to test whether more sustainable and resilient homes could be offered to hurricane or other major disaster survivors who lost their homes through rapid, alternative construction methods. As of the date of this report, funding had not been procured, however new funding opportunities have been identified, including private foundation grants, and the local team is hopeful that the pilot program can be tested and implemented in the upcoming months. Advantages to the program are:

- Modular buildings with pre-fabricated, insulated panels that can “snap together” quickly and easily (walls and roof)
- Rapid construction yields a long-term housing solution within 60 days of a disaster event
- Concrete foundations can be poured and plumbing installed while panels are constructed by the provider
- Buildings would be wind and hurricane compliant and provide sustainable, long term housing
- Pre-positioning of manufacturing contracts before the next storm event
- The community’s comprehensive plan can be amended now to allow for smaller lots needed for these homes
- Homes can be sold, often to first time buyers; residents and local government can avoid property management issues
- Diminishes or eliminates the need for short term, temporary housing (MHUs and RVs) and reduces the length of time recipients are housed in hotels.
- Billions in savings to the federal government

## CONSIDERATIONS THAT LED THE COMMUNITY TO PROPOSE A DEMONSTRATION PROJECT

### Temporary Nature of FEMA Housing Programs

- Cost of FEMA manufactured home units (MHUs) or Recreational Vehicles are \$92,000 per unit
- The first units were installed 11 weeks after the storm
- The community waived floodplain requirements at the request of FEMA; if purchased by the recipient, many would have to be relocated
- Units were placed in RV Parks which are designed for temporary vacation use, not permanent housing locations (zoning and infrastructure issue)

### Demonstration Project Housing Issues/Solutions

- Regulatory - Reduce processing time for the development process
- Pre-position bids and bid packages for modular home packages or leverage existing bid packages (Houston-Galveston Council of Governments, bidding co-ops, former disaster bids etc)
- Allow smaller lots and houses
- Amend/update Comprehensive Plan if necessary to accommodate various housing types
- Address site cost issues including impact fees
- Provide needed infrastructure in key areas
- Provide incentives for Builder/Developer (land, fee waiver)
- Address loan assistance for homebuyers including taking advantage of HUD’s Home Disaster Loans (note: loan must be secure prior to the one year anniversary of the event)
- Lower some construction costs by utilizing VOAD volunteers

# HOUSING PILOT PROGRAM CON'T

## Location Considerations and Readiness

- Maintain inventory of city and county owned land to be utilized for development now and in the future
- Maintain inventory of city and county right-of-way that could be abandoned for development
- Utilize affordable infill lots with utilities
- Identify greenfield lots with utilities nearby
- Consider redevelopment opportunities
- Pre-position lots by obtaining environmental, historical, and Corps of Engineer clearances
- Consider flexibility on right-of-way widths

## Offer Housing Product For Sale (Not Lease)

- Avoid property management issues by offering the modular homes “for sale” not “for lease”
- Partner with Habitat for Humanity or other non-profit on servicing loans or forgivable loans



# HOUSING RECOVERY STATISTICS <sup>8</sup>

## ARANSAS COUNTY RESIDENTS

FEMA Individual Assistance applicants approved	7,323
National Flood Insurance Program (NFIP) claims	2,387
Texas Windstorm Insurance Association (TWIA) claims	7,078
Small Business Association (SBA) loans approved	1,303
Direct Housing applicants assigned	223
Direct Housing applicants housed	222
PREPS homes complete	36
Households in hotel rooms funded by FEMA	37
Housing and other disaster related expenses	\$29,440,000
Estimate of total NFIP settlements paid	\$27,540,000
Average <sup>9</sup> TWIA claim paid	\$68,149
SBA loans approved	\$103,020,000



## COASTAL BEND COUNCIL OF GOVERNMENT <sup>10</sup>

Homeowner Assistance Program	\$121,608,469
Local Buyout & Acquisition Program	\$34,375,695
Local Infrastructure Program	\$125,804,238



<sup>8</sup> State and federal data compiled from GLO and FEMA documents dated June 2018; volunteer and donation estimates provided by the LTRT's Volunteer Coordinator in May 2018.

<sup>9</sup> Aransas County had the highest average in the state.

<sup>10</sup> HUD allocated these CDBG-DR funds to the Coastal Bend Council of Government.



In addition to housing recovery assistance provided by insurance claims, FEMA, GLO, and CDBG-DR funds, numerous volunteer groups have contributed their time, energy, and monetary donations to Aransas County residents. Below is a summary of the housing recovery efforts put forth by *some, but not all*, of the volunteer groups.

### ALL HANDS AND HEARTS

- 136 “muck and guts”, 77 sanitations
- 2,578 repairs and rebuilds

### COASTAL BEND DISASTER RECOVERY GROUP

- 108 cases
- 24 repairs, 6 rebuilds, 7 replacement MHUs

### HABITAT FOR HUMANITY with funding from Citgo

- 22 rebuilds

### REBUILDING TOGETHER San Antonio

- 41 rebuilds/rehabilitations

### SAMARITANS PURSE

- MHUs – 21 approved; 5 completed
- New construction—10 approved; 4 in-progress
- Rebuild/repair – 18 approved; 7 completed; 4 in-progress

### CATHOLIC CHARITIES

- 121 cases, 20 rehabs

### HABITAT FOR HUMANITY

- 24 cases, 9 rehabs, 5 rebuilds

### IBTS

- 32 cases

## HOUSING LAND INVENTORY

In anticipation of new, affordable housing opportunities, through both State, Federal, and local programs, the following development sites were identified to facilitate the housing recovery process:

### GREENFIELD SITES

Tract Name	Acreage	Utilities
Pre-established Colonias 1-15	Various	Sites are scheduled for utility upgrade through annual CDBG Program applications
Doughty, Bay, Terry, Hackberry Streets	3+ acres	All utilities to edge of site
Mathis and 2 <sup>nd</sup> Street	2.34 and 2.75 ac	All utilities to edge of site
Prairie Road (County owned tract)	9.2 ac	Only water and sewer
FM 3036 (Business 35) & Highway 35 Bypass (TXDOT)	20 ac frontage plus 40 ac	Sewer upgrade needed. All utilities to edge of site
Highway 35 Bypass at FM 2165 (NWC); 3090-3098 SH 35 Bypass	49 acres	All utilities are to edge of site
Hwy35 Bypass at FM 2165 )	27.797 acres	All utilities are near site; sewer needs upgrade
FM 2165/Pearl near Memorial Park	115 acres	All utilities are near site; Sewer needs upgrade
FM 2165/Pearl near Aransas County public works facility	36 acres	All utilities are near site; Sewer needs upgrade

*\*Maps and detailed information is contained in separate document*

## COUNTY OWNED LOTS POSSIBLY AVAILABLE

LOCATION	ACREAGE	ISSUES TO ADDRESS
2001 Prairie Road	9.2 ac	Utility and Road Extension
Hwy 3036 at 35 Bypass	20-60 ac	Utility and Road Extension, TXDOT release property
N. Burton St	Various lots	Utilities nearby
321 Rattlesnake Pt	2 ac	Septic
Copano Ridge	1 lot	Septic
N. Burton	2 lots	Confirm utilities
Sipe St	2 lots	Right-of-way
Hill St	2 lots	Right-of-way
Hwy 35	2 lots	Septic
Fir St	4 lots	Septic
Redwood St.	1 lot	Septic

Oak Aly	1 lot	Right-of-way
221 Mesquite Tree – Holiday Beach	3.1 ac	Flood Plain, septic
113 Castle	1 lot	Flood Plain, septic
219 Southview – Holiday Beach	1 lot	Flood Plain, septic
406 W. Royal Oak – Holiday Beach	1 lot	Flood Plain, septic
407 W. Royal Oak – Holiday Beach	1 lot	Flood Plain, septic
219 Southview – Holiday Beach	1 lot	Flood Plain, septic
197 W. Rustic Oak – Holiday Beach	1 lot	Flood Plain, septic
196 W. Rustic Oak – Holiday Beach	1 lot	Flood Plain, septic



## HOUSING LAND INVENTORY continued

Below is a sample page from the Infill Lot Inventory maintained by the Long Term Recovery Team. The full inventory is available upon request.

INFILL LOTS			
SITE NUMBER ▼	ACERAGE ▼	LOCATION ▼	POTENTIAL/EXISTING UTILITIES ▼
Number 1	0.2938, 0.0413 ac.	113 N. Live Oak - Rockport	Water/Sewer/Electric
Number 2	0.5444 ac.	923 E. Linden St.	Water/Sewer/Electric
Number 3	0.4821 ac.	1707 – 1715 Verne St.	Water/Electric/Sewer Extendable
Number 4	0.3444 ac.	212 S. Verne St.	Water/Electric/Sewer Extendable
Number 5	0.1148 ac.	1024 Ann St.	Water/Electric/Sewer Extendable
Number 6	0.2296 ac.	727 S. Ann St.	Water/Electric/Sewer Extendable
Number 7	0.1722 ac.	214 S. Doughty	Water/Electric/Sewer Extendable
Number 8	0.2938 ac.	702-710 E. Sabinal	Water/Sewer/Electric
Number 9	0.1148 ac/each	406,407,408 W. Royal Oak Ln	Co-op water, electric, sewer
Number 10	0.0792, 0.924, 1.2856, 1.3774,	1601-1751 Mathis St.	Water/Sewer/Electric
Number 11	1.0285 ac.	1209-1231 N. Church	Water/Sewer/Electric
Number 12	5.0 ac.	391 or 395 Rattlesnake	Septic
Number 13	2.34 ac, 2.75 ac	Mathis Street	Sewer to Site

# POTENTIAL HOUSING PROJECTS & PROJECTS UNDERWAY

## **SUPPLEMENTAL HOUSING INITIATIVES – CLOSING THE GAP**

Due to the timing of the CDBG-DR (GLO/HUD) funding and the processes it must go through prior to utilization, the community has chosen to supplement state and federal affordable housing initiatives by negotiating and signing Chapter 380 and Chapter 381 Grant and Development Agreements with private developers. These agreements primarily close the gap between market and workforce housing prices by providing infrastructure assistance. To date, there are two development agreements negotiated. Other development agreements are still under negotiation which include condo and townhome development.

It is important to note that in addition to timeliness issues, the community had a pre-existing, underlying problem of lack of diversity in housing types. The programs adopted under the State and Federal Action plan primarily focus on apartment rehabilitation and rebuilding on the former site which do not address the pre-existing need. This is another reason why other initiatives were pursued.

## **MIXED USE DEVELOPMENT AT FM 2165 & 35 BYPASS**

This project includes houses (for sale and lease), duplexes, and apartment units. The plat and zoning have already been approved by the City of Rockport. The development agreement calls for the City of Rockport to secure a USDA loan of \$850,000 for infrastructure construction to facilitate Phase I of this project and includes multiple workforce housing provisions and requirements. It is anticipated that the County will enter into a Memorandum of Understanding with the City to support this project.

## **APARTMENTS AT FM 2165 & 35 BYPASS**

This project is a two phased development with 216 apartment units and amenities to be constructed in Phase I with Phase II including an additional 216 units. All units will be offered at market rent and are intended for workforce housing within the county and region.

## **PEARL STREET DEVELOPMENT**

This proposed project is a single-family unit development. Fifty-one percent of the units are anticipated to reflect a sales price that meet 70-80% low moderate-income requirements or other requirements as specified for utilization of federal funding.

## **HOUSING DEVELOPMENT/BUSINESS PARK AT FM 3036 & 35 BYPASS**

Aransas County has been in discussions with the Texas Department of Transportation to recapture and take ownership of land that the County originally paid for and conveyed to TXDOT for the extension of the Highway 35 Bypass on the north side of Live Oak Peninsula. If ownership is secured, the County and the City of Rockport will enter into an agreement with national VOAD(s) to construct affordable, workforce homes. In addition, a small business park on the site may be pursued to offer a live-work environment for residents.

## **DOWNTOWN REDEVELOPMENT**

Aransas County taxing entities and Chamber of Commerce are under negotiations with developers to construct a mixed use development in the Downtown Cultural Arts District. Development may include condominiums, apartments, retail, hotel, and restaurants. Multiple approaches will be needed to facilitate this project including:

- Downtown parking (possible Tx Dept of Agriculture grant)
- Infrastructure (CDBG-DR funding & Tax Increment Financing)
- Mitigation funding through FEMA for a bulkhead
- Marina and boardwalk improvements (Restore Act)

# HOUSING RESOURCES - TX STATE

## AFFORDABLE HOUSING PROGRAM

### HEART Program – Housing & Economic Assistance to Rebuild Texas

The HEART program, created by the Texas State Affordable Housing Corporation (TSAHC) and Enterprise Community Partners, provides grants of up to \$50,000 and technical assistance to nonprofits providing housing assistance to families displaced or otherwise affected by Hurricane Harvey. The program is funded through generous grants from the Rebuild Texas Fund, the Meadows Foundation, and the Center for Disaster Philanthropy.

Grants are available in two categories. Organizations may apply for both categories, but award amounts are capped at \$50,000 per organization.

- **Housing Repairs** such as mold remediation, roof repairs, replacing broken windows and doors, repairing electrical systems, and fixing cracked pipes and foundation losses caused by flooding
- **Programming** such as case management and supportive housing services, financial counseling, donation centers, long-term planning efforts inclusive of resilient and green building practices.

### Texas Foundations Fund

Through the Texas Foundations Fund, TSAHC partners with nonprofit organizations across Texas to assist very low-income households with a disability and/or located in a rural community. TSAHC supports:

- Home repairs and accessibility modifications in owner-occupied homes
- Supportive housing services, such as case management, mental health counseling, and adult education, for households at risk of homelessness.

## Affordable Housing Financing

TSAHC has provided over \$600 million of affordable housing financing on projects across Texas through creative financial strategies like direct loans, land banking, and tax-exempt bonds.



### Tax Exempt Bonds

TSAHC issues multifamily tax-exempt bonds to help build or preserve affordable rental housing.

[LEARN MORE ABOUT TAX EXEMPT BONDS »](#)



### Affordable Communities of Texas (ACT) Program

ACT is a statewide land banking and land trust program that helps nonprofits and local governments redevelop foreclosed and distressed properties.

[LEARN MORE ABOUT ACT »](#)

[FIND AN ACT PROPERTY »](#)

[DONATE YOUR PROPERTY »](#)



### Texas Housing Impact Fund

The Texas Housing Impact Fund offers financing for the acquisition, development or rehabilitation of affordable rental or homeownership projects.

[LEARN MORE ABOUT TEXAS HOUSING IMPACT FUND »](#)



*Photo: Business Destroyed in Downtown Rockport  
Source: Texas Sea Grant*

Aransas County is predominately made up of peninsulas, islands, and bays, and since the 1990s, tourism has been its leading industry and economic base. In fact, due to its mild winters and the ability to enjoy recreational activities throughout the year, it draws “Winter Texans” and retirees from northern cities throughout the state of Texas. Many RV parks and vacation homes are occupied during the winter months as well as the summer months.

Since the 1800s, with the founding of the cities of Rockport and Fulton, the county has seen the rise and fall of several industries, such as cattle-raising, ship-building, and natural resources extraction. Oil, gas, and mineral extraction is still active throughout the Coastal Bend region, which still brings plenty of its workforce to live and play in Aransas County.

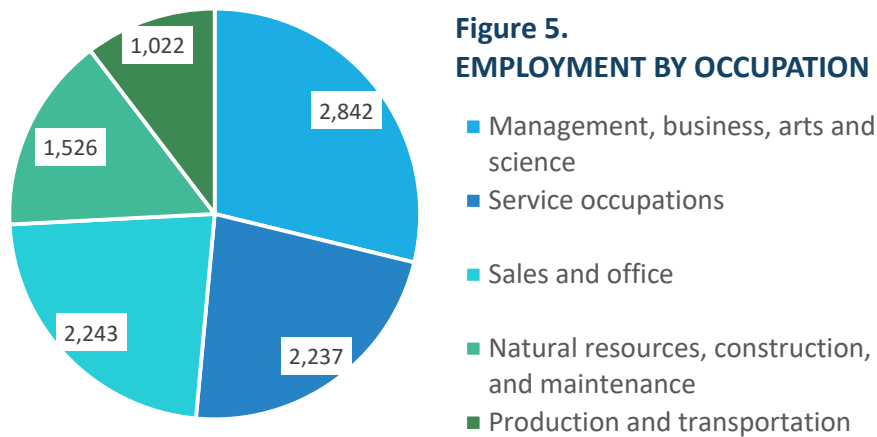
Although the county’s economy has been based on primarily tourism, many of its current employees also work in the school system, government agencies, and retail stores. Furthermore, the cities of Rockport and Fulton are widely known for their cultural arts and have several art galleries and historical institutions.

When Hurricane Harvey passed over the county, it took hundreds of business venues, retail shops, cultural institutions, and thousands of jobs with it. After the initial response phase of the disaster, it did not take long for community leaders to begin to address the undeniable economic needs of the county. Focus groups were established, meetings and surveys were conducted to assess damages, challenges, and existing capabilities. The following pages will highlight pre- and post-storm economic data, meeting summaries, future strategies, and active participants in the recovery process.

## ECONOMIC RECOVERY & DEVELOPMENT

## ECONOMIC STATISTICS

US Census data from the 2016 American Community Survey estimates that management, business, arts, science, service occupations, and sales make up roughly 75% of jobs in Aransas County (Figure 5). In a coastal community such as Aransas County, it is easy to see how a portion of these US Census occupations would be related to the Gulf of Mexico and the tourism industry.



The Coastal Bend Council of Governments (CBCOG) wrote in its post-Harvey revised Comprehensive Economic Development Strategy (originally drafted for 2016) that “the Rockport-Fulton area is also the choice of location for owners of Recreational Vehicles where [the] county has some 4,400 sites available” for visitors year-round.

The National Oceanic and Atmospheric Administration (NOAA) generates economic reports for coastal counties throughout the United States. NOAA uses the term “Ocean Economy” to focus on six economic sectors that are dependent on oceans. The sectors are: living resources, marine construction, ship and boat building, marine transportation, offshore mineral extraction, and tourism and recreation. NOAA determined for the year of 2013, the ocean economy of Aransas County provided the following:

- \$147 million in goods and services
- \$51 million in wages
- 1,658 employees
- 26.3% of the county’s total jobs, of which
- 66.0% relate to tourism and recreation
- 25.8% relate to offshore mineral extraction

### MAJOR TOURIST VENUES DAMAGED OR DESTROYED BY HURRICANE HARVEY:

- The Rockport Center for the Arts
- The Texas Maritime Museum
- The Bay Education Center
- Goose Island State Park
- Paws & Taws Fulton Convention Center
- Aransas Pathways trails and sites
- The Aquarium at Rockport Harbor

*(Before and after photos of the Aquarium are included on the next page.)*



## ECONOMIC STATISTICS continued

The South Texas Economic Development Center (STEDC) worked with the Rockport-Fulton Chamber of Commerce to compile data and release updates about economic recovery. Figure 6 shows the growing percentage of open businesses during the first 10 months after Harvey. Although the percentage increases, it is important to note that many businesses are not operating with pre-storm business hours due to the lack of workforce housing and displaced employees.



**Figure 6. GROWING PERCENTAGE OF OPEN BUSINESSES**

It is also important to recognize that the combined impact of uninhabitable hotel/motel rooms and long term visiting contractors disrupted the hotel/motel tax flow. Even as of July 2018, only 50% of rooms were habitable, thus reducing the ability of tourists to visit during the community's most critical economic season.

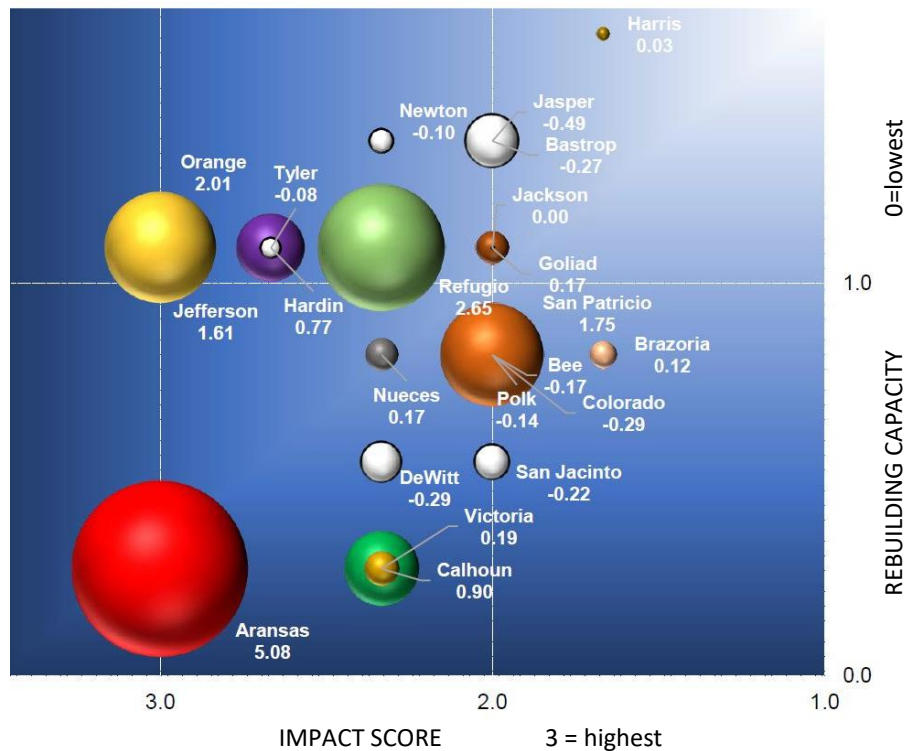
With funding from the U.S. Economic Development Administration, STEDC researched and published a report on the 22 most impacted counties nine months after Hurricane Harvey (May 2018). The counties were pre-established by FEMA according to its Individual Assistance (IA) applications.



*Photos: Aquarium before and after Hurricane Harvey*

## ECONOMIC STATISTICS continued

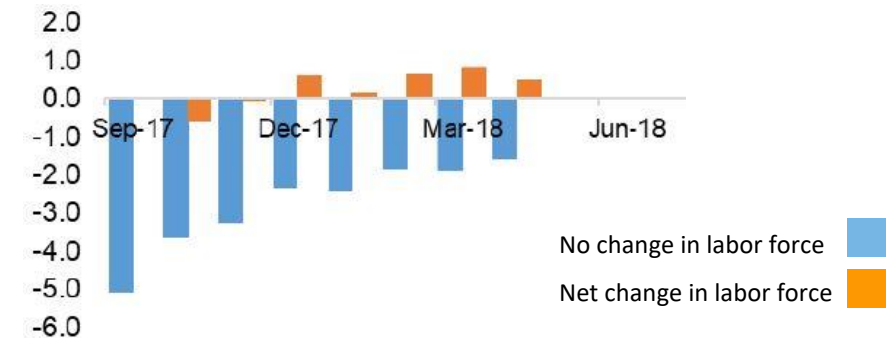
The STEDC report explains how it is easy to calculate costs due to direct damage to structures and infrastructure, but indirect costs due to lost jobs and reductions in business sales are not as obvious. The report focuses on the indirect costs. When comparing the 22 counties, STEDC found “As the smallest of these 22 counties by area, Aransas County is not only most affected by Harvey but it has the least financial capacity to rebuild without external assistance.” Aransas County is one of three counties where 80 percent of residents applied for FEMA-IA, yet scored almost zero for its institutional and governmental capacity to recover from disasters. The position of the red sphere in Figure 7 below shows this dichotomy.



**Figure 7. SCATTER PLOT CONTRASTING IMPACTED COUNTIES**

Figure 7 also depicts the impact of the hurricane on the unemployment rate in each county. STEDC used a baseline unemployment rate calculated as if there was no hurricane and compared it to the unemployment rate immediately after in September 2017. Aransas County had the highest rate change of all 22 counties; “its unemployment rate nearly doubled from 5.4 percent in July and August to 10.3 percent in September.”

Employment rates and changes in the labor force require a thoughtful analysis. Local residents who are displaced from the county and no longer contributing to the labor force can be overlooked because of the influx of workers that have arrived for recovery and reconstruction projects. Figure 8 shows the difference between the apparent return to normal employment level (blue bars) and the net change in the labor force (orange bars). With the orange bars hovering around zero, we can see that there may be as many local workers displaced as there are non-locals coming in for recovery and reconstruction work.



**Figure 8. EMPLOYMENT IMPACTED BY LABOR FORCE CHANGES**

This local/non-local workforce situation may reflect the STEDC statement that “despite an expected permanent reduction in population by local officials, Aransas County’s labor force has expanded by a monthly average of 308 individuals, or about 3 percent.”

## ECONOMIC STATISTICS continued

### **DESCRIPTION OF THE ECONOMY**

The Coastal Bend Region is located on the broad gulf coastal plain of Texas and includes the following coastal counties: Aransas, Kenedy, Kleberg, Nueces, Refugio, San Patricio and inland counties of Bee, Brooks, Duval, Jim Wells, and Live Oak. The region is near two major metropolitan areas. Houston (200 miles to the northeast), attracts Coastal Bend labor and provides a marketing area for the region. San Antonio is 150 miles to the northwest and attracts Coastal Bend residents with jobs, tourist attractions and markets. The Coastal Bend is an attractive and regular tourist destination for San Antonio. To the south is the Rio Grande Valley and Mexican border with an urban area extending from Brownsville in the east to McAllen in the west. This area has a population of about 1,350,000 on the U.S. side and a greater amount on the Mexican side of the border. Laredo is directly west of the region and provides a link to the Mexican interior specifically Monterrey, which is the industrial center of Northern Mexico. Laredo is an inland port serving commerce on both sides of the International Border.

The Port of Corpus Christi is the fifth largest U.S. seaport by tonnage and is well positioned to take advantage of the increased traffic through the newly expanded Panama Canal and opening of trade opportunities with South America and Cuba.

Prior to the storm, the region went through a boom and bust with the Eagle Ford Shale oil and gas exploration and production. While only two Coastal Bend counties were in the Eagle Ford production area, adjacent counties and cities were impacted through the growth of businesses and industries that support oil and gas exploration and

production. The Port of Corpus Christi was connected to the production fields by construction of additional pipelines that brought product not only to the Port, but also to refineries and industry in the Port area. Oil field and energy sector infrastructure established during the exploration boom are currently providing plenty of cheap oil and gas through pipeline transmission. Petroleum refineries, chemical plants and steel plants are all benefiting from cheaper fuel and feedstock. Electric power producers are also benefiting from the cheaper fuel.



## ECONOMIC STATISTICS continued

### DESCRIPTION OF THE ECONOMY

The recent rapid expansion in regional oil and gas production has provided the energy for new manufacturing industries that can benefit from the Port of Corpus Christi. Construction on eight industrial development projects around the Port will result in 1480 new permanent jobs by 2018. Looking at the projected 2023 employment in the five industry clusters indicates that oil and gas should show a 27.89 percent increase; construction a 23.03 percent increase; industrial manufacturing a 32.72 percent increase; healthcare a 30.90 and hospitality a 21.85 percent increase. All industries in the Region are expected to have 20.67 percent increase.

Aransas County is located 25 miles northeast of the Port of Corpus Christi. Many of the workers of the plants and construction sites are choosing to live in the Rockport-Fulton area for quality of life reasons taking advantage of the outdoor recreation, events, fishing history, art and cultural activities of the Rockport and Fulton area.

Aransas County in the Coastal Bend is one of the smallest counties in South Texas. U.S. residents have relocated to this Gulf Coast county for retirement. Tourism is its major industry with approximately 1,500 rooms for overnight guests generating pre-storm totals for annual tourism spending of more than \$100 million. The Rockport-Fulton area is also the choice of location for owners of Recreational Vehicles where our county has some 4,400 sites available mostly for the winter visitor getting away from northern temperatures and summer visitors coming for regular fishing trips and other outdoor recreation. The area has approximately 1,300 businesses with approximately 400 of those businesses closed due to Hurricane Harvey. Retail and hospitality (accommodation and restaurants) makeup at least one in three business establishments.

## ECONOMIC STRESS

The distressed economic conditions include the following:

- Only 50% of the hotel rooms have reopened to date. In the early months, the majority of rooms were occupied by contractors. Most of the hospitality workers left for housing in other towns because they could not utilize hotel vouchers in town. In order to support the tourism industry, hotels must be in place.
- The poverty rate for the County is 18.8% (2016 Census Bureau).
- The tax base suffered a significant loss of approximately 26%. Due to existing and anticipated shortfalls, and the need for essential governmental services, all taxing entities have applied for FEMA's Community Disaster Loan Program.
- The median household income in 2016 for the County was \$44,851 compared to \$55,322 US and \$51,675 for the Corpus Christi MSA.
- In 2016 the estimated per capita income is \$23,680, compared to an estimate of \$27,034 for the U.S.
- Prior to the disaster, at peak seasons the population swells an additional 10-30,000 people, demonstrating the significance that the tourism industry plays. Year-round population has declined, however reliable estimates are not available.
- State of the Community Report 2016: Almost 60% of all families with children under the age of 5 have incomes below the poverty level. 100% of all the female householder families (women without a spouse who have children living with them), with children under the age of 5 in have incomes below poverty level.
- The workforce is composed of primarily service industry jobs. The local labor force is drawn from the Coastal Bend region. The community lost most of its employee base due to: 1) distribution of hotel vouchers resulting in workers moving to other cities since the limited hotel rooms were already taken by construction workers; and 2) loss of workforce housing.



# ECONOMIC FOCUS GROUP MEETINGS

## DECEMBER HIGHLIGHTS

TadZo, an economic development consulting firm, worked with the LTRT, to conduct four focus group meetings throughout one week to discuss: tourism, downtowns, local community entities, and specialized industries. Each group was asked about their perceived challenges, their current needs, and if/how participants would assist in the future. Common responses were:

- Insurance checks have not been received yet
- Debris cleanup will help tourism come back (safety for water sports activities is a concern)
- Find and survey displaced businesses, workers, residents
- Communication – real facts and positive
- Marketing and public relations to external markets “We are open”
- Monthly events calendar – get back into the swing of normalcy
- Establish new consistent business hours once businesses re-open
- Where can we see progress right away?
- Important businesses to re-open: restaurants, hotels, retailers
- Meeting spaces - for groups and also private one-on-one sessions
- Identify and access “Winter Texans”
- Find volunteers from outside – we may be approaching burnout
- Nightlife and vibrant activities in downtowns
- Rebuild responsibly – historic preservation, environmental
- Economic diversification

“JUMPSTART” SHORT TERM GOALS developed by the focus groups and implemented before the one year anniversary of the storm:

**TOURISM MARKETING:** Communicate we are “open for business” with specific, current info. Encourage day trips to counter perceptions that there is nothing to do here or no place to stay. We still have warm charm with personal touch.

**BUSINESS TOOL KIT & OUTREACH:** Organized and new resources available in one spot to connect businesses to what they need with the ultimate outcome to retain and grow our local businesses.

**VolunTOURism:** Attract volunteers to spend money in our community and help with recovery. Build a relationship through a positive experience so that they come back.

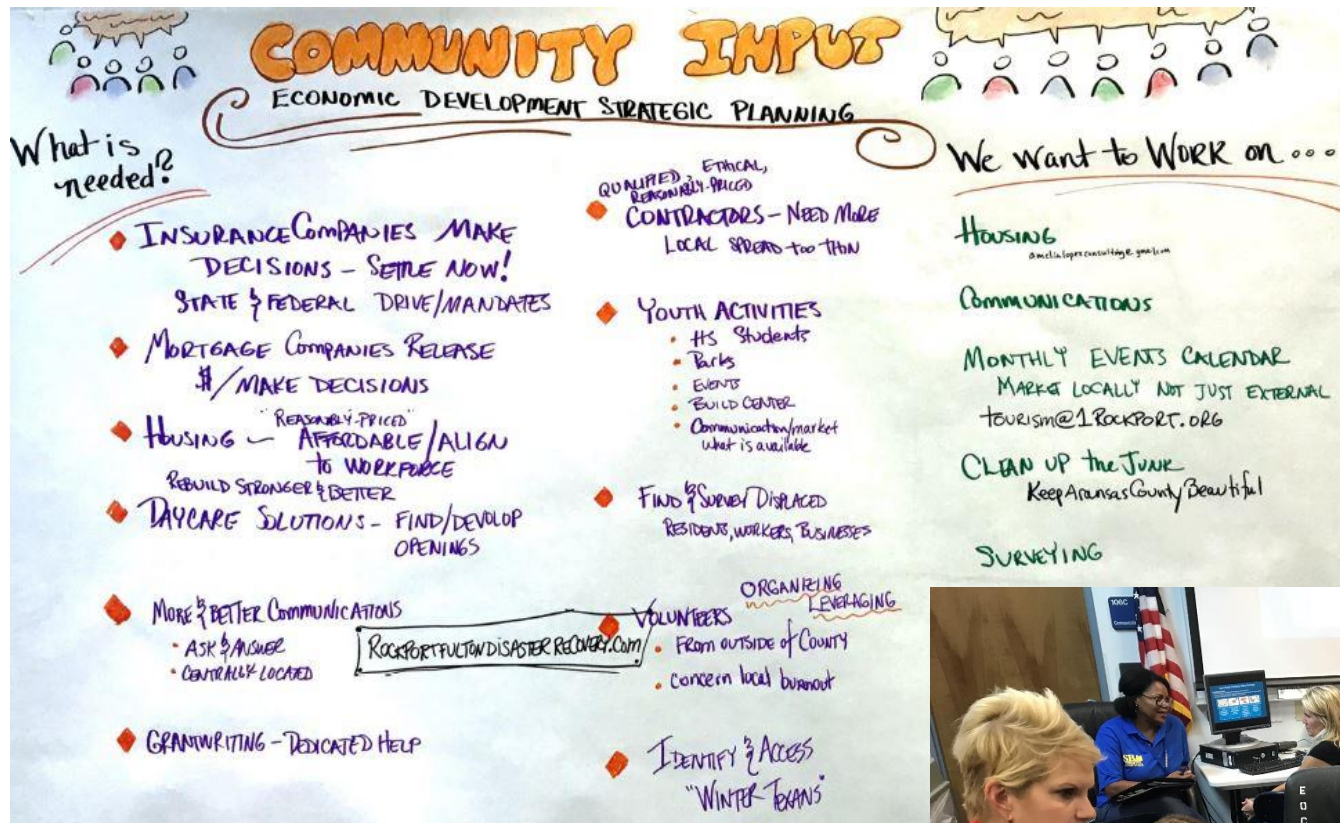
**DOWNTOWN FULTON:** Increase foot traffic & activity so that residents and visitors spend money in downtown.

**DOWNTOWN ROCKPORT:** Attract local residents & visitors to downtown Rockport for positive economic impact.

## JANUARY ACTIVITIES

- Meeting to re-connect and discuss:
  - Highlights from December focus groups
  - What’s been accomplished in housing
  - Preview of next steps
- New focus groups determined:
  - Short term actions for goals
  - Team leaders
- Short Term Plan Presentation
- Evaluation of new feedback and development of long term goals





Photos: Notes taken and Attendees at Economic Focus Group Meetings  
Source: Kim Foutz

# ECONOMIC SWOT ANALYSIS

The TadZo firm also presented an economic SWOT analysis for local officials, stakeholders, and community members to consider while developing strategies for their long term recovery plan.

## STRENGTHS

- Charm – personal, unique, sense of place
- Successful, annual events with large draw
- “Can do” people
- Expertise in tourism/hospitality
- Locally-owned businesses (not national, big box, chains)
- Abundant and diverse natural assets
- Fishing industry
- Active Chamber of Commerce leadership/participation
- Coordinated county-wide Long-term Recovery Committee

## WEAKNESSES

- No economic development plan
- No formal economic development organization
- No 4A & 4B sales tax tool to fund continual economic development operations and incentive
- Dependent on one industry (tourism) – diversity leads to stability through economic cycles
- Workforce - What is your talent pool?
- Who’s here? Who’s coming back?
- Lack of workforce housing
- Lack of developed sites for new businesses, especially for non-retail/commercial businesses

## OPPORTUNITIES

- Harvest momentum from recovery success for thoughtful planning to rebuild better, stronger, and more unique
- Enhance existing draw for tourists, residents and entrepreneurs
- Harbor-front developments
- Heritage District / CAD / City Center
- Regional arts/performing/conference center
- Mixed-use (housing, retail, office, etc.)
- Fulton special events center
- Volunteers – people & organizations want to help
- Federal, state, philanthropy resources (BUT you must be prepared with strategic, thoughtful planning – Be BOLD)

## THREATS

- Will businesses reopen?
- Will workers return?
- The downside of tourism
- Success drives up land and housing prices
- Majority of tourism jobs do not pay living wage
- Continued risk for natural disasters
- Expecting or waiting for “outside” forces to fix Aransas County
- Competition with other communities for funding, investments, and upcoming tourist season – there is no competition is not waiting for you or giving Aransas County a “timeout” to catch up

# ECONOMIC DEVELOPMENT PLAN

The purpose of an Economic Development Plan is to establish a united path toward recovery, resilience and economic vitality. It is needed to continue the community's commitment to One Path, One Voice. The EDA not only establishes goals and strategies, but it addresses allocation of people and leverages resources. Because the plan has short and long term goals, it will ensure continuity in the community's economic development approach.

Another important reason to establish a Plan is that it involves citizen participation and thus can be used as justification in the grant application process. The following is the citizen participation process:

December 11 and 12: Facilitator Allison Larkin, Tadzo Company, International Economic Development Council. Four focus groups w/businesses & community input (tourism, downtown, community, industry).

January 9-11: Facilitator Allison Larkin, Tadzo Company, International Economic Development Council. Re-connect Meeting: findings from December Focus Groups, what's been accomplished in housing, preview week; 5 Short Term Action Groups / Team Leads, Plan Presentation meeting, Evaluation of focus group feedback and development of long term goals

January through May: Strategic Economic Development Action Plan was posted on the Chamber website. This was part of the public comment period.

March through July: Strategic Economic Development Action Plan was posted on the Long Term Recovery website. This was part of the public comment period.

February 5: Aransas County Navigation District Board Meeting – overview of the Economic Development Plan and associated projects.

February 12: Meeting with historical groups, cultural groups, and art groups to discuss interest in development of an arts, performing arts, and conference center, space needs and partnerships.

February: Follow-up meeting with historical groups, cultural groups, and art groups to discuss interest in development of an arts, performing arts, and conference center, space needs and partnerships.

February 26: Aransas County Commissioners Court public meeting – Overview and adoption of Economic Development Plan

March 13: City of Rockport Council public meeting – Overview of Economic Development Plan

March 20: Town of Fulton Alderman public meeting – Overview of Economic Development Plan

April 16: Joint posted meeting of the City of Rockport, Town of Fulton, Navigation District, Chamber of Commerce, and Aransas County to prioritize projects/initiatives (11 strategies with a total of 93 action items). Aransas County ISD superintendent attended. The consensus for prioritization was that rebuilding of venues was the number one priority. Adoption of the Plan was discussed

Themes of the strategies are focused on: 1) economic vitality and resilience; 2) image and identify; and 3) livability and quality of life.

As part of the goal and strategy development process, the LTRT and Chamber of Commerce reviewed the Coastal Bend Council of Government's Comprehensive Economic Development Strategy and ensured that local proposals and ideas were congruent with the COG Plan.

The City of Rockport, Town of Fulton, Navigation District, Chamber of Commerce, and Aransas County have all adopted the Plan by resolution. The final copy of the plan will include background, and metrics. It is anticipated that the CB COG will amend its Community Economic Development Strategy to incorporate strategies and projects.

Success of the plan will be dependent upon creating a formal economic development entity and ensuring there are cheerleaders for each strategy.

# ECONOMIC DEVELOPMENT PLAN

## ECONOMIC DIVERSIFICATION

A critical component of the Economic Development Plan is economic diversification. This is a tall order for a community that has solely relied on tourism for its primary industry. As a result, the LTRT is recommending that the community submit a joint CDBG-DR Planning grant to accomplish the following:

### **Proposal for Planning Services – Economic Development Readiness and Partnerships**

Due to the impact of Hurricane Harvey, the community has come to realize that a tourism-only based economy is insufficient to maintain a vibrant, resilient community. The community also realizes that it is in their best interest to develop and execute an economic development strategy that emphasizes regionalism and leverages partnerships with other cities, counties, and economic development organizations. In order to address these realities, the Community is proposing a phased, regional study to provide the following analyses and recommendations:

Phase I: Conduct a Community and Regional\* Asset/Resource Inventory.

Phase II: Perform a Community and Regional \* Target Market/Target Sector assessment. Include base data collection and regional public input (survey, focus groups, interviews) regarding which sectors are acceptable to the community/region. Provide recommendations to create sustainable sector strategies and action plan. Include strategies for retention of sectors already present.

Phase III: Conduct a Regional\* Workforce Analysis and develop a Workforce Development Plan. This plan should identify partnerships (public and private), equipment, technology, building, and other resources necessary to execute the plan.

Phase IV: Based upon information obtained from Phases I through III, make recommendations on regional partners that should collaborate and enter into partnership agreements to facilitate regional economic development.

Phase V: Identify approaches and resources necessary to address asset and resource deficits identified in Phase I (land, buildings, utilities, technology, thoroughfares, public services, etc). Recommendations should include addressing resources necessary for business retention and new target sector(s).

Phase VI: Develop a regional marketing and recruitment plan.

Deliverables: Asset/Resource inventory, analysis, recommendations and goals; Target Market/Sector assessment with recommendations, goals, and strategies; Workforce analysis and Workforce Development Plan that reflects new target sectors; Recommendations on regional partners; Regional Marketing and Recruitment Plan for new target sectors; For each of the recommendations, strategies, and goals contained in the Plans, provide an implementation matrix which includes responsible party and timeline; and Performance measures to help project partners effectively measure progress on implementation of the Plans and related strategies.

***\*Analysis should include multiple counties, cities, and economic development corporations***



# ECONOMIC DEVELOPMENT PLAN

Potential funding sources and abbreviations for organizations and agencies participating in the Economic Development Plan:

ACND = Aransas County Navigation District

Aransas Pathways = connected sites and trails for historical information, birding, hiking, biking, and kayaking

Bond Counsel = Financial and Attorney firms assisting with placement and sale of bonds and certificates of obligation

CDBG-DR funds = Community Development Block Grant-Disaster Recovery funds, distributed by the US Department of Housing and Urban Development (HUD)

COC = Rockport-Fulton Chamber of Commerce; Chamber Academy offers seminars, lectures, and college courses for workforce development

CoR = City of Rockport

EDA = US Economic Development Administration

EDC = Economic Development Corporation

Hotel Motel funds = Under Texas law, local Hotel Occupancy Tax (HOT) revenue can be used to promote the hotel, tourism, and convention industry

HMGP = Hazard Mitigation Grant Program distributed by FEMA

ICF = a global, professional, technology, and marketing services firm

ISD = Aransas County Independent School District

KACB = Keep Aransas County Beautiful – non-profit organization for community cleanups

LiftFund = a non-profit organization, headquartered in Texas, that provides loans to small and/or minority-owned businesses

LTRT = Long Term Recovery Team

Mitigation Team = Staff and Elected officials from the City of Rockport, Aransas County, Navigation District, and Long Term Recovery Team

PeopleFund = non-profit lender for economic opportunity and financial stability for underserved people

Public Assistance = FEMA's largest grant program for community (rather than individual) assistance when responding to and recovering from major disasters or emergencies

RCA = Rockport Center for the Arts

RCAD = Rockport Cultural Arts District

RebuildTX = collaborative funding project of the Michael & Susan Dell Foundation and the OneStar Foundation

SBDC = Small Business Development Centers, hosted by universities and state economic development agencies, provide assistance to small businesses and entrepreneurs

STT = Short Term Teams

tbd = to be determined

Tx EDC = Texas Economic Development Council = statewide, non-profit, professional association for the development of economic and employment opportunities

TIF = Tax Increment Financing = an economic development tool to incentivize both development and redevelopment

TIRZ = Tax Increment Reinvestment Zone

ToF = Town of Fulton

Tx Ag Grant = Texas Department of Agriculture grants including the Community Enhancement Fund and Capital Fund

Tx APA = Texas chapter of the American Planning Association – offers opportunities and resources for planners, commissioners, engaged citizens, etc.

Tx Capital Fund = supports rural business development, retention, and expansion

TxDOT = Texas Department of Transportation

TPWD = Texas Parks and Wildlife Department; TPW Foundation = supports TPWD

USDA = US Department of Agriculture

VFD = Rockport Volunteer Fire Department



## Priority #1: REBUILD / BUILD LOCAL ATTRACTIONS & VENUES

OBJECTIVE A) ASSESS RESOURCES AND COMPLETE PLANNING	RESPONSIBLE PARTY	RESOURCES/ FUNDING NEEDED	TIMING
Conduct community asset inventory	Local Tourism Council	Texas Tourism Council in-kind donation	May 2018
Work with non-profit attractions to facilitate rebuilding and seek funding (based upon priority)	County, CoC, CoR, ToF	RebuildTX, LiftFund, USDA	April 2018-Dec 2019
Address pier restorations (private and public)	tbd	tbd	2020
<p>Explore enhancement of existing venues and possibility of new venues (e.g. ballfields for tournaments, zipline, expanded winery/brewery, theater, kayaking, paddle-boarding, and ecotourism)</p> <ul style="list-style-type: none"> <li>• Solicit technical assistance (for community assessment) by the TX Dept of Tourism</li> <li>• Seek funding for recommended projects</li> </ul>	Local Tourism Council	TX Dept of Tourism	Feb-Aug 2018
<p>Create a Design Manual and execute common theming/brand for rebuilding and new construction (e.g. public facilities, beach facilities, parks, and private sector buildings)</p> <ul style="list-style-type: none"> <li>• Design elements will incorporate streetscapes, landscaping, signage, banners, and buildings</li> <li>• Establish a process for execution of elements</li> </ul>	ACND, CoC, non-profits, Rockport, Fulton, County, Tourism Council, RCAD Team	EDA planning grant, TxAPA, landscape architect, donations, private sector	May-July 2018
Adopt multi-jurisdictional Incentives Policy to attract venues and specialty retail (public and private)	ACND, CoR, ToF, EDC, Tourism Council, County	technical assistance from LTRT	Summer-Fall 2018
Evaluate Retail Leakage Report and develop an execution plan	new EDC if established	private sector in-kind donation	2019
<ul style="list-style-type: none"> <li>• Conduct business needs assessment to facilitate more business re-openings</li> <li>• Coordinate cohesive downtown business hours and interests</li> </ul>	CoC, EDC, Short-term teams	Staff, volunteer in-kind donations	2018-2019

## Priority #1: REBUILD / BUILD LOCAL ATTRACTIONS & VENUES continued

OBJECTIVE B) DEVELOP CITY/TOWN CENTERS TO GENERATE FOOT TRAFFIC & ATTRACT NEW BUSINESS	RESPONSIBLE PARTY	RESOURCES/ FUNDING NEEDED	TIMING
<ul style="list-style-type: none"> <li>Consolidate the Heritage District Plan, Cultural Arts District Plan, and Harborfront Plan, making one cohesive plan</li> <li>Include mixed use and mixed income opportunities (e.g. housing, retail, office, city hall, county courthouse, cultural facilities)</li> <li>Develop a master plan for downtown Fulton to preserve its charm</li> </ul>	ACND, CoC, CoR, ToF, County, Non-profits, Tourism Council	Planning grant (EDA), TxAPA in-kind donation	2018-2019
<p>Anchor the Districts by:</p> <ul style="list-style-type: none"> <li>Developing an arts/performing arts/conference center in the Cultural Arts District/City Center which serves multiple arts, culture, and historic non-profit groups in the region</li> <li>Rebuilding the Fulton Special Events Center to increase business (e.g. weddings, reunions, special events, concerts)</li> </ul>	CoR, ToF, Non-profits, RCA, Tourism Council	Public Assistance, EDA grant, 20% matching funds (EDA), HMGP	2018-2020
Pursue County Courthouse and City Hall co-location and related plaza	CoR, County	Public Assistance, Insurance, USDA, HMGP	2018-2020
Focus on working with the private sector and individual property owners to unify interests and pursuits	ACND, COC, CoR, ToF, non-profits, Tourism Council	Private sector, TIF	2019
<p>Complete improvements to City/Town Centers, Downtown and District Areas including:</p> <ul style="list-style-type: none"> <li>Harbor Boardwalk, Marina, boat-related traffic</li> <li>Explore sea plane project</li> <li>Infrastructure, landscape, streetscape, lighting, safety, signage, and restrooms</li> <li>Construct small venues (e.g. water feature/playground for kids)</li> <li>Public parking</li> <li>Pier reconstruction</li> <li>Document and utilize TIF process for improvement projects</li> </ul>	ACND, COC, CoR, ToF, County, Bond Counsel	EDA, planning grant, improvement grants, loans, Public Assistance, TIRZ, Tx Capital Fund, TPW Foundation, USDA	2018-2022

## Priority #1: REBUILD / BUILD LOCAL ATTRACTIONS & VENUES continued

OBJECTIVE B) DEVELOP CITY/TOWN CENTERS TO GENERATE FOOT TRAFFIC & ATTRACT NEW BUSINESS (continued)	RESPONSIBLE PARTY	RESOURCES/ FUNDING NEEDED	TIMING
Hold group beautification and repair projects: <ul style="list-style-type: none"> <li>• Include minor improvements to public and private infrastructure and buildings</li> <li>• Promote as an "Extreme District Makeover"</li> </ul> Execute in accordance with the Design Manual to enhance a sense of place	Short Term Teams, CoR, ToF, KACB	CoR, ToF, Keep TX Beautiful, private sector donations	1 block per 6 months, 2019-2024
<ul style="list-style-type: none"> <li>• Link/loop all venues via trails and wide sidewalks within and outside Districts</li> <li>• Address disconnects, bottlenecks, and conflicts</li> </ul>	Aransas Pathways	TIF, TxDOT, TPWD, grants	2018-2024
Address downtown flooding issues	CoC, CoR, ToF, County	HMGP, USDA, Restore Act	Mar-May 2018
Consider combined arts incubator and housing initiative	COC, CoR, County, RCAD, RCA	As per CAD and Housing Plan	2020

## Priority #2: DIVERSIFY WITH NEW TARGET MARKETS & SUPPORTING INFRASTRUCTURE

	RESPONSIBLE PARTY	RESOURCES/ FUNDING NEEDED	TIMING
<ul style="list-style-type: none"> <li>Form an Economic Development Organization and establish formal partnerships, contractual arrangements, and funding sources</li> </ul>	COC, CoR, ToF, County	ACND, COC, CoR, ISD, ToF, County, Tx EDC, Bus. Reps	Summer 2018
<b>OBJECTIVE A) ADDRESS WORKFORCE NEEDS AND DEVELOPMENT</b>			
<ul style="list-style-type: none"> <li>Assess workforce skillsets and develop training programs to support target industry</li> <li>Coordinate with regional resources and institutions</li> </ul>	COC, EDC, ISD, regional colleges	COC, USDA, ISD	Fall 2018-2021
<ul style="list-style-type: none"> <li>Execute Workforce Housing Plan goals and tactics to bring employees back</li> <li>Recognize that workforce is the #1 factor for business locations</li> </ul>	CoR, ToF, County, LTRT	tbd	Summer 2018-2023
<ul style="list-style-type: none"> <li>Develop and execute a marketing strategy for workforce recruitment</li> </ul>	EDC, COC, LTRT	tbd	Summer 2018
<ul style="list-style-type: none"> <li>Hold regional housing and jobs fair (loans, credit counseling, down payment)</li> </ul>	COC, HUD, LTRT	\$1,000 CoR, ToF, County, HUD	Apr 2018, Aug 2018
<b>OBJECTIVE B) ADDRESS BUSINESS RECRUITMENT READINESS</b>			
<ul style="list-style-type: none"> <li>Work with the Texas Economic Development Corporation to identify new target market industries to stabilize through economic cycles</li> </ul>	COC, EDC, Tx EDC	TX Econ Dev't Council in-kind donations	Fall 2018
<ul style="list-style-type: none"> <li>Adopt multi-jurisdictional Incentives Policy for redevelopment and development</li> </ul>	ACND, Cities, County	COC, LTRT, Staffing	May 2018
<ul style="list-style-type: none"> <li>Perform comprehensive analysis of business site selection factors and update Economic Development Plan accordingly (see attachment "A" for details)</li> </ul>	EDC, COC	EDC Committee	Winter/Spring 2019
<ul style="list-style-type: none"> <li>Establish program to facilitate entrepreneurship</li> </ul>	EDC, COC	EDC Committee	2022
<b>OBJECTIVE C) ADDRESS HEALTHCARE GAPS</b>			
<ul style="list-style-type: none"> <li>Address lack of regional hospital facilities</li> </ul>	County	Federal CDBG-DR grants, Tx Ag grant, USDA	2018-2021
<ul style="list-style-type: none"> <li>Inventory loss of retirement facilities and initiate rebuild of existing centers</li> <li>Recruit new retirement facility providers in the event of long-term loss</li> </ul>	CoR, County, LTRT	Federal CDBG-DR grants	2020

## Priority #2: DIVERSIFY WITH NEW TARGET MARKETS & SUPPORTING INFRASTRUCTURE

continued

	RESPONSIBLE PARTY	RESOURCES/ FUNDING NEEDED	TIMING
<b>OBJECTIVE D) LEVERAGE/ENHANCE ARANSAS COUNTY AIRPORT FOR TOURISM AND BUSINESS DIVERSIFICATION</b>			
• Update Airport Layout Plan if needed	County	TxDOT grant	2021
• Update Aiport Master Plan if needed	County	TxDOT grant	2022
<b>OBJECTIVE E) Evaluate existing fire department resources and capabilities as it relates to target industry needs</b>	EDC, VFD, Cities, County	Public Safety & Homeland Security grants, CoR	2024
<b>OBJECTIVE F) ADDRESS BUSINESS LOCATIONS - BUSINESS PARKS, OTHER SITES, AND BUILDINGS</b>			
• Consider purchasing property for a business park or landbanking of city- or county-owned property for a business park	CoR, EDC, County	tbd	2020
• Consider construction of infrastructure to serve a new business park • To extend infrastructure/utilities into a business park – work with Texas Dept of Agriculture on Texas Capital Fund grant or EDA grant	CoR, EDC, County	Tx Capital Fund	2021
• Perform a building inventory and make recommendation to address deficits	CoC, EDC	Staff	2019
<b>OBJECTIVE G) PURSUE TRANSPORTATION ENHANCEMENTS TO SUPPORT TOURISM AND BUSINESS DIVERSIFICATION</b>			
• Review area transportation thoroughfares and possible improvements • Adopt Transportation Plan (multi-modal)	COG, CoR, EDC, County	Staff	2023
• Address the intersection of Broadway/Business 35 for visitor convenience and safety	CoR, County	TXDOT	2021
• Continue to pursue multi-modal transportation	Aransas Pathways	grants	on-going



## Priority #3: ENHANCE MARKETING & PROMOTION TO REVITALIZE TOURISM

	RESPONSIBLE PARTY	RESOURCES/ FUNDING NEEDED	TIMING
<ul style="list-style-type: none"> <li>• Communicate we are "open for business" with specific current information</li> <li>• Track hotel availability and market that information</li> </ul>	Jeff Hunt of ICF, COC	Hotel Motel funds, RebuildTX funds	Jan-Apr 2018, on-going
<ul style="list-style-type: none"> <li>• Solidify brand (ecotourism, short getaways, active/sporting getaways)</li> <li>• Identify funding to enhance marketing.</li> </ul>	Jeff Hunt, Short Term Teams	State Hotel/Motel grant	Apr-June 2018
<ul style="list-style-type: none"> <li>• Review local and regional tourism websites</li> <li>• Make changes/request changes to reflect targeted marketing message</li> </ul>	COC	Staff	May 2018
<ul style="list-style-type: none"> <li>• Consider year-round tourism</li> <li>• Encourage day trips to counter perceptions that there is nothing to do/no place to stay.</li> </ul>	COC	Staff	2018-2020
<ul style="list-style-type: none"> <li>• Re-establish venue sign/wayfinding program</li> <li>• Inventory all trails and install wayfinding signage</li> <li>• Ensure design matches the brand</li> </ul>	COC, Aransas Pathways, Tourism Council	tbd	late 2018-early 2019

## Non-Prioritized ECONOMIC STRATEGIES

	RESPONSIBLE PARTY	RESOURCES/ FUNDING NEEDED	TIMING
<b>OBJECTIVE: EXPAND VISITOR EXPERIENCE IN THE DOWNTOWN/DISTRICT AREAS &amp; IN THE CITY/TOWN CENTERS</b>			
<ul style="list-style-type: none"> <li>Adopt the Cultural Arts District and Rockport Center for the Arts strategic plans. Incorporate these goals into the Economic Development Plan</li> </ul>	RCAD, RCA, COC, CoR, County	Staff	Fall 2018
<ul style="list-style-type: none"> <li>Activate Cultural Arts District to act as umbrella for coordinated programs and events in the District</li> </ul>	Cultural Arts District	tbd as per CAD Plan	Fall 2018
<ul style="list-style-type: none"> <li>Consider developing small, frequent Cultural Arts programs and events (e.g. music vignettes, family entertainment, funky theme, chalk/digital graffiti)</li> </ul>	Cultural Arts District	\$20,000 per year	monthly, starting May 2018
<ul style="list-style-type: none"> <li>Infuse more cultural and art projects (e.g. mural project, public art sculpture, Harvey memorial structure)</li> </ul>	RCAD, RCA	tbd as per CAD and RCAD Plans	on-going
<ul style="list-style-type: none"> <li>Invest in new monthly or existing events (e.g. birding tours, fishing tournaments, harbor stage, auto show, music, drone racing, cruises)</li> </ul>	CAD, Short Term Teams, Tourism Council	\$15,000 Hotel Motel funds	monthly, starting June 2018
<b>OBJECTIVE: ATTRACT VOLUNTEERS TO INVEST IN OUR COMMUNITY AND ITS RECOVERY</b>			
<ul style="list-style-type: none"> <li>Develop a "VolunTOURing" program by attracting volunteers to spend money and help with recovery</li> </ul>	COC, Short Term Teams	Staff	March 2018
<ul style="list-style-type: none"> <li>Develop trip packaging and referrals (lodging, transportation, activities, tours)</li> </ul>	COC, Short Term Teams	Staff	
<ul style="list-style-type: none"> <li>Adopt marketing program to attract VolunTOURists to established programs</li> </ul>	COC, Short Term Teams	Network list, College Volunteer Coordinators	May 2018
<b>OBJECTIVE: RETAIN, SUPPORT, AND GROW EXISTING BUSINESS</b>			
<ul style="list-style-type: none"> <li>Develop business recovery "Toolkit" program</li> <li>Assemble business resources based upon assessment (SBDC)</li> <li>Assemble a team for business outreach</li> </ul>	COC, Short Term Teams	COC, Volunteers, tbd	Jan-Sept 2018

## Non-Prioritized ECONOMIC STRATEGIES continued

	RESPONSIBLE PARTY	RESOURCES/ FUNDING NEEDED	TIMING
<b>OBJECTIVE: RETAIN, SUPPORT, AND GROW EXISTING BUSINESS</b> (continued)			
• Pursue a grant program to fund building repair and enhancements, flood proofing, mitigation working capital, and equipment	Mitigation Team	HMGP	Jan-Summer 2018
• Coordinate with existing non-profit loan programs (PeopleFund, Lift) and other funding sources (USDA) to secure funding for business building repair and enhancements, floodproofing, working capital, mitigation, and equipment	COC	COC, CoR, LiftFund, PeopleFund, SBDC, ToF	Jan-Summer 2018
• Provide professional assistance to help cultivate business merchandising, signage, websites, and façades	COC	COC-Chamber Academy	2019
• Establish a program to address recruiting employees back to the community, including their housing needs	COC, CoR, ToF, County	COC	Feb-July 2018
• Consider programs for existing business expansion.	COC, CoR, ToF, County	tbd	2021
<b>OBJECTIVE: PURSUE ENHANCEMENTS FOR A COMMUNITY SENSE OF PLACE /QUALITY OF LIFE</b>			
<ul style="list-style-type: none"> <li>• Develop a master plan</li> <li>• Focus on gateways and strategic corridors first</li> <li>• Include methods to minimize code violations</li> <li>• Leverage assets such as oak trees and other natural elements</li> <li>• Leverage a partnership with Keep Aransas County Beautiful</li> </ul>	CoR, KACB, ToF, Aransas Pathways	Volunteers, state grant, private donations	2019
• Consider developing city and county demolition programs for dilapidated structures	CoR, ToF, County	CDBG-DR funds	Fall 2018
<ul style="list-style-type: none"> <li>• Pursue partnership with YMCA to construct a city building and establish programs</li> <li>• Identify a donor</li> </ul>	CoR, YMCA, donor	Private donation	2018
• Continue debris removal (fine cleaning) at water edge, walkways, and roads in accordance with FEMA requirements.	CoR, ToF, County, Short Term Teams	KACB, volunteers, Adopt a Highway	Spring/Summer 2018
• Rebuild and improve community entrance signs (include community character/branding elements)	CoR, KACB, ToF, Aransas Pathways	Keep TX Beautiful grant	2019-2020

## ***Rockport Center of the Arts, Performing Arts, & Conference Center Project***

**OVERVIEW** Both the Coastal Bend Council of Governments (CBCOG) and the local jurisdictions went through an extensive analysis and public process for defining the economic development strategies. This process identified the rebuilding of existing venues and creation of new venues as Priority #1. The community is undergoing aggressive efforts to reopen all of the venues. One specific project within the Priority #1 strategy is the Rockport Center of the Arts, Performing Arts, and Conference Center Project. The Rockport Center for the Arts (RCA), in cooperation with the City of Rockport, intends to reconstruct and expand the previous arts center that was completely destroyed by Hurricane Harvey. The community plans to accomplish this economic development project through an Economic Development Administration (EDA) grant. To date, the community has made application and has received notice that its application has been selected through EDA's competitive process for further consideration in the amount of \$5,000,000. Prior to Hurricane Harvey, RCA had begun a capital campaign for a new center. After the hurricane, the RCA reinitiated its fundraising efforts, and also received \$1,000,000 from Rebuild TX and \$1,000,000 from the Stillwater Foundation. Furthermore, a \$2,200,000 grant will be submitted for CDBG-DR funding when it becomes available. Total project cost is estimated to be approximately \$9,500,000. The facility will be constructed at a new, strategic site located in the Cultural Arts District, Downtown, and Harborfront. This site has already been acquired by the RCA. The Sculpture Garden will be located on adjacent land already owned by the RCA and other land leased to the RCA by the City of Rockport. This multipurpose facility will serve as an anchor for downtown revitalization.

**NEED** The former arts center building was undersized, at 5,600 square feet, and its programming had exceeded its capacity. That building was destroyed by the hurricane and the remains were demolished and removed from the site. The proposed building will be approximately 21,000 square feet with added facilities to include performing arts, mixed use, and conference space. Reconstruction and expansion of the facility along with new and expanded programming, events, and exhibitions will allow the community to attract more diverse populations (rather than its main focus on fishing). The project will also facilitate the community into becoming a greater travel destination. The facility will serve the region, and act as an anchor to the struggling Downtown/Cultural Arts District (D/CAD). Only 50% of the businesses in Aransas County have re-opened. Many that have re-opened are in danger of closing, especially in the D/CAD, due to a lack of tourists coming back for the first season after the hurricane. Lack of businesses, density, and diversification will have a domino effect for these other businesses closing. Without taking major steps, this situation will impede the recruitment of new businesses as well. Overall, this project will be an anchor and a stimulus to generate foot traffic, increase downtown exposure, and fill visual/physical gaps in the district.

**SCOPE** The facility will be approximately 21,000 sq.ft., with 13,100 sq.ft. of arts space comprised of four instruction/education classrooms (capacity 500), art galleries, an exhibition area, a library, and an instructional kitchen for culinary arts. The event and performing arts space will be approximately 8,400 sq.ft. and will accommodate 350+ conference attendees, 400+ theater seating, and 270+ banquet seating. Both spaces will be served by a catering kitchen, reception area, event porch, café, and retail space. The sculpture garden will be approximately 12,000-18,000 sq.ft. A total of 13 major monuments and sculptures are already for placement, as a part of the RCA's permanent collection.

Expanded programs and space to attract new and diversity of visitors will include:

- Visual Arts Exhibition Programs (expanded programming to 27 changing annual exhibits per year); main gallery, garden gallery, members gallery
- Theater performances (new programming)
- Major annual events that promote art and cultural tourism (expanded programming)
- Humanities in the arts – Visiting lecturer series (expanded programming)
- Educational seminars (expanded programming)
- Arts education for youth, families, and adults (expanded programming); Studios will include a variety of art learning activities, wet/dry clay-kiln, art yards and spaces for exterior gas kilns
- Artist-in-Resident Program (expanded programming)
- Hosting conference events (new offering); multi-purpose space for lectures, seminars, and meetings
- Event porch – covered outdoor area for events and rental
- Promotion of the Arts as a career (expanded programming)
- Sculpture garden collection and green space (expanded programming)
- Commerce activity to support programs/operations: gift shop, instruction kitchen for culinary arts, cafe

Other supporting spaces will include: vault/storage room, receiving/distribution space, elevator, ramps, staircases, and restrooms. In a separate but supporting project, the City of Rockport will construct a new 120-space parking lot which will serve the new facility as well as downtown businesses. Dedicated and handicap parking will be located on site. It is also important to note that the City of Rockport may explore construction of a parking garage if

current discussions with economic development prospects come into fruition.

**LEVERAGE** The RCA and City of Rockport are anticipating that the private sector will contribute \$550,000 toward expansion of the meeting space by an additional 2,000 sq.ft. It is not currently in the proposal since the funds are still pending. This will open the market up even further to attract new visitors. The Economic Development Plan also includes the development of a downtown arts incubator with an associated housing development for art entrepreneurs and craftsmen. Due to all the momentum and marketing prospects, the Navigation District, LTRT, and Chamber of Commerce are under negotiation with a hotel/housing project for the Downtown/Harborfront. This project will be constructed at approximately the same time as the reconstruction of city hall and county courthouse. Due to their complete destruction, the community is taking the opportunity to move this governmental center/anchor project into the Cultural Arts District, Downtown, and Harborfront.

The Economic Development Plan also calls for creation of a TIRZ to support construction of improved infrastructure, including drainage, by potential private investment. All projects will exceed resilient building codes, incorporate green building construction, and follow the multi-jurisdictional Hazard Mitigation Plan. The community is also applying for mitigation funds for bulkheads and Restore Act funding for Harborfront improvements, including a boardwalk in the district.



## ***State of Texas Plan for Disaster Recovery: Hurricane Harvey***

As mentioned previously in the housing recovery and growth section of this plan, the GLO will receive CDBG-DR funds from HUD and administer them to communities through the State Action Plan. The GLO will include, for the first time in a recovery plan, an *Economic Revitalization Program* for interim business assistance. Strong businesses and an active economy are necessary for the recovery and viability of households and communities. Small businesses (as defined by the SBA) and certain farming operations (as defined by the US Department of Agriculture) may be eligible for deferred forgivable loans and other assistance. The program also will focus on job retention and job creation for low- and moderate-income employees. As part of the AFFH objectives, low- and moderate-income households must receive at least 70% of program funds by region and sub-recipient and marketing programs must include all demographic groups listed previously. The economic revitalization program will begin 30 days after HUD's approval of the State Action Plan and end three years thereafter and no business will receive more than \$250,000.

The GLO will also put aside CDBG-DR funding for *Local, Regional, And State Planning*. An email account has been set up so that communities can submit their planning needs. Through a competitive application process, local government entities will be allowed to apply for specific studies of their choosing. Additionally, further amendments may convert a portion of these planning funds to other eligible expenses to execute specific projects contemplated or developed through the planning process.

Due to the impact of Hurricane Harvey, Aransas County, Rockport, Fulton and the Rockport-Fulton Chamber of Commerce have come to

realize that a tourism-only based economy is insufficient to maintain a vibrant, resilient community. They also realize that it is in their best interest to develop and execute an economic development strategy that emphasizes regionalism and leverages partnerships with other cities, counties, and economic development organizations. In order to address these realities, they have put together a proposal for CDBG-DR funds that will facilitate a phased, regional study.

**PHASE I:** Conduct a Community and Regional Asset/Resource Inventory.

**PHASE II:** Perform a Community and Regional Target Market/Target Sector assessment. Include base data collection and regional public input (survey, focus groups, interviews) regarding which sectors are acceptable to the community/region. Provide recommendations to create sustainable sector strategies and action plan. Include strategies for retention of sectors already present.

**PHASE III:** Conduct a Regional Workforce Analysis and develop a Workforce Development Plan. This plan should identify partnerships (public and private), equipment, technology, building, and other resources necessary to execute the plan.

**PHASE IV:** Based upon information obtained from Phases I through III, make recommendations on regional partners that should collaborate and enter into partnership agreements to facilitate regional economic development.

**PHASE V:** Identify approaches and resources necessary to address asset and resource deficits identified in Phase I (land, buildings, utilities, technology, thoroughfares, public services, etc.). Recommendations should include addressing resources necessary for business retention and new target sector(s).

**PHASE VI:** Develop a regional marketing and recruitment plan.

## DELIVERABLES:

- Asset/Resource inventory, analysis, recommendations and goals.
- Target Market/Sector assessment with recommendations, goals, and strategies.
- Workforce analysis and Workforce Development Plan that reflects new target sectors.
- Recommendations on regional partners.
- Regional Marketing and Recruitment Plan for new target sectors.
- For each of the recommendations, strategies, and goals contained in the Plans, provide an implementation matrix which includes responsible party and timeline.
- Performance measures to help project partners effectively measure progress on implementation of the Plans and related strategies.

The lead agency to provide support to the GLO for this study is Aransas County through its Long Term Recovery Team. Suggested consulting team members necessary to perform these analyses and recommendations include:

- Economic Development consultant
- Site selector
- Developer with knowledge of light industry/technology needs and requirements
- Workforce Development consultant

## ***“Find Yourself In Rockport-Fulton”***

A new ad campaign was started by the Rockport-Fulton Chamber of Commerce to help continue recovery of the tourist industry that the region counts on every summer. George Strait, a longtime resident of the Rockport-Fulton area, lent his voice to a series of radio/tv announcements which highlight the resilience of the community and its continued draw to tourists.

**Less Than a Tank Away!**

**Approximate Driving Distances to Rockport-Fulton, Texas**

Dallas/Ft. Worth	370 Mi.
Austin	160 Mi.
Houston	180 Mi.
San Antonio	150 Mi.
Corpus Christi	35 Mi.
Victoria	60 Mi.

**Annual Events**

Gospel Music Festival	January
Bountiful Bowl/Clay Expo	February
Fulton Oysterfest	First Weekend in March
Tour of Homes & Boats	April
Nautical Flea Market / Babes on the Bay	May
Rockport Festival of Wines	Memorial Day
LAC Attack Kayak Fishing Tourney	June
TGWA Fishing Tourney & Concert	June
July Fourth Weekend	July Fourth Weekend
Rockport Art Festival	July Fourth Weekend
Fourth of July Fireworks and Boat Parade	July Fourth Weekend
Youth Sailing Regatta	August
HummerBird Celebration	September
Rockport-Fulton Shopping Tournament	October
Seafair	October
Rockport Film Festival	November
Christmas by the Bay	December
Tropical Christmas Celebration, Night Parade & Fireworks	December
Christmas Historical Homes Tour	December
Lighted Boat Parade, Caroling at the Mansion	December
Symphony by the Sea, Christmas in Fulton and Christmas in the District	December

For details on these and other events please go to [www.rockport-fulton.org](http://www.rockport-fulton.org)

**www.rockport-fulton.org**

Facebook - VisitRockportFulton  
Instagram - Rockport Fulton  
Twitter - CharmofTxCoast  
#FindYourselfInRockportFulton

# INDIVIDUAL BUSINESS LOANS & GRANTS

## TEXAS SMALL BUSINESS REBUILD INITIATIVE GRANTS

The Rebuild Texas Fund, a collaborative project of the Michael & Susan Dell Foundation and the OneStar Foundation, matched funds raised last fall by the Rockport-Fulton Chamber Foundation during the Boots, Business & BBQ fundraiser. Sixty-five businesses received an initial grant of up to \$1600 in January 2018 which was supplemented by up to an additional \$900 for each in April. The total amount of grant awards was close to \$160,000.

A \$200,000 small business grant program, where some 80-plus businesses have applied, comprises the second round of funding. The Chamber Foundation, in its capacity as a member of the seven-Chamber strong Coastal Bend United, will distribute awards of up to \$5,000 to local businesses. A new stipulation required by Rebuild Texas Fund is that businesses must first complete a loan application with either Lift Fund or People Fund. Both loan programs offer 0 percent interest rate loans with deferred payment programs to businesses that were damaged by Harvey. Businesses are not required to be approved for a loan or to accept a loan in order to be eligible for a grant award. To date, over eighty Rockport-Fulton area businesses have applied for the grant. Businesses that were funded in the first round are eligible to receive the difference between \$5,000 and earlier award.

## SBA DISASTER LOAN PROGRAMS

In addition to home disaster loans to homeowners or renters, the SBA has made two types of disaster loans available to businesses:

*Business Physical Disaster Loans* – Loans to businesses of any size to repair or replace disaster-damaged property owned by the business. Private, non-profit organizations such as charities, churches, private universities, etc., are also eligible. An SBA loan may be used to obtain funds while waiting for an insurance claim settlement to be paid. The last day to apply online was November 30th, 2017.

*Economic Injury Disaster Loans (EIDL)* – Working capital loans to help small businesses, small agricultural cooperatives, small businesses engaged in aquaculture, and most private, non-profit organizations of all sizes meet their ordinary and necessary financial obligations that cannot be met as a direct result of the disaster. These loans are intended to assist through the disaster recovery period. The last day to apply online was May 25, 2018

To date, 217 SBA disaster loans have been made to businesses in Aransas County in excess of \$29.9 million. This includes 17 stand-alone Economic Injury Disaster (EIDL) loans totaling \$711,500; and 200 loans to businesses for both physical damage and EIDL totaling \$29,201,000. Businesses may still apply to the SBA for either type of loan as long as the reasons for the delay are provided. The Disaster Assistance Center in Aransas Pass closed on June 15th so businesses that want to apply should contact SBA at 800-659-2955. Decisions will be decided on a case by case basis.



## DOWNTOWN ANCHOR PROJECT

In the Spring of 2018, as the Long-Term Recovery Team began to facilitate the Economic Development recovery plan, the concept of creating a “City Center” or Downtown Anchor Project began pick up momentum. The project would replace the town’s previous Courthouse facility and City hall that was destroyed during the storm. In April 2018, the Aransas County Judge and Mayor of Rockport met with the Governor’s Office in Austin to work on recovery plans. The concept of combining the destroyed facilities into one that would serve as an anchor for downtown was well received by the Governor. The Federal Coordinating Officer, also agreed that the idea had merit and agreed to come to Rockport the following week to follow-up on the details. The next week the FEMA/State team proposed pursuing the 428 process as a way to capture additional federal assistance to help replace these facilities. The 428 approach allows more flexibility for replacement of critical facilities than the normal Public Assistance (PA) process. After working closely with the State and Federal government, LTRT staff received funding from FEMA and drafted a competitive Request for Qualifications (RFQ) for a project architect to initiate the replacement process.

Sealed Statements of Qualifications will be received in August and September for this critical recovery project. The Downtown Anchor Project improvements may include, but are not limited to, a new complex consisting of a courthouse, city hall, event plaza, parking, meeting rooms, and public restrooms (see Figure 9). The early estimated project cost for this over 80,000 sq. ft. future facility is approximately \$30 million.

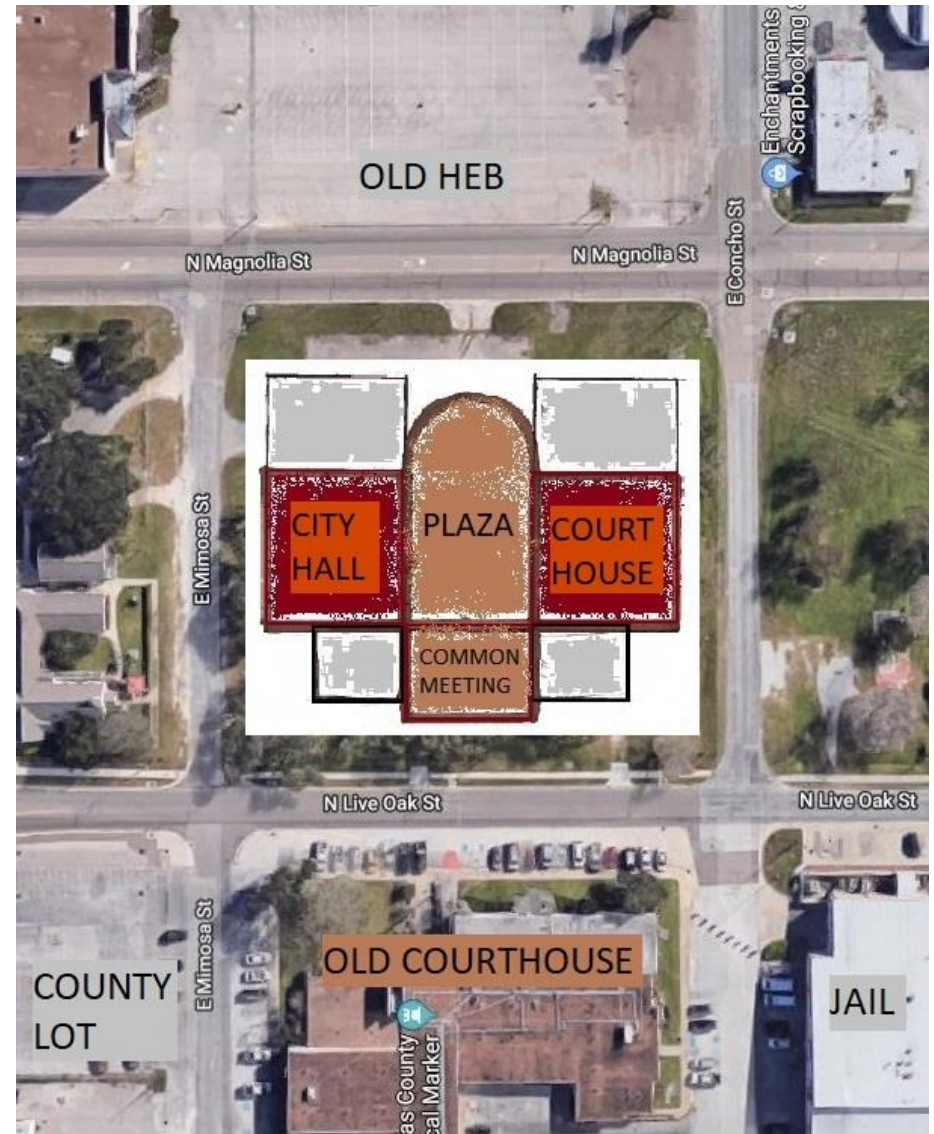


Figure 9. CONCEPT FOR DOWNTOWN ANCHOR IN ROCKPORT

A critical issue in communities following a devastating storm is the ability to sustain key government operations. During the recovery phase, the demand for government services rises but with the level of destruction seen after Harvey, the tax revenue dropped. Businesses and residents that pay tax revenues to support government services are now reduced to rubble. In the State of Texas, the property tax appraisers collect information to determine the annual tax role and their findings are written up in an annual report by the month of May for community approval. By the July 25, the tax role is determined for the following January. The current year (2018) will see a normal revenue expectation but by 2019 there will be a noticeable drop by as much as 25-30%, according to the Aransas County Appraisal District. Throughout recovery, the leaders in Aransas County have had to consider how a city can continue to provide critical services such as fire, police, schools, courts, and emergency management, when the funding sources driving those services significantly declines. Aransas County needed to think in a creative and unconventional way in order to address the dire situation. Six strategies were proposed to fill the gaps left behind by a dwindling tax base.



*Photo: Demolition of the Aransas County Courthouse due to significant damage  
Source: William Whitson, LTRT*

PROVIDER	STRATEGY
FEMA	Community Disaster Loan - Assists communities impacted by disasters to obtain funds to maintain essential municipal functions or expand to meet disaster-related needs
FEMA	Public Assistance through Hazard Mitigation - Provides funding for measures to reduce or eliminate overall risk from natural hazards.
Dell Foundation	Rebuild Texas - Funds to support organizations that provide services in six focus areas.
HUD	CBDRG-DR "Gap" funding - Intended to assist with recovery needs not covered by other public and private funding sources.
North Star Insurance	Insurance - Repair/Rehab of Commercial Buildings
Presbyterian Disaster Project	Disaster Assistance program through local Presbyterian churches to respond to needs in communities that have suffered through a disaster

## CONTINUITY OF GOVERNMENT OPERATIONS



Aransas County and the jurisdictions therein are susceptible to a wide range of natural hazards, not limited to: floods, hurricanes, drought, extreme heat, lightening, coastal erosion, hailstorms, tornadoes and wildfire. At the time Hurricane Harvey made landfall in the Rockport-Fulton area, the county was in the midst of completing a Multi-Jurisdictional Hazard Mitigation Action Plan (HMAP). The focus of the plan was to help the communities in Aransas County reduce future losses associated with disasters by identifying mitigation strategies based on a detailed hazard risk analysis. Though temporarily delayed by the storm, the plan was approved and adopted in October 2017 and included new insights gained from post-Harvey assessments.

To complete the HMAP, the goals and objectives from the 2012 Coastal Bend Hazard Mitigation Action Plan were prioritized and given a rating of high, moderate, or low, based on the perception of the community. The following criteria were considered: Life and Safety, Property Protection, Technical Feasibility, Political Feasibility, Legality, Environmental Impacts, Social Impacts, Administrative Feasibility, Local Champion, and Other Community Objectives.<sup>11</sup>

Many aspects of community planning contribute to the ability of a city/county to rebound after a disaster, but one factor that plays an important role is funding. Through the recovery process, the Long-Term Recovery Team has been careful to identify “Recovery Planning Area Projects,” taking into consideration best estimates of cost, potential funding sources and contribution to re-growing the tax revenue base. The highest priorities were given to projects that enhanced protection of the coast through resilient solutions and strategies that would help draw tourist back to the region.



*This photo shows examples of different building standards. The left house is elevated and fared well through the storm. The right house is at-grade on a concrete slab, sustained damage during Hurricane Harvey, and thus is boarded up with plywood.*

*Source: Texas Sea Grant*

The following section of this plan discusses hazard mitigation and resilience strategies, different types of public assistance available through different funding sources, coastal resilience strategies for homeowners and planning departments, and detailed descriptions of the Recovery Planning Area Projects.

<sup>11</sup> Coastal Bend Hazard Mitigation Action Plan 2012  
<http://mitigationguide.org/wp-content/uploads/2013/05/TXCBCOG.pdf>

## 406 PUBLIC ASSISTANCE

Public Assistance (PA) is FEMA's largest grant program providing funds to assist communities responding to and recovering from major disasters or emergencies declared by the President. PA provides grants to state, tribal, territorial, and local governments and certain types of Public Non-profit PNP organizations so that communities can receive assistance for debris removal, life-saving emergency protective measures, and the repair, replacement, or restoration of disaster-damaged publicly-owned facilities, as well as the facilities of certain PNP organizations. The federal share of assistance is no less than 75 percent of eligible cost. In the case of Hurricane Harvey, the cost share came out to 90% federal, 10% local match.

The funding source is available for permanent repairs to disaster-damaged facilities only. This funding is designed to return facilities to their pre-disaster design. However public assistance (PA) aims for hazard mitigation measures to improve on the pre-disaster design. This is most applicable for facilities that experience repetitive damages and require simple solutions to solve the problem.

Examples of reasonable mitigation measures:

- Construction of floodwalls around damaged facilities
- Installing new drainage facilities along a damaged road
- Dry floor proofing both damaged and undamaged buildings that contain components of a system that are functionally interdependent (i.e. if the entire system is jeopardized when any one component of the system fails)
- Slope Stabilization
- Use of disaster-resistant materials for power poles

### APPLICATION PROCESS <sup>12</sup>

Written proposal that describes the facility, a cost-estimate of the measures taken to repair the damage, and an explanation of how the measures will prevent future exposure to damage.

**Start:** Appointed a FEMA/State/Tribal Program Delivery Coordinator (PDC)

**Within 7 Days:** Exploratory Call. Introduction to PDC, get initial sense of needs and damage, identify who needs to be at Recovery Scoping Meeting.

**Within 21 Days:** Recovery Scoping Meeting. In-depth meeting to review damages, gather documentation, develop list of projects, talk through your priorities.

#### **Site Inspection**

**Within 60 Days:** Damage Description & Dimensions of Property documented, Scope of Work & Costs based on visit, Final Review & Sign-off, Receive Funding

As of the beginning of July 2018, 26 FEMA-PA projects were obligated for Aransas County and \$34.8 million was granted.

<sup>12</sup> <https://www.fema.gov/media-library-data/1480346966803-b4c21669bacceba8ef956fd7007d42c6/PA-application-process.pdf>



Hurricane Harvey not only negatively affected the housing and commercial buildings of the region but also the structures that draw tourists in every year. Without these staples Aransas County will experience a decrease in the total revenue expected for peak seasons which will further exacerbate timely recovery from the hurricane.

The long term recovery team identified specific projects to allocate funding that will support tourism. Public Assistance in the form of hazard mitigation grants was sought to not only restore what was lost but to harden it and ensure that these revenue generating entities withstand future changes.

- Beach
- Aquarium
- Bay Education Center
- Fulton Mansion
- Maritime Museum
- Rockport Center for the Arts
- Paws & Taws Convention Center-Fulton
- Fishing Pier-Fulton
- Maritime Museum

*Photos:*

*Fulton Mansion before the storm*

*Source: Gary-ADM. October 10, 2014*

*A view of the structural damage sustained through Harvey*

*Source: Aransas History Center Facebook Page. August 29, 2017*

## 404 MITIGATION ASSISTANCE

### HAZARD MITIGATION GRANT PROGRAM (HMGP)

Provides funding for long-term public assistance mitigation measures following major disaster declarations. Funding is available to implement projects in accordance with State, Tribal and local Priorities identified in a FEMA approved Hazard Mitigation Action Plan.

### PRE-DISASTER MITIGATION

Provides funds on an annual basis for public assistance mitigation planning and the implementation of mitigation projects. FEMA provides funding for measures to reduce or eliminate the overall risk from natural hazards.

### FLOOD MITIGATION ASSISTANCE (FMA)

Provides funds on an annual basis so that measures can be taken to reduce or eliminate risk of flood damage to buildings insured under the NFIP. The FMA program for Fiscal Year 2013 and beyond includes provisions to mitigate Severe Repetitive Loss (SRL) properties.

The column to the right highlights the most eligible projects that can be funded by 404. The following pages highlights Recovery Planning Areas that Aransas County is pursuing to strengthen mitigation efforts, enhance resilience to future storms and increase economic development.

### **ELIGIBLE ACTIVITIES**

- Mitigation Projects
- Property Acquisition/Demolition
- Structure Relocation
- Mitigation Reconstruction
- Dry Flood proofing
- Generators
- Non/Localized Flood Risk Reduction
- Structural Retrofitting of Existing Buildings
- Safe Room Construction
- Wind Retrofit for One- and Two-Family Residences
- Infrastructure Retrofit
- Soil Stabilization
- Wildfire Mitigation
- Post-Disaster Code Enforcement
- Advance Assistance
- 5 Percent Initiative Projects
- Hazard Mitigation Planning
- Planning-related Activities
- Management Costs



## LITTLE BAY RESTORATION

Little Bay receives storm water runoff from 11 storm drain inlets and Tully Creek. The proposed project will reduce the threat of coastal erosion and flooding to new and existing businesses and infrastructure. Hurricane Harvey accelerated the amount of sediment collected resulting in a raised water elevation and low flow. This project will dredge Little Bay and create eleven acres of Shoreline that will improve drainage, stabilize the shoreline, help dissipate wave energy and protect shoreline from storm surge. Secondary benefits of this project will also protect habitats from coastal erosion and improve the eco-tourism economy.

AT-RISK: With reduce water flow more flooding will take place. Emergency access will be compromised for businesses and residents as well as public safety.

APPLICANTS: Aransas County and Navigation District

COST: \$12.7 million

FUNDING MATCH: Restore Bucket 3 Funds and/or CDBG-DR, and Gulf of Mexico Energy Security Act.

TIMELINE: Phase I 07/01/2019 Phase II 07/01/2020



## COVER HARBOR RESTORATION/BULKHEADS

Cove Harbor is an industrial marine and recreational boating facility two miles south of Rockport. The steel and concrete bulkheads that protect Cove harbor sustained significant damage from the force of surge outflow associated with Hurricane Harvey. The structure needs repairs and upgrades to continue to protect neighborhood, buildings and infrastructure that lie behind it. If this structure is not repaired developers cannot re-invest in this region as the risk to build will be too high. The proposed mitigation action is to remove the existing bulkheads and install industrial grade steel sheet piles with tieback anchors and reinforced concrete piles to mitigate further erosion.

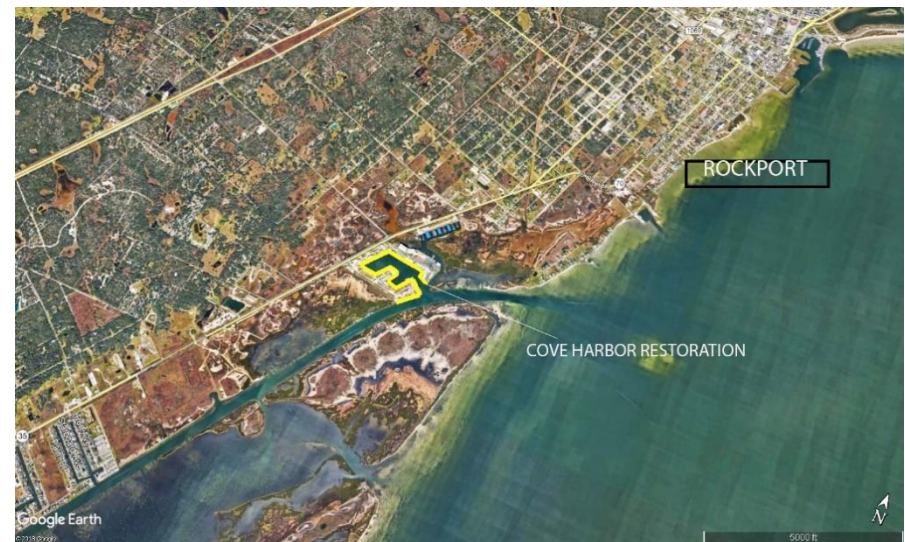
AT-RISK: The harbor is home to recreational boaters, boat haul-out and maintenance yards, fuel storage facilities, tugboats, crew boats, marine construction companies, commercial repair docks and public access to coastal waters.

APPLICANT: Aransas County

COST: \$13.7 million

FUNDING MECHANISM: Restore Bucket 3 Funds

TIMELINE: Phase I 07/01/2019 Phase II 07/01/2020





## FULTON BEACH ROAD SHORELINE RESTORATION

This project proposes construction of up to 4 miles of breakwaters by creating a “Living Breakwater Reef” system at the convergence of Copano Bay with Aransas Bay. This will include regrading and filling along the shoreline with vegetative plantings. Fulton Beach road will be protected as well as at least 70 acres of waterfront property residents and small coastal businesses. This project will help to dissipate wave energy, filter runoff, stabilize the shoreline improve public safety and protect public access for neighborhoods.

AT-RISK: These 70 acres are at risk of erosion along the project site and have been found to have a cumulative value of \$14 million and serves as an evacuation route for citizens. Along Fulton Beach Road there is approximately five residential homes, several vacation rental properties, an RV park, local restaurants/businesses, and the Fulton Mansion State Historic Site.

APPLICANT: Aransas County

COST: \$2.1 million

FUNDING MECHANISM: Restore Bucket 3 Funds and/or CDBG-DR, and Gulf of Mexico Energy Security Act

TIMELINE: 07/01/2019



## SHELL RIDGE ROAD

This project is located on a public roadway in Rockport, TX, on the seaward side of Shell Ridge Road. Increased erosion along the shoreline threatens the roadway, critical access for neighborhoods and associated infrastructure. During a post-Harvey inspection, engineers noted that approximately 215 feet of road is undermined due to erosion and scarping. Construction of a “Living Breakwater Reef” will provide erosion protection, dampen and dissipate wave energy, filter runoff, stabilize the shoreline and improve public safety along this coastal road that resides at sea level.

AT-RISK: This roadway is the only route for evacuation from the threat of tropical storms and coastal flooding for approximately 60 homes and 1 small harbor with 4 boat slips.

APPLICANT: Aransas County

COST: \$3.3 million

FUNDING MATCH: Restore Bucket 3 Funds and/or CDBG-DR

TIMELINE: Phase I 07/01/2019 Phase II 07/01/2020



## LAMAR BEACH ROAD – ST CHARLES BAY SHORELINE

Lamar Beach Rd. is a public roadway located on the east side of the Lamar Peninsula along St. Charles Bay. Engineers inspecting the road following the storm found that approximately 3 feet of the edge had collapsed from erosion along a section of the road. This project is looking to mitigate coastal erosion through the construction of a “Living Breakwater Reef”.

AT-RISK: Erosion threatens Lamar Beach Road, a vital public roadway, approximately 50-60 residential homes and tourist rental properties. This road also serves as an evacuation route.

COST: \$4.8 million

APPLICANT: Aransas County

FUNDING MECHANISM: Restore Bucket 3 Funds

TIMELINE: Phase I 07/01/2019 Phase II 07/01/2020



## BAY SHORE DRIVE

As part of an ongoing project to prevent coastal erosion and protect residential homes in Key Allegro with 2.7-Million-dollar drainage improvements. New regulations have been adopted in Key Allegro to force new development to comply with the new drainage and a revised flood ordinance of 18" freeboard requirement in the SFHA. Shoreline stabilization with marsh vegetation will reduce coastal erosion, dampen wave energy and protect residents along Bay Shore from storm surge.

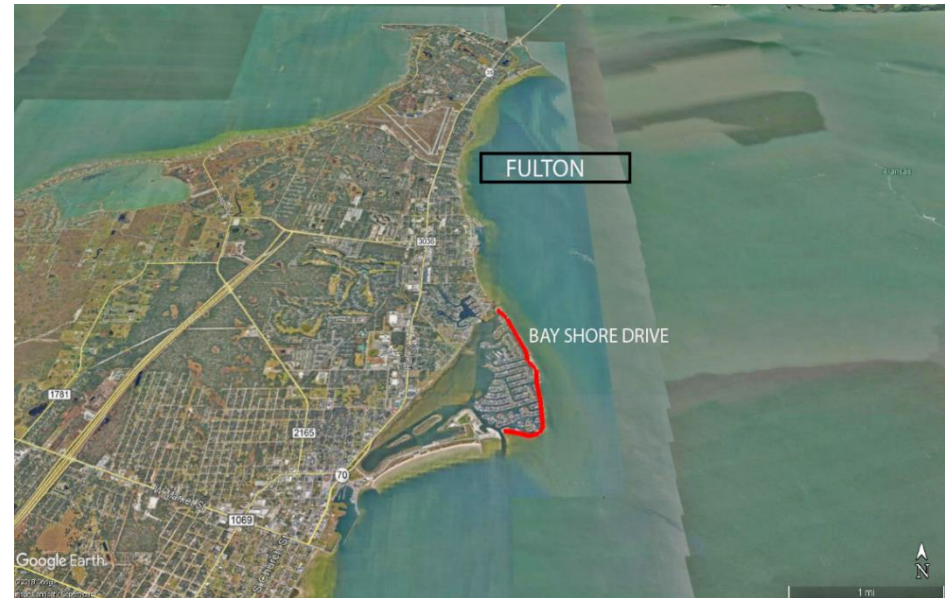
AT-RISK: Residents from Key Allegro.

APPLICANT: City of Rockport, Town of Fulton, Aransas County Navigation District

COST: \$2.4 million

FUNDING MECHANISM: Bond/USACE

TIMELINE: Phase I 07/01/2019 Phase II 07/01/202





## DRAINAGE & STORMWATER PROJECTS

Flooding has been a consistent issue for the residents of Aransas County, even before Hurricane Harvey hit. During a heavy rain event many roads are under water and businesses located along the downtown corridor on Austin Street experience frequent flooding due to poor drainage issues. Often the same pipes that transmits city water also carries the storm water and during big rain events. Storm water runoff can overwhelm drainage systems and create water quality issues. Portions along Highway 35 Business in Aransas County are especially prone to flooding, making the road impassable, which is a substantial issue as it is a major thoroughfare and evacuation route for the entire peninsula. There are many different types of infrastructure and street design projects that can address these issues. Pictured on this page are examples of a few low impact development projects that can be implemented to help increase the county's capacity to hold and filter storm water, resulting in less flooding events. The Long Term Recovery team have identified six different projects (mapped on Figures 10 and 11) to improve drainage, decrease contamination due to storm water runoff, and increase the land capacity for future population growth.

Photos:

- 1) *Example of a retention pond in a residential area in the City of Palm Coast, Florida.*  
<https://www.palmcoastgov.com/government/stormwater/faq>
- 2) *Example of grey infrastructure, box culvert, in San Antonio Texas.*  
<http://www.maesce.com/Drainage-Systems-San-Antonio-TX.html>
- 3) *A bioswale alongside a neighborhood street in Seattle, WA.*  
*The Nature Conservancy.*  
<https://www.natureworkseverywhere.org/resources/sustainable-urban-design-toolkit/18/>

1)



2)



3)



## DRAINAGE & STORMWATER PROJECTS

continued

NAME	LOCATION	FUNDING	MITIGATION ACTION	TIMELINE
<b>Bee Tree Circle</b>	Bee Tree Circle Drive from SH 35 to Copano Bay	\$80,000	The 600-acre drainage area lacks a defined conveyance path. This project will create a conveyance path for storm water collection.	60 days
<b>Copano Heights Drainage</b>	Copano Heights Subdivision to FM 1781	\$135,000	Conveyance of Stormwater generated from approximately 2400 acres of rural land for Copano Heights Subdivision.	90 days
<b>Club Lake Drainage</b>	Carolina Lane to FM 1069	\$425,000	Construct a channel from Club Lake to FM 1069 that will provide a clear conveyance path and minimize risk of septic system failures. The watershed naturally drains to Port Bay.	220 days
<b>Gordon Stanley Pond</b>	245-R Milton Harrell Lane	\$100,000	Purchase and protection of pond by the city to serve as an important drainage outfall	12/01/2019
<b>Maple Street Culvert</b>	SH 35 Business at Enterprise and Maple Street	\$540,798	Installing a box culvert outfall on Maple Street to Little Bay to free up capacity of the downstream system and eliminating flooding risks along this stretch	06/01/2019
<b>Tule Ditch System Improvement</b>	SH 35 Business at Traylor Ave and Tule Park Drive	\$996,175	Upgrading the lower Tule ditch system from SH 35 Business down Encina to Little Bay outfall by improving the ditch and installing additional box culvert capacity.	06/01/2019

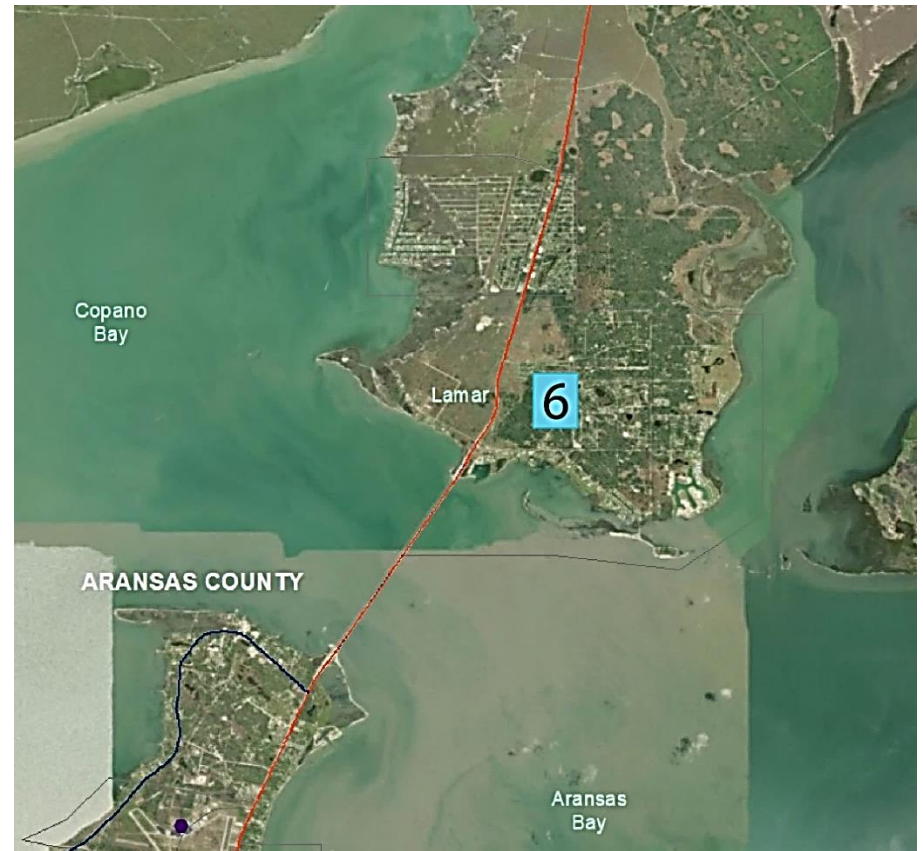


## DRAINAGE & STORMWATER PROJECTS

continued



**Figure 10. MAP OF DRAINAGE/STORMWATER PROJECTS ON LIVE OAK PENINSULA**



**Figure 11. MAP OF DRAINAGE/STORMWATER PROJECT ON LAMAR PENINSULA (north of Live Oak Peninsula)**

- 1) Club Lake Drainage Improvement
- 2) Copano Heights Drainage Project
- 3) Maple Street Culvert outfall to Little Bay
- 4) Gordon Stanley Pond Stormwater Outfall
- 5) Tule Ditch System Improvements
- 6) Bee Tree Circle



# FLOODING

The accumulation of water beyond what a body of water can accommodate, resulting in overflow onto adjacent lands (called floodplains), is known as a flood hazard. The floodplain is the land that adjoins a channel of a river, stream, ocean, lake or other watercourse. Aransas County lies on a peninsula and is susceptible to coastal flooding, riverine flooding and localized flooding or flooding resulting from poor drainage after a rain event. Current FEMA flood maps for Aransas County were release February 2016 as part of a nationwide effort to update coastal flood risk data.

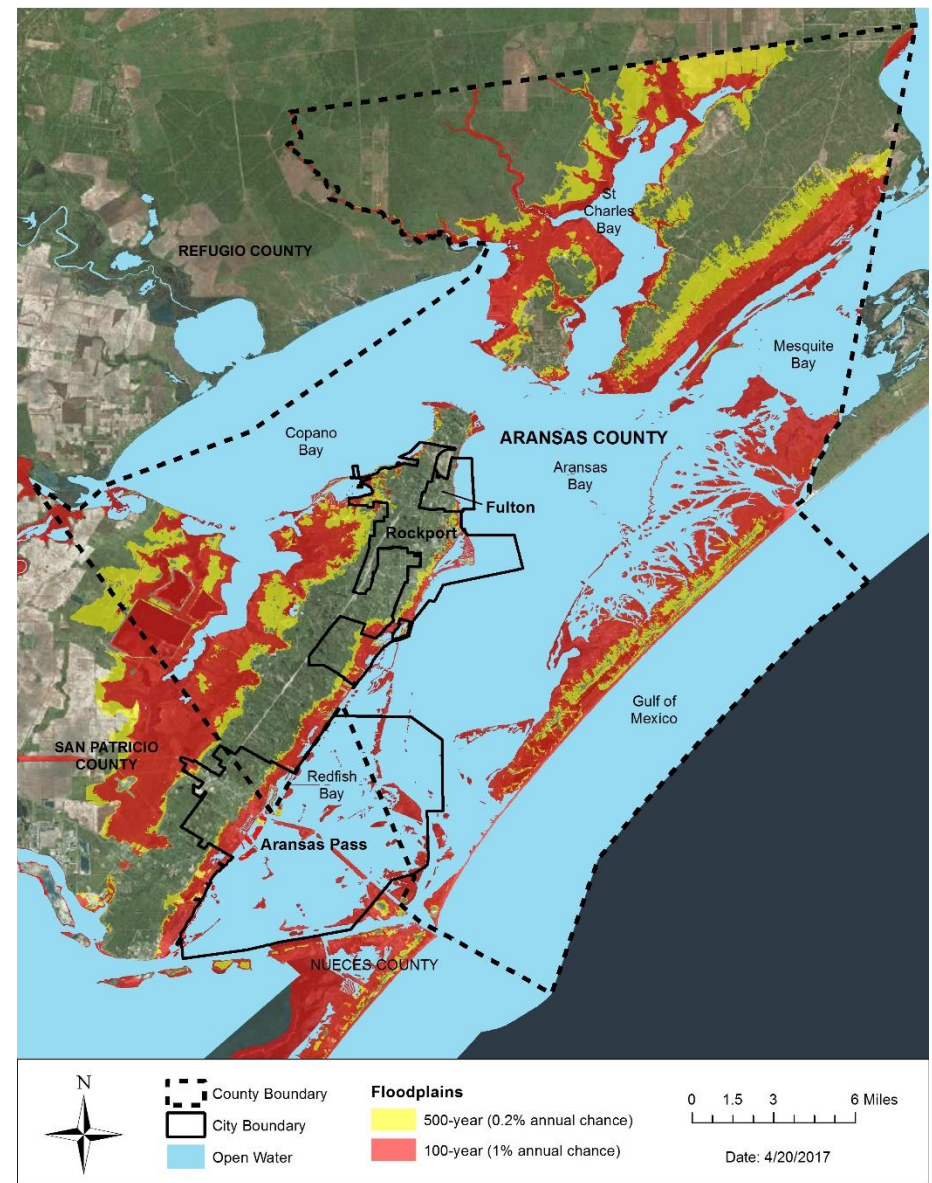
A flooding event can result in loss of life, damage to homes and infrastructure and loss of productivity. Table 4 on the next page identifies coastal flooding events for Aransas County by flood source dating back to 1919.

## SPECIAL FLOOD HAZARD AREA

A Special Flood Hazard Area (SFHA) is defined by FEMA as: “the area where the National Flood Insurance Program’s (NFIP’s) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies” (FEMA 2016). A SFHA has a 1% annual chance of flooding and is commonly called the 100-year floodplain. Over the span of a 30-year mortgage a property within a SFHA will have about a 26% chance of flooding (Aransas County’s Floodplain Management Plan 2017).

A more moderate flood hazard area, which has a 0.2% annual chance of flooding, and is commonly known as the 500-year floodplain.

Figure 12, a map taken from Aransas County’s Floodplain Management Plan completed in 2017, shows the 100-year (red) and 500-year (yellow) flood chances in the county.



**Figure 12. MAP OF FLOODPLAINS IN PLANNING AREA**

**Table 4**

Storm Name	Date	Storm Surge Elevation in Aransas County (ft.)
1919 Storm	Sept. 2 – 15, 1919	11.1 - 16
1942 Storm	Aug. 21 –13, 1942	3.4
1945 Storm	Aug. 24 – 29, 1945	3.7
Hurricane Carla	Sept. 11, 1961	7.5 – 10.3
Hurricane Beulah	Sept. 5 – 22, 1967	6.0 – 6.5
Hurricane Celia	July 30 – Aug. 5, 1970	9.2 – 11.4
Hurricane Gilbert	Sept. 16 – 17, 1988	3.7
Hurricane Harvey	Aug. 25 – 26, 2017	Unknown

## FLOOD PREPAREDNESS

Hurricane Harvey was devastating but it also provided a lot of learning opportunities for the communities that were affected. Higher flood standards were adopted for the City of Rockport, a positive outcome, but the cost for home and business owners to meet compliance will be an issue for many. The city possessed many strategies for communication but unfortunately all of them failed when the hurricane hit. This helped provide insight into more creative strategies that can be more effective, but costly. The current Emergency Operations Center is located within the 500-year flood plain and its communication infrastructure was adversely affected by the 130 mph winds of the storm. A backup EOC had to be utilized but was found to be lacking some necessary resources that could have proved useful.

The projects on this page address getting the community to a higher level of preparedness so that the cost to life and property will not be as great in any future events. The long Term Recovery Team is pursuing funding under the Hazard Mitigation Grant Program for the following efforts.

- 1) In February of 2016, City of Rockport adopted new flood insurance rate maps along with higher standards for development within the Special Flood Hazard Area. The county is requesting funding to help residents offset the cost of meeting new standards.

- 2) South Austin and South Magnolia Streets in Downtown Rockport have had numerous flood events which designate it as a repetitive loss area. Approximately 70 structures in this area are at risk and will be required to meet the higher standards. The county is also requesting new funding to help business owners come into compliance.
- 3) The Rockport Service Center holds the City's Public Works and Building & Development Services Department. During an emergency it also functions as a backup Emergency Operations Center. To be prepared in the case of another event the City staff would like to equip the Service Center with radio equipment, telephones, washer/dryer connections, and generators.
- 4) Early into the storm a tower collapsed, cutting off communications for emergency responders. The city proposes upgrading equipment that will ensure the tower functions properly in many kinds of conditions.



Photo: Flooding in Aransas Pass

Source: [www.kztv10.com/story/31985858/severe-flooding-in-aransas-pass](http://www.kztv10.com/story/31985858/severe-flooding-in-aransas-pass)

## COASTAL RESILIENCE FOR STRUCTURES

The Texas Coast plays a huge role in fulfilling the country's energy needs as it's coast is the leader in energy production for the United States. The State also generates state and national economy from waterborne commerce, military transportation, chemical manufacturing, commercial fishing and recreation and tourism.<sup>13</sup> The latter of which is the basis for Aransas County's economy.

Unfortunately, the coast of Texas is at constant risk of coastal erosion, sea level rise, high winds, storm surge, habitat loss and, water quality degradation. The occurrence of tropical storms, a common incident in the Gulf of Mexico, can intensify each of these risks causing destruction of property, loss of life and devastation of natural ecosystems.

Coastal Resilience, as defined in the Texas General Land Office Coastal Resiliency Master Plan 2017, as the ability of coastal resources and infrastructure to withstand and rebound from natural and human-induced disturbances. Actions taken to increase coastal resiliency can reduce vulnerability to coastal hazards, protect coastal assets and environments and reduce time spent in recovery after a disturbance. Many homes in Aransas County sustained significant damage during Hurricane Harvey. Residents were unable to return to their homes which adversely affected tax revenue, and the ability of businesses and school districts to re-open. The incorporation of higher building standards into the construction of new homes and businesses could vastly reduce the negative effects of a natural disaster.

<sup>13</sup> General Land Office. *Shoring Up the Future for the Texas Gulf Coast*. <http://www.glo.texas.gov/coast/coastal-management/forms/files/shoring-up-our-future.pdf>

## ARANSAS COUNTY GENERAL PROVISIONS

The Legislature of the State of Texas has, in Section 16.311 of the Texas Water Code and Section 240.901 of the Local Government Code, authorized local governmental units to adopt regulations designed to regulate land use and minimize flood losses. Aransas County adopted regulations to address these concerns and promote health, safety and general welfare. Methods of Reducing Flood Loss in Aransas County: <sup>14</sup>

- Restrict, or prohibit uses that are dangerous to health, safety or property in times of flood
- Require uses vulnerable to floods be protected against flood damage at the time of initial construction
- Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodations of flood waters
- Control filling, grading, dredging and other development which may increase flood damage
- Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands
- Develop and implement a Regional Stormwater Management Plan

The International Building Code, 2012 edition, and the International Residential Code, 2012 edition, are the most common and updated ordinances that have been adopted in Aransas County.

<sup>14</sup> Aransas County Floodplain Management & Watershed Protection Order #O-02-2016. <https://www.aransascounty.org/envirohealth/e-docs/O-02-2016%20FLOODPLAIN%20MGMT%20WATERSHED%20PROTECTION%20ORDER.pdf>



## BUILDING ABOVE BASE FLOOD ELEVATION

Freeboard is elevating a building's lowest floor so it exceeds predicted flood elevations by anywhere from 1 to 3 feet above National Flood Insurance Program (NFIP) minimum height requirements (see Figure 13 on the next page). This added measure in construction can lead to substantial reductions in flood insurance (see Table 5) and be the difference between returning home after a storm and thousands of dollars spent on repairs. In the State of Texas, efforts have been made by Houston City Council to lessen damage from storms and flooding. In April 2018, new regulations require properties in a SFHA to be built 2 feet above the 500-year floodplain. The current freeboard in Aransas County is 18 inches.

### COMMERCIAL

New construction or substantial improvements of any commercial, industrial or other nonresidential structure shall either 1) have the lowest flood, including basement, elevated a minimum of 18 inches above Base Flood Elevation or 2) be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components that can resist hydrostatic and hydrodynamic loads, and effects of buoyancy. If the lowest floor is subject to flooding it shall be designed to automatically equalize hydrostatic flood forces by allowing for the entry and exit of floodwaters.

### RESIDENTIAL

Freeboard can help protect homes against future flooding events and FEMA recognizes that it can reduce costs associated with floods. As administrators of the NFIP, FEMA can offer reductions in flood insurance premiums for structures that are built above the Base Flood Elevation.

**Table 5. Examples of Savings on NFIP Premiums\* with Freeboard**

	V Zone <sup>1</sup>		A Zone <sup>2</sup>	
	Annual savings	30-year savings	Annual savings	30-year savings
1' freeboard	\$1,360 (25%)	\$40,800	\$502 (41%)	\$15,060
2' freeboard	\$2,730 (50%)	\$81,900	\$678 (55%)	\$20,340
3' freeboard	\$3,415 (62%)	\$102,450	\$743 (60%)	\$22,290

*\*NFIP premiums based on May 2007 rates for a one-floor residential structure with no basement built after a FIRM was issued for the community (post-FIRM rates differ from pre-FIRM rates). \$500 deductible/ \$250,000 coverage for the building/\$100,000 for contents.*

Incorporating freeboard into a new structure accrues upfront construction costs but will save homeowners overall. According to a study conducted by FEMA in 2006 Evaluation of the National Flood Insurance Program's Building Standards, the expense of adding freeboard adds 0.25 - 1.5 percent to the total construction costs for each foot of added height.

In Aransas County the lowest floor of a property needs to be elevated above the level of the 100-year flood or 18 inches above natural ground level.

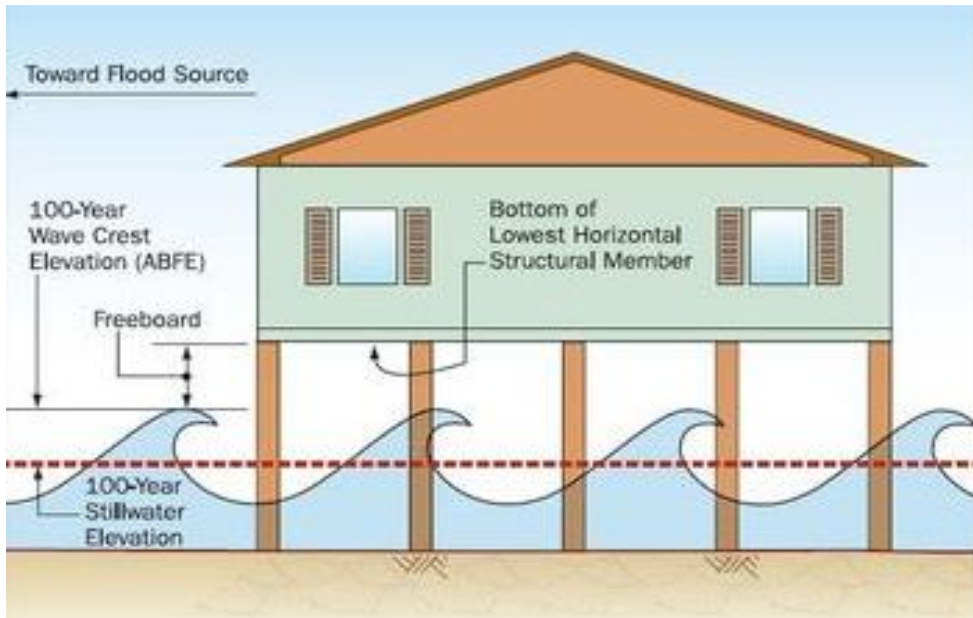
### MANUFACTURED HOMES

All manufactured homes are to be placed within zone A on a community's FIRM and must be elevated a minimum of 18" above BFE and anchored to resist flotation, collapse or lateral movement.

### RECREATIONAL VEHICLE

Vehicles placed on sites within zones A1-30, AH and AE, and zones V1-30, V and VE must be on the site for fewer than 180 consecutive days, and be fully licensed.





## HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION

In December 2010, after a series of tumultuous years and lessons learned from devastating disasters, FEMA created a technical guide for the construction of coastal residential buildings. The guide outlines facts and suggestions specifically aimed at buildings that are subject to flooding and wind forces, and provides additional resources for homeowners. The website address for the technical guide can be found in the box on the next page. The following categories are explored in the technical guide.

- General- Successes/Failures
- Planning
- Foundations
- Load Paths
- Wall Systems
- Openings
- Roofing
- Attachments
- Repairs

**Figure 13: ILLUSTRATION OF FREEBOARD ABOVE BASE FLOOD ELEVATION**

Source: <https://www.seasidehomedesign.com/faq---bfe-explained.html>

## **FEMA'S GUIDES FOR HOMEOWNERS**

When it comes to safeguarding the home against risk, finding the right information that fits the needs can be overwhelming. Without it though, the risk to property and life is immense and, as has been seen in the last decades, costly for homeowners, and the State and Federal government. FEMA, as the premier provider of Emergency Management leadership and NFIP, has created technical fact sheets and guides to help homeowners know what questions to ask and where to go to find the answers. The following information outlines some of those resources as well as some of the basic strategies for homeowners looking to protect their property and family.

## HOMEOWNER'S GUIDE TO RETROFITTING

This guide provides clear information for homeowners who want to protect their homes from flooding and is designed for readers with little or no experience with flood protection methods or building construction techniques. This guide covers issues of what methods are available, how they work, how much they may cost and whether they will meet specific needs. The guide also provides maps that help homeowners to determine if they are at risk of other hazards as well as the professionals they may want to contact and what services they can offer.

## HELPFUL WEBSITES FOR HOMEOWNERS

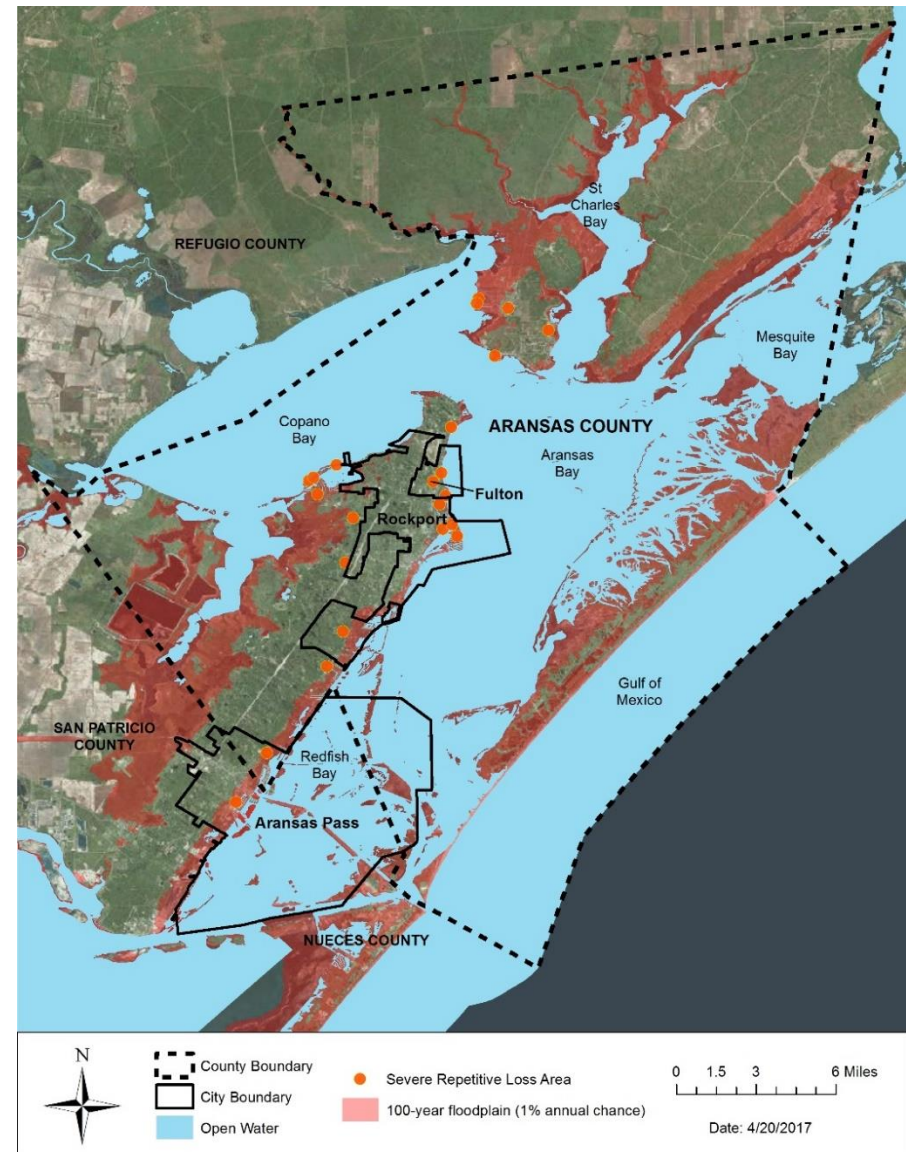
FEMA Elevation of the National Flood Insurance Program's Building Standards  
[www.fema.gov/media-library/assets/documents/9585?id=2592](http://www.fema.gov/media-library/assets/documents/9585?id=2592)

Storm Smart Coasts for Texas Residents  
<http://tx.stormsmart.org/before/regs/#lightbox/0/>

For more information visit: [www.fema.gov/media-library/resources-documents/collections/455](http://www.fema.gov/media-library/resources-documents/collections/455)  
and [www.fema.gov/media-library-data/20130726-1538-20490-2983/fema499web\\_2.pdf](http://www.fema.gov/media-library-data/20130726-1538-20490-2983/fema499web_2.pdf)

## SEVERE REPETITIVE LOSS GRANT PROGRAM

Properties that have had “two or more claims of more than \$1,000 paid out by the National Flood Insurance Program (NFIP) within any rolling 10-year period since 1978” are known as a “Repetitive Flood Loss Property.”<sup>15</sup> The occurrence of properties flooding on a regular basis is tracked closely by FEMA in hopes that changes can be made that save residents and government money. In the case that an insurable property incurred flood damage for which 1) 4 or more separate claim payments have been made exceeding \$5,000 or \$20,000 cumulatively or 2) at least 2 separate claim payments have been made in an amount that exceeds the fair market value of the building, are known as Severe Repetitive Loss structures. The Severe Repetitive Loss Grant Program makes funding available to state and local governments to help mitigate future losses by buying properties at these designations to convert to open space or to help elevate these structures out of harm's way. Aransas County has a total of 98 repetitive loss properties (see Figure 14) that have received a total of \$5,613,920 in flood insurance payments, to date.<sup>16</sup>



**Figure 14. SEVERE REPETITIVE LOSS SITES (approximated)**

Source: Aransas County Floodplain Management Plan 2017

<sup>15</sup> Guidance for Severe Repetitive Loss Properties. October 2011

<sup>16</sup> Data acquired from FEMA Region 6 Representative

## COASTAL EROSION

Aransas County is one of five counties that is located in Texas' Coastal Region IV. Coastal Erosion in Aransas County impacts gulf-facing shoreline (19.4 miles), Laguna, bays, islands (184 miles), navigable waterways, channels, harbors, and marinas.

Coastal Erosion is defined as a loss of land, marshes, wetlands, beaches or other coastal features within the coastal zones because of the actions of wind, waves, tides, storm surges, subsidence or other forces.<sup>17</sup> These human and natural processes may result in redistribution of coastal sediments or the long-term loss of coastal sediment accumulation. Erosion contributes to the loss of habitat, water quality degradation, loss of property and reduced protection from storm surge, and flooding.

The erosion of Texas beaches and dunes degrades natural barrier systems that provide a first line of defense for coastal communities and infrastructure against impacts from hurricanes, tropical storms and coastal flooding.<sup>17</sup> The navigable waterways and small watercraft canal and channel systems, including the Gulf Intracoastal Waterway (GIWW), are directly vulnerable to the impacts of coastal erosion and accretion.

“Eroding bay shore areas lose their abilities to protect upland habitats from erosion and storm damage, and adjacent wetlands and waterways from water quality degradation. Further habitat loss and degradation compromise recreational fishing and hunting opportunities, as well as other water-based activities.”

*Texas General Land Office Coastal Resiliency Master Plan 2017*

The Land Commissioner, George P. Bush recognizes coastal eroding areas “to be a threat to: public health, safety or welfare; public breach use or access; general recreation; traffic safety; public property or infrastructure; private commercial or residential property; fish or wildlife habitat; or an area of regional or national importance.”

A report from Bureau of Economic Geology Report found that Aransas County experienced an annual average of 2.49 feet of erosion from 1930-2012.<sup>18</sup> This number disregards the biggest accelerator of coastal erosion, extreme weather events such as tropical storms and hurricanes. Due to increased winds and tidal forces that can extend hundreds of miles. Long term or slow rates of erosion is less apparent and are caused by seasonal changes such as EL Nino, rising sea levels and human activity. The 2014 Bureau of Economic Geology report describes erosion rates for Aransas County over several different time periods.<sup>18</sup>

Due to close proximity, public lands, infrastructure and certain industries are vulnerable to the impacts of coastal erosion. The Texas GLO's Coastal Resiliency Master Plan identified some key issues pertaining to coastal erosion and proposed solutions to address them. The illustration (Figure 15 below), taken from the Resiliency Master Plan, demonstrates how wind from a wind event can accelerate coastal erosion. Because of importance to community life many projects that address erosion is focused on as being extremely important to long term recovery and can be found in more detail later in this chapter.

<sup>17</sup> *Texas General Land Office Coastal Resiliency Master Plan 2017*

<sup>18</sup> *Bureau of Economic Geology. Shoreline Movement along the Texas Gulf Coast, 1930's to 2012.*

[http://www.beg.utexas.edu/coastal/presentations\\_reports/gulfShorelineUpdate\\_2012.pdf](http://www.beg.utexas.edu/coastal/presentations_reports/gulfShorelineUpdate_2012.pdf)



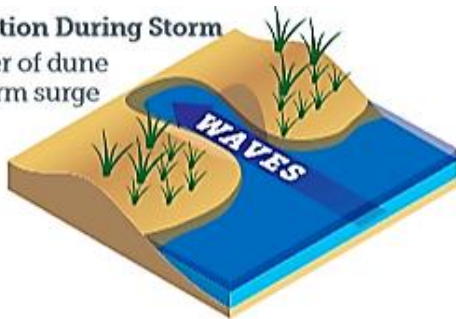
## Dune Blowout and Washover

Dune System Before Storm



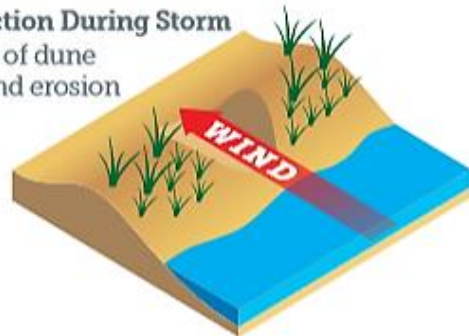
Wave Action During Storm

Washover of dune  
from storm surge



Wind Action During Storm

Blowout of dune  
from wind erosion



**Figure 15. TYPES OF COASTAL EROSION**

Source: Texas General Land Office Coastal Resiliency  
Master Plan 2017

The goal of long term recovery in regards to hazard mitigation is to assess vulnerabilities to public health, safety, infrastructure and natural habitats and propose solutions. Addressing critical shoreline erosion can improve sediment retention in bays, Gulf Beaches and dune network resulting in widened beaches, stabilized dunes and protected natural habitats. The start of shoreline erosion can be seen in the Google Earth image (Figure 16) of San Jose Island in Aransas County. Small breaches allow water to penetrate the dunes and compromise their ability to protect against storm surge. The dunes are crucial to increased protection of the coast in the event of extreme weather events like a hurricane or tropical storm.



**Figure 16. SHORELINE EROSION BEGINNING ON SAN JOSE ISLAND**

Source: Google Earth





*Photo: First Baptist Church, site for the Volunteer Reception Center, Rockport, TX*

During and immediately after a disaster strikes, government entities are hard at work providing essential equipment and the means with which to rescue people. Yet, especially in the case of Harvey, the rescuers are often overextended and unable to give attention where it is needed. Whether it is debris cleanup or repairing and rebuilding homes, extra help from different sources can help sustain recovery operations. This is where faith-based and neighborhood organizations are able to directly supplement wherever they see a need. In response to disjointed disaster response efforts the National Voluntary Organizations Active in Disaster (VOAD) was founded in 1970 to cut down on duplication of efforts by local, state and federal government entities, the private sector and, nonprofit organizations. In 1970 seven national disaster response organizations came together for the first time to solve issues of better coordination and serving disaster survivors and their communities more effectively.<sup>19</sup>

There has been a growing recognition of the role that non-profit organizations have had in disaster recovery, and in 2009 a toolkit, Partnerships for the Common Good, was created by the Obama administration to structure and legitimize the roles non-profits have in recovery. An important benefit is that organizations are able to work quickly and outside the constraints of government bureaucracy. Aransas County is ahead of their counterparts due to the city staff's ability to organize and cooperate, but also largely due to the many hours' volunteers have dedicated through response and recovery.

The presence of community and faith-based organizations throughout the response and recovery phases after Hurricane Harvey has been extraordinary. These entities have been instrumental in helping residents clean up, access resources, locate sustenance, and repair homes. Over 100 of the homes that have been demolished since the storm was completed by volunteers. About a month and a half after the storm, with guiding help from AmeriCorps, a Volunteer Recovery Center was established at the First Baptist Church in Rockport, resulting in a more streamlined process and minimizing the duplication of efforts.

After a disaster strikes a region, the process of coordinating efforts becomes a high priority. In the area of volunteer management, donations, volunteers and unmet needs all must be managed. The Volunteer Recovery Center (VRC) is vital to ensuring this is done effectively. The Flow Chart (Figure 17 below) illustrates the process of volunteer and donations management throughout response and recovery. This process can often be confusing and emotional as residents come to grips with the losses they have sustained and try to assess their current and future needs.

<sup>19</sup> <https://www.nvoad.org/about-us/>

## VOLUNTEER & DONATION MANAGEMENT

## DISASTER RECOVERY SUPPORT & ACCOMPLISHMENTS

The VRC partners collaborated with the following organizations to provide assistance to families in need of help with; demolishing existing homes and buildings, debris removal, interior gutting and

### ACTIVE GROUPS INCLUDE

(but are not limited to):

- Mennonites Disaster Relief
- Habitat for Humanity
- Texas Baptist Men
- Hands of Hope
- Reach Global
- Samaritan's Purse
- United Methodists Committee on Relief (UMCOR)
- Coastal Bend Disaster Recovery Group (CBDRG)
- Lutheran Early Response Team
- Mennonites
- UBTS
- Rebuilding Together – San Antonio
- Christ in Action
- All Hands and Hearts
- World Renew
- American Red Cross

rebuild, and roofing repairs and/or replacement. This includes labor and materials as needed. The target is families with limited resources (financial or otherwise).

To date (May 2018) the following active organizations have been able to provide a great deal of assistance to the community including:

- Mennonites DS have repaired and rebuilt five homes, built five new homes and are working on five more rebuilds; Mennonites DR have helped 75-100 people with repairs and rebuilds;
- Habitat for Humanity will be helping with 20 homes and another 30 down the road as funds become available;
- Texas Baptist Men have not only helped hundreds but have served 1,200 meals a day during peak volunteer days;
- Hands of Hope have repaired more than 60 homes;
- the Volunteer Reception Center (VRC) has served 3,000 people and clocked a total of 58,000 volunteer hours; RV DC has two couples working the VRC Monday through Saturday helping in such a huge way;
- All Hands has helped with 136 homes and more to come;
- Samaritan's Purse has helped repair and rebuild more than 1500 homes in the region;
- UMCOR has helped more than 400 homes and clocked 23,000 volunteer hours assisting in many other areas as well;
- Reach Global has impacted 14 homes in here and an additional 12 homes in the region with a combined total of 930 volunteers working more than 37,200 hours and Rebuild Texas Fund has spearheaded collaboration with funding efforts throughout affected areas.

## CREATIVE SOLUTIONS FOR HOMEOWNERS

Habitat for Humanity has had a presence in Aransas County for 17 years. They are 100% volunteer run with the exception of the Executive Director that was recently brought on with funding from a 3-year grant. The group's involvement in disaster recovery developed in the last 10 years and operates with 100% donations to help residents get into and own a home. Families and individuals in need of affordable housing can apply for homeownership and depending on their eligibility, may be selected to participate through a sweat equity program. Local Habitat for Humanity family selection committees select homeowners based on three criteria:

- The applicant's level of need
- Their willingness to partner with Habitat
- Their ability to repay a mortgage through an affordable payment plan

As part of their willingness to partner, those selected invest hundreds of hours of their own labor, known as sweat equity. Homebuyers volunteer 300 hours, prior to moving in, in the form of community service. It is a form of building equity for cash-strapped families looking to own their own homes. Habitat for Humanity sells a home to a recipient, charging them the cost of building the house without considering market value cost. The rest of the market value of the house is covered through a 2<sup>nd</sup> mortgage, protecting the homeowner from predatory lending. The 2<sup>nd</sup> mortgage is set at 0% interest at 25 years, if the family resides in the house at least 10 years, the 2<sup>nd</sup> mortgage is deemed satisfied. Habitat for humanity also provides financial education and budget planning classes believing that it is not only important to help families get back to normal after a disaster but also equip them with the tools for success.



*Top Photo: One of many houses destroyed during the hurricane  
Bottom Photo: Example of a house restored by volunteers  
Source: Aransas County Long Term Recovery Team*



## INDIVIDUAL ASSISTANCE

In the event an individual is unable to meet their needs through other means (i.e. insurance), FEMA can help provide financial assistance or direct services through their Individuals and Household Program (IHP).

### HOUSING ASSISTANCE

Temporary Housing: Money provided to rent a place to stay while arrangements for more permanent housing are being made.

Repair: In the event that insurance does not recover certain repairs, this program can offer money for homeowners to repair from the disaster. FEMA may provide up to \$33,000 for home repair; then the homeowner may apply for a Small Business Administration disaster loan for additional repair assistance. **FEMA will not pay to return a home to its condition before the disaster.** Repair and replacement items include:

- Structural parts of a home (foundation, outside walls, roof)
- Windows, doors, floors, walls, ceilings, cabinetry
- Septic or Sewage System
- Well or other water system
- Heating, ventilating, and air conditioning system
- Utilities (electrical, plumbing, and gas systems)
- Entrance and exit ways from the home, including privately owned access roads
- Blocking, leveling and anchoring of mobile home

Replacement: Money to replace a disaster-damaged home, under rare conditions, with limited funds. FEMA may provide up to \$33,000 for primary home replacement. The homeowner must comply with flood insurance purchase requirements and local flood codes if the home is located in the Special Flood Hazard Area (SFHA). <sup>20</sup>

## OTHER NEEDS ASSISTANCE

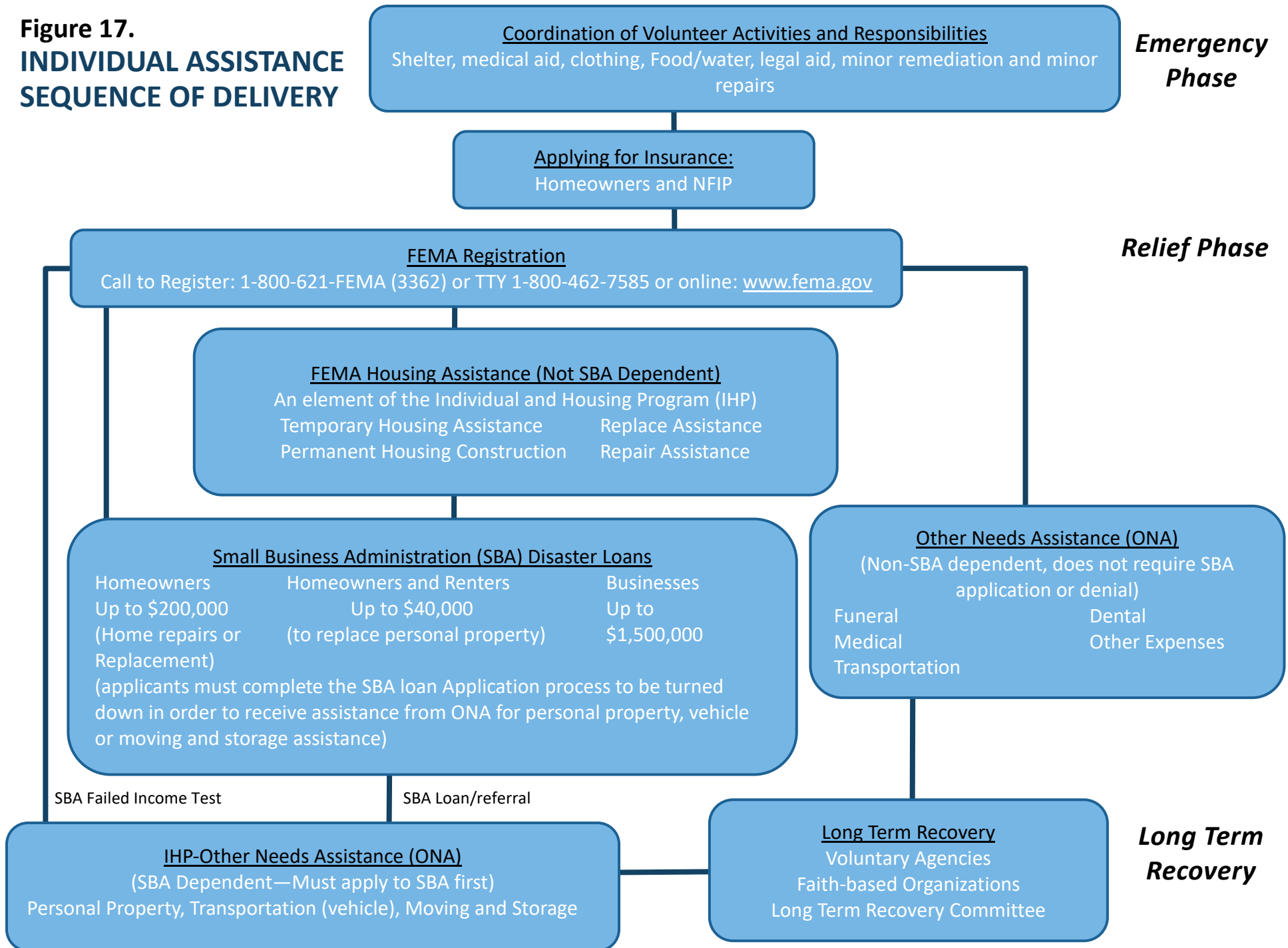
This provision of the IHP provides grants for uninsured, disaster-related necessary expenses and serious needs. Flood insurance may be required on insurable items if located in the SFHA. Assistance includes:

- Medical and dental expenses
- Funeral and burial costs
- Repair, cleaning or replacement of:
  - Clothing
  - Household items (room furnishings, appliances)
  - Specialized tools or protective clothing and equipment required for your job
- Necessary educational materials (computers, school books, supplies)
- Clean-up items (wet/dry vacuum, air purifier, and dehumidifier)
- Fuel (fuel, chain saw, firewood)
- Repairing or replacing vehicles damaged by the disaster, or providing for public transportation or other transportation costs
- Moving and storage expenses related to the disaster (including evacuation, storage, or their turn of property to a home)
- Other necessary expenses or serious needs (towing, or setup or connecting essential utilities for a housing unit not provided by FEMA)
- The cost of a National Flood Insurance Program group flood insurance policy to meet the flood insurance requirements

<sup>20</sup> More information about FEMA's Individual Assistance Program can be found at: <https://www.fema.gov/individual-disaster-assistance>



**Figure 17.**  
**INDIVIDUAL ASSISTANCE**  
**SEQUENCE OF DELIVERY**



## DUPLICATION OF NEEDS

A major issue in Individual Assistance is duplicated benefits. This can often arise when an individual is applying for FEMA assistance while also seeking help from a local non-profit or volunteer-based organization. For example, an individual applies for federal assistance, during the waiting time a volunteer group offers that individual building materials but then their federal funding, also for building materials is approved. The individual may still be granted the funding, but these funds should not be for building materials. Open communication and coordination from individuals to the agencies assisting them, throughout the whole process, can prevent this from happening. If an individual is discovered to have duplicated benefits they may be liable for the funds dispersed to them.

### Other Government Disaster Programs

Disaster Unemployment Assistance  
Crisis Counseling  
Legal Assistance  
IRS Assistance for casualty loss  
Veterans Assistance  
HUD Housing  
USDA Rural Housing  
USDA Food Stamp Assistance

## UNMET NEEDS TABLE—VOLUNTARY AGENCIES

Only after the applicant has received the maximum amount of assistance through Federal, state and/or SBA's federal disaster assistance programs and the applicant still possess a need, FEMA, may refer the applicants to Voluntary agencies.

Case Workers meet with individuals in Aransas County and create an inventory of needs to be presented weekly at an unmet needs table. Agencies, nonprofit, religious affiliates arrive at the table on the weeks they have something to offer. Individuals and their needs are reviewed and each representative decides if they have the Money, Material or Manpower to take on a case. If an individual is approved the funds NEVER directly go to them for handling.

Case management is available to help residents develop disaster recovery plans and screen for other available services such as home repair assistance after they have completed the FEMA application process (Fig 10A). Case managers work with survivors to understand their situation and needs so that residents can be connected with the resources that will best serve them. The organizations with available Case Managers active after Hurricane Harvey in the Coastal Bend Region are:

- Coastal Bend Disaster Recovery Group
- UMCOR-Rio Bend Texas Response

# COASTAL BEND DISASTER RECOVERY GROUP

Coastal Bend Disaster Recovery Group (CBDRG) is an established network of private businesses, non-profit, faith-based, emergency management, and elected officials working together in 11 counties in the coastal bend area to aid disaster survivors with long term recovery. CBDRG works in the areas of advocacy, case management, volunteer labor coordination, household care coordination and spiritual counseling. After Hurricane Harvey ravaged the Coastal Bend region of Texas. CBDRG was established as the long term disaster recovery operative in the coastal bend by Aransas County's Judge Mills. Donations pouring into the region to help with recovery were allocated to the CBDRG with the expectation it will be used in the Coastal Bend to help with repairing and rebuilding housing. Currently they serve six counties that were affected by the Hurricane- Nueces, San Patricio, Refugio, Aransas, Bee and Kleberg.

To help address and strengthen the variety of unmet needs in the community, 13 case managers and 2 supervisor positions were established in the beginning of 2018 to meet with and help homeowners consider their plan for recovery.

To date CBDRG have collected around \$879,000 funds which has been allocated towards 49 ongoing construction projects. Of that, 21 of these projects are located within Aransas County.

It is important to note that case managers require the following documentation in order to determine eligibility for additional services:

- FEMA award or denial letter
- Insurance claim determination letter (if applicable)
- Proof of homeownership for those seeking home repair services

- County/city damage assessment letter for residents located within the floodway or floodplain if available
- Proof of income and/or financial need (pay statements, checking/savings information, etc.)
- Must be a resident of Aransas, Bee, Kleberg, Nueces, Refugio, or San Patricio counties (The Aransas County Recovery fund, administered by the CBDRG, is limited to Aransas County residents)

## ELIGIBILITY/PRIORITY CRITERIA:

- Before assistance can be provided, FEMA determination letters and/o insurance claim notifications must be received by residents.
- Priority will be given to low-income residents who are over 60 years, disabled residents, single parents with children in the home, and/or honorably discharged US Veterans.
- Households must provide proof of income and demonstrate significant financial need.
- Households must have exhausted all available personal resources (FEMA grants, flood insurance, personal resources/savings) or have a plan for how those resources will be utilized.
- Homes must be the homeowner's primary residence. Proof of ownership is required.
- Assistance is not available for rental property, business, nonprofit or church facilities.

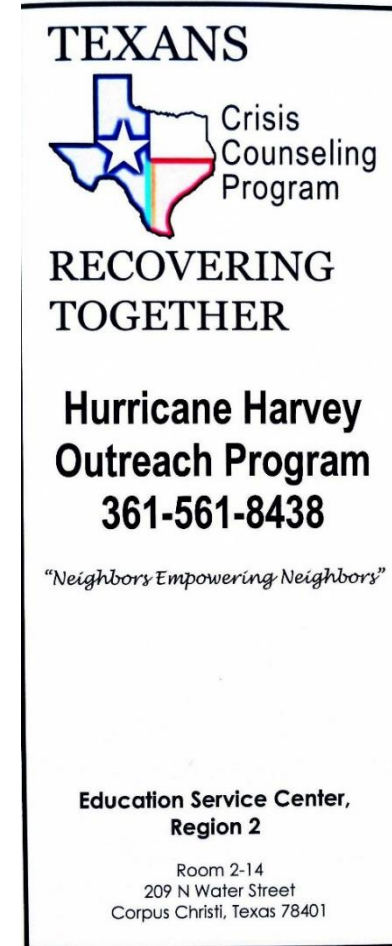
The first priority in a disaster is keeping people safe, a task that involves dramatic rescues and search and recovery. This initial phase is usually short and transitions into a much longer period of recovery and rebuilding. For communities, this can last for years, long after the public attention has shifted away to something new, and it can be severely draining on one's psychological health.

The link between quality healthcare, psychological services, and community resilience is an important aspect of disaster recovery that is often overlooked. Post-Traumatic Stress Disorder (PTSD) is a very serious condition that often affects individuals and responders alike in the wake of devastation. As a strategy to help address this, Crisis Counseling Services and other resources were made available, free of charge, to all County residents. These services were underwritten by Rebuild Texas, and Texans Recovering Together fund. The Texans Recovering Together program is available to assist individuals in the community who have been affected by Hurricane Harvey through education, recovery efforts, supportive outreach, and referrals. The program's contact information is given in Figure 18. They will assist people with:

- Free counseling in home or community settings
- Lend a listening ear
- Provide practical stress management education
- Provide referrals to available recovery resources such as:
  - Social Services
  - Job Assistance
  - Legal Assistance
  - Medical Care
  - Mental health/Substance abuse
- Peer Support Gatherings & Activities
- Educational Presentations

**Figure 18. BROCHURE FOR CRISIS COUNSELING PROGRAM**

Contact information in Aransas County reads:  
Education Service Center, Region 2, Room 2-14  
209 N. Water Street, Corpus Christi TX 78401  
361-561-8438





## COMMUNITY ENHANCEMENT FUND

The physical and mental well-being of the community is recognized as a top priority by the long term recovery team, including improving access to quality health care within the county. To address the needs of the community the Long Term Recovery team applied for funding of a new Hospital Facility through the Texas Department of Agriculture in the form of a Community Development Block Grant program, Community Enhancement Fund.

The regional hospital was located in Aransas Pass but sustained significant damage in the storm. In the event that the facility is unusable the next closest hospital is located in Corpus Christi, over 35 miles away, across two bridges. Traveling an hour to seek medical attention is dangerous for any individual. In addition to this, major construction is scheduled for several main thoroughfares that will delay and create more obstacles to accessing quality medical care.

Securing a Community Enhancement Fund for the purposes of building a comprehensive healthcare facility in Aransas County would benefit the community greatly. Not only will this project cut down on commute time but increase public access to quality health service facilities for the region in general. The location of the facility would be easily accessible from Highway 35 Bypass (see Figures 19 and 20).



**Figures 19 and 20. PROPOSED LOCATION FOR THE NEW MEDICAL FACILITY** (maps have two different scales)

## How do you Measure Success?

Typically, a full recovery of a community after a disaster is expected to take anywhere from 5 to 10 years. Before Aransas County can even begin to assess their own recovery it is important to define what recovery is and how it can be quantified. There are many different definitions but one that encompasses the goals of Aransas County is taken from the book, *Handbook of Disaster Research*, compiled through a collaborative effort. Chapter 14 written by Gavin P. Smith and Dennis Wenger (2009) defines recovery as “the process of restoring, rebuilding, and reshaping the physical, social economic and natural environment through pre-event planning and post-event actions.”

Addressing the next question of how Recovery progress can be quantified is more difficult. How do communities know when they’ve achieved recovery? For the purposes of this plan the Long Term Recovery Team considered indicators that are specific to Aransas County. Tracking their progress will help the cities of Rockport, Fulton and Aransas Pass assess whether or not strategies employed are effective.

### INDICATORS OF SUCCESS

Return of Student Population

Sales Tax Revenue

# Hotel Rooms Available

# Complete Repairs/Rehabs

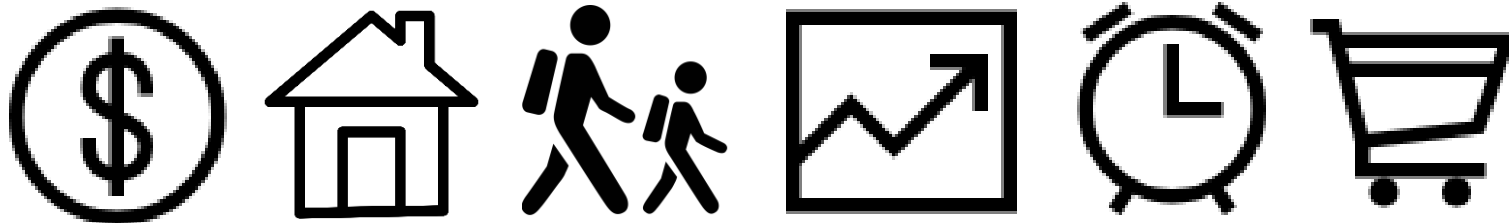
# Businesses Reopened

# New Businesses

# Permits (Building Activity)

# Help Wanted Signs

Census Data (Population Returned)



BAROMETER OF RECOVERY

*Listed below are the highlights of the “lessons learned” that we have gathered as the Aransas County Long-Term Recovery Team (LTRT). This portion of the report is not comprehensive in nature, but it does provide a quick summary that represents important thoughts to date on practical lessons learned by our team.*

### **PUBLIC COMMUNICATIONS ARE CRITICAL DURING THE RECOVERY**

- Making sure that you regularly connect and engage the public is an essential element of a successful LTRT operation.
- At first, the Federal and State agencies (THE SYSTEM) did not support our requests for this type of support, i.e., Public Information Officer (PIO). Multiple requests were made, but, apparently, it was not viewed as an “essential item” in our recovery efforts.
- However, our Team kept on advocating and explaining the importance of this position. With the support of State Senator Kolkhorst, we were provided with some loaned PIO’s from the Texas Forest Service on a rotation basis.
- The LTRT members shared responsibility for performing these tasks on a part-time basis as we could.
- Finally, we succeeded and were fortunate to find a person with the skills to perform this job through the Texas Workforce Program or dislocated worker grant funded by the US Dept. of Labor.

### **GETTING THE ATTENTION OF THE SYSTEM**

One of the main lessons learned by our team was that our recovery operation (and for any local area) is part of a larger system of response to the storm. The larger system is there and wants to help, however, has many multiple demands to address from Washington DC down to Austin and below. Making sure you get the resources, direction and attention that is needed is a critical part of the LTRT recovery efforts. Since Aransas County/Rockport/Fulton was ground zero of the Harvey event; we continued to push forward and self-advocated for the time, attention and resources needed to build and implement our plan. Listed below are a few examples of how we influenced the system to ensure that our issues, needs and concerns were addressed:

- Formed and implemented a Federal/State Strike Team Meeting on December 7, 2017
- Hosted several local events including multiple visits from the Governor and senior members of the federal government (George P. Bush, Melania Trump, State Senator Kolkhorst, State Representative Morrison, State Representative Todd Hunter, Kevin Haines, Federal Coordinating Officer, Nimm Kidd Chief, State of Texas Emergency Management Department)
- Traveled to Austin to meet with senior State Officials including the Governor’s Chief of Staff
- Drafted Testimony and had local officials such as the County Judge and Mayor’s appear before both Federal and State Committee’s.
- Conducted multiple interviews with State and Local news media

## LESSONS LEARNED

## **HOUSING NEEDS**

Following the aftermath of the Harvey disaster, housing for survivors was a significant challenge. Much of the tourism based workforce was relocated to other areas because there were not enough hotels available to accommodate the Temporary Housing Assistance Requests or TSA's needed by our community. This led to relocation of some of the most vulnerable population to other areas such as San Antonio. Housing was further complicated because the placement of recreational vehicles or (RV's) and Mobile Housing Units (MHU's) was significantly delayed by new processes and procedures implemented by the Texas General Land Office (GLO) and FEMA. In the meantime, we learned that faith based groups were able to step up and make a significant contribution to the "housing deficit" that gripped the local economy and slowed the recovery effort. Volunteers and faith based groups like the Mennonites, Samaritans Purse, Habitat for Humanity, Texas Baptist Men contributed many repairs/rehabs. The LTRT even proposed a pilot program to demonstrate new rapid response technology that was less expensive and stronger than the RV/MHU approach. To date such innovations (despite the need) have not been funded by the Federal or State government. Because of this situation, we remain hopeful that better approaches will be tested and explored in the future. The community continues to support this initiative and would welcome being the testing ground for this initiative. Without such innovations, problems will continue. Another unique challenge in a coastal community is the fact that many individuals utilize Recreational Vehicles (RVs) as their primary residences. According to HUD guidelines, RVs are not considered "homes" therefore individuals who resided in RVs as their primary were not eligible for GLO replacement housing programs. This exposed hundreds of individuals to homelessness, and left few viable approaches to meet their housing needs.

## **PROCUREMENT**

The federal procurement process is complex due to all the requirements to follow multiple federal laws and directives. Those include, but not limited to, wage and hour laws, minority participation/inclusion, environmental laws like the National Environmental Policy Act (NEPA), Historical Preservation Act, anti- lobbying and more. While these are all worthy and important policy goals, during a disaster they significantly slow down the procurement process once funding is finally made available. It is advisable that a group of legal advisors be located in advance of receiving funds that can review request for proposals (RFP's) or in some cases requests for qualifications (RFQ's- for professional services). Fortunately, the State of Texas understood this challenge and the LTRT was able to touch base on occasion with a group of experts assembled by the Texas A&M system. With the support of the Governor and Chancellor Sharp at A&M we were able to contact this resource as needed to receive technical assistance on major procurement items. In addition, many of the State Agencies were able to provide templates and example RFP documents that we could use as guides to put together the appropriate RFP's and RFQ's we required.

## **DEVELOPER NEGOTIATIONS**

Many developers contacted local officials which were coordinated with the LTRT when grant incentives or tax support mechanisms were requested. The LTRT became the technical resource and independent "enforcer" of what approach might work best for the County and Cities financially and technically. We observed that some developers understood the federal requirements, yet some, wanted to receive various public incentives without complying with the "low to moderate income" requirements outlined by the federal and state funds. The LTRT worked to educate and advise that all rules associated with this process in the rebuilding were to be fully implemented in the agreements, MOU's and contracts we drafted for consideration by elected bodies.



## **IDENTIFYING FUNDING SOURCES**

A critical item in the recovery is to find available funding resources that will support the many different local priorities that need to be funded as part of the local recovery plan. Early on we identified the following sources to support the Public portions of the recovery plan:

- FEMA Public Assistance (PA)
- Hazard Mitigation (FEMA – 404 & 406)
- FEMA 428
- CDL FEMA Community Disaster Loan
- Community Development Block Grants- Disaster Recovery (CDBG-DR)
- US Economic Development Administration EDA
- US Dept. of Labor (DOL) - Texas Workforce Grant
- Rebuild Texas
- USDA- Rural Programs
- USDA Loans
- Tx. DOT Bridge Replacement Program
- Tx. Dept. of Agriculture Community Enhancement Fund
- Tx. Dept. of Agriculture Capital Fund
- State Opportunity Fund- Governor's Office
- TX. A&M University System (In-Kind)
- Not-for Profit and various charitable agencies and Foundations

## LIST OF ABBREVIATIONS

### A

ACFMP	Aransas County Floodplain Management Plan
ACI	Air Curtain Incinerator
ACLTR	Aransas County Long Term Recovery
ACND	Aransas County Navigation District
AEP	
AFFH	Affirmatively Furthering Fair Housing
APA	American Planning Association

### B

### C

CAD	Rockport Cultural Arts District
CB	Coastal Bend
CBDRG	Coastal Bend Disaster Recovery Group
CDL	Community Development Loan
CDBG-DR	Community Development Block Grant- Disaster Recovery
CMP	Coastal Management Program
COC	Rockport-Fulton Chamber of Commerce
COG	Council of Governments

### D

DALHR	Direct Assistance for Limited Home Repair
DDC	Disaster District Committee

### E

EIDL	Economic Injury Disaster Loans
EDA	Economic Development Administration
EOC	Emergency Operations Center

### F

FEMA	Federal Emergency Management Agency
FMA	Flood Mitigation Assistance

### G

GIWW	Gulf Intracoastal Waterway
------	----------------------------

### H

HMAP	Multi-jurisdictional Hazard Mitigation Action Plan
HMGP	Hazard Mitigation Grant Program
HUD	Housing and Urban Development

### I

IA	Individual Assistance
IBC	International Building Code
IHP	Individuals and Household Program
ISD	Independent School District

### J

### K

KACB	Keep Aransas County Beautiful
------	-------------------------------

### L

LMI	Low-Moderate Income
-----	---------------------

### M

MFI	Median Family Income
MHUs	Manufactured Housing Units
MODs	Methods of Distribution
MOU	Memorandum of Understanding

### N

NFIP	National Flood Insurance Program
NIMS	National Incident Management System
NOAA	National Oceanic Atmospheric Administration

### O

OMB	Office of Management and Budget
ONA	Other Needs Assistance

## P

PA	Public Assistance
PDM	Pre-Disaster Mitigation
PIO	Public Information Officer
PNP	Public Non-profit
PPD	Pegasus Planning and Development
PREPS	Partial Repair and Essential Power for Sheltering
PUD	Planned Unit Development

## Q

## R

RBC	Residential Building Code
RFQ	Request for Quotation
RFP	Request for Proposal
ROW	Right of Way
RV	Recreational Vehicle

## S

SBA	Small Business Association
SBDC	Small Business Development Center
SFHA	Special Flood Hazard Area
SIPs	Structural Insulated Panels
SHPO	State Historical Preservation Office
SoVI	Social Vulnerability Index
STEDC	South Texas Economic Development Center
STT	Short Term Teams
SWM	Storm Water Management

## T

TCEQ	Texas Commission of Environmental Quality
TDEM	Texas Department of Emergency Management
TDHCA	Texas Department of Housing and Community Affairs

TEEX	Texas A&M Engineering Extension Service
TFS	Texas A&M Forest Service
TGLO	Texas General Land Office
TIF	Tax Increment Financing
TIRZ	Tax Increment Reinvestment Zone
ToF	
TPWD	Texas Parks and Wildlife Department
TSA	Transitional Shelter Assistance
TWDB	Texas Water Development Board
TWIA	Texas Wind Insurance Agency
TXDOT	Texas Department of Transportation

## U

USDA	United States Department of Agriculture
USDOL	United States Department of Labor

## V

VFW	Volunteer Fire Department
VOAD	Voluntary Organizations Active in Disaster
VRC	Volunteer Recovery Center

## W

## X

## Y

## Z

## APPENDIX A – GRANTS & FUNDING MATRIX

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Loop 1781 road repair	AC	AC Roads	\$ 3,000,000	Infra.	n/a	Waiting funding	\$ 3,000,000	\$ -	
Rattlesnake Point Road - road repairs	AC	AC Roads	\$ 300,000	Infra.	n/a	Waiting funding	\$ 300,000	\$ -	
Fulton Beach Road - road repairs	AC	AC Roads	\$ 500,000	Infra.	n/a	Waiting funding	\$ 500,000	\$ -	
Utilities-Downtown Housing & Com. Revitalization	Housing/ED	RP	\$ 3,000,000	Housing & Revital.	n/a	Waiting funding	\$ 3,000,000	\$ -	
Austin St Repaving (Downtown)-Market to Busi 35	Infra.	RP	\$ 1,350,000	Infra.	n/a	Waiting funding	\$ 1,350,000	\$ -	
Water St (DT Main St) Repaving- Market to Bus 35	Infra.	RP	\$ 1,500,000	Infra.	n/a	Waiting funding	\$ 1,500,000	\$ -	
Linden Street - Paving and sidewalks	Infra.	RP	\$ 1,250,000	Infra.	n/a	Waiting funding	\$ 1,250,000	\$ -	
Stormwater convey.-Weeping Willow to FM 1069	HMGP	AC StmWtr	\$ 605,880	Storm/FP	n/a	Waiting funding	\$ 605,880	\$ -	
Tule Creek-Subsurf. drainage-12th to Aransas Bay	HMGP	AC StmWtr	\$ 1,769,900	Storm/FP	n/a	Waiting funding	\$ 1,769,900	\$ -	
Griffith St Proj1,2,3: Surface SW conveyance system	HMGP	AC StmWtr	\$ 591,030	Storm/FP	n/a	Waiting funding	\$ 591,030	\$ -	
Palm Harbor-Proj1: outfall to Aransas Bay under SH 35	HMGP	AC StmWtr	\$ 400,895	Storm/FP	n/a	Waiting funding	\$ 400,895	\$ -	
W. FM 3036- Proj 1-5; drainage struct under FM 1781	HMGP	AC StmWtr	\$ 955,990	Storm/FP	n/a	Waiting funding	\$ 955,990	\$ -	
Estes Flats-Proj 1-3: surface SW conveyance system	HMGP	AC StmWtr	\$ 445,060	Storm/FP	n/a	Waiting funding	\$ 445,060	\$ -	
SE Lamar - Proj1-3, sursurface conveyance system	HMGP	AC StmWtr	\$ 239,030	Storm/FP	n/a	Waiting funding	\$ 239,030	\$ -	
Spanish Woods-Proj 1-3; surface conveyance system	HMGP	AC StmWtr	\$ 692,120	Storm/FP	n/a	Waiting funding	\$ 692,120	\$ -	
SW 1069-Proj 2,3: r-o-w width on County roads	HMGP	AC StmWtr	\$ 1,323,476	Storm/FP	n/a	Waiting funding	\$ 1,323,476	\$ -	
Precinct 1/1A - Northeast AP - Project 1	HMGP	AC StmWtr	\$ 2,125,200	Storm/FP	n/a	Waiting funding	\$ 2,125,200	\$ -	
Precinct 4 - Lowering of Picton/Sorenson Proj. 5	HMGP	AC StmWtr	\$ 114,400	Storm/FP	n/a	Waiting funding	\$ 114,400	\$ -	



## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA, CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Precinct 1/1A - Southeast 35 - Project 2	HMGP	AC StmWtr	\$ 167,200	Storm/FP	n/a	Waiting funding	\$ 167,200	\$ -	
Precinct 1/1A - Southeast 35 - Project 1	HMGP	AC StmWtr	\$ 246,510	Storm/FP	n/a	Waiting funding	\$ 246,510	\$ -	
West Tule - Pond/Channel Widening - Projects 2,3	HMGP	AC StmWtr	\$ 979,000	Storm/FP	n/a	Waiting funding	\$ 979,000	\$ -	
Precinct 3 -Henderson st property- Project 4	HMGP	AC StmWtr	\$ 1,074,150	Storm/FP	n/a	Waiting funding	\$ 1,074,150	\$ -	
Precinct 4 - Tule creek East Ponds - Project 6	HMGP	AC StmWtr	\$ 1,017,500	Storm/FP	n/a	Waiting funding	\$ 1,017,500	\$ -	
Hurricane shutters on all critical facilities	HMGP	ALL	\$ 500,000	n/a	n/a	Waiting funding	\$ 500,000	\$ -	
Generator for lift station	RB TX	Fulton	\$ 50,000	Utility	n/a	Waiting funding	\$ 50,000	\$ -	
Stormwater Crossing at FM 1781, box culverts	HMGP	Fulton-STR	\$ 171,248	Storm/FP	n/a	Waiting funding	\$ 171,248	\$ -	
Concho St Drainage- construct drainage pipe	HMGP	RP STREET	\$ 2,192,971	Storm/FP	n/a	Waiting funding	\$ 2,192,971	\$ -	
Utilities & roads to & thru TXDOT property at FM 3036 and 35 Bypass (water, sewer, gas) for housing	Housing/ED	RP&AC	\$ 4,000,000	Infra- Housing & Business	n/a	Waiting funding	\$ 2,000,000	\$ -	
Force main upgrade from Woodlands to WWTP	Housing	RP&AC	\$ 600,000	Infra- Housing	n/a	Waiting funding	\$ 600,000	\$ -	
Workforce Develop./YMCA/Scout bldg, tech & equip	Infra/ED	RP&AC	\$ 4,800,000	Infra/ pub serv	n/a	Waiting funding	\$ 2,600,000	\$ 2,200,000	
Infrastructure for Affordable Housing	Housing	RP&AC	\$ 5,000,000	Infra- Housing	n/a	Waiting funding	\$ 5,000,000	\$ -	
Repair pump station outfalls-pump to Aransas Bay	HMGP	RP-PW	\$ 2,000,000	nav. waters		Restore due 9.1.18	\$ 2,000,000	\$ -	
RCC Lakes - removal of sediment - drainage imp	HMGP	RP STREET	\$ 475,000	nav waters			\$ 475,000	\$ -	
Assess pump station-improve or install new	HMGP	RP-PW	\$ 2,000,000	n/a		Restore due 9.1.18	\$ 2,000,000	\$ -	
<b>TOTAL - CDBG-DR ONLY</b>			<b>\$ 45,436,560</b>				<b>\$ 41,236,560</b>	<b>\$ 2,200,000</b>	

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA, CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Mitigation measures for residential properties: floodproofing, elevation. -Prj 12	HMGP	RP	\$ 26,700,000	individual/business		App underway	\$ 20,025,000	\$ 6,675,000	
Mitigation measures-downtown & commercial properties: flood-proofing, demo, elevation. Prj 13	HMGP	RP	\$ 15,000,000	Business vertical const.		App underway	\$ 11,250,000	\$ 3,750,000	
Purchase Gordon Stanley Pond	HMGP	RP PLAN	\$ 100,000	Flood Plain	03/15/18		\$ 100,000	\$ -	
<b>TOTAL - ACQ/BUYOUT/FEMA</b>			<b>\$ 41,800,000</b>				<b>\$ 31,375,000</b>	<b>\$ 10,425,000</b>	
Rockport Harbor Seawall Breakwater	ACND	ACND	\$ 4,000,000	nav waters		Restore due 9.1.18	\$ 3,000,000	\$ 1,000,000	
Bulkhead Rockport Harbor Front	ACND	ACND	\$ 4,000,000	nav waters		Restore due 9.1.18	\$ 3,000,000	\$ 1,000,000	
Bulkheads at west side RP Harbor & shoreline stabil.	ACND	ACND	\$ 10,000,000	nav waters		Restore due 9.1.18	\$ 8,000,000	\$ 2,000,000	
Fulton Harbor breakwater	ACND	ACND	\$ 3,000,000	nav waters		Restore due 9.1.18	\$ 2,250,000	\$ 750,000	
<b>TOTAL - RESTORE ACT</b>			<b>\$ 21,000,000</b>				<b>\$ 16,250,000</b>	<b>\$ 4,750,000</b>	
Copano Bay Newcomb Point-Shoreline Stabilization	HMGP/PTH	AC	\$ 1,200,000	FP/ Erosion			\$ 900,000	\$ 300,000	
Shell Ridge Road #7; Living Breakwater Reef	HMGP/PTH	AC	\$ 3,943,000	Co r-o-w /FP	03/15/18	Approved 7.9.18	\$ 2,957,250	\$ 985,750	
Lamar Beach Rd Flood Protection	HMGP/PTH	AC	\$ 5,618,474	County r-o-w /FP	03/15/18	Approved 7.9.18	\$ 4,363,856	\$ 1,454,619	
AC Drainage Improvement-Little Bay, Leggett Channel	HMGP	AC	\$ 14,362,549	nav waters	03/15/18	Submitted FEMA	\$ 10,771,912	\$ 3,590,637	
AC Courthouse and City Hall	PA	AC	\$ 30,000,000	Vert imp/FP		Waiting design	\$ 25,000,000	\$ 5,000,000	
Surface SW conveyance sys-Bee Tree to Copano Bay	HMGP	AC StormW Mgmt	\$ 80,000	Stormwtr/FP	03/15/18	Submitted FEMA	\$ 60,000	\$ 20,000	
Club Lake-Proj 2: surface SW convey, Carolina Ln to FM 1069	HMGP	AC StormW Mgmt	\$ 425,000	Stormwtr/FP	03/15/18	Submitted FEMA	\$ 318,750	\$ 106,250	
Copano Heights-Proj 2 surface SW convey system	HMGP	AC StormW Mgmt	\$ 135,000	Stormwtr/FP	03/15/18	Submitted FEMA	\$ 101,250	\$ 33,750	

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA, CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Generators/quick connects for schools & critical facil.	HMGP	ALL	\$1,731,564	vertical improv.	07/03/18	Submitted FEMA	\$1,298,673	\$ 432,891	
Fulton Beach Rd. Stabilization	HMGP/PA	Fulton	\$ 3,115,060	city r-o-w /FP/ adj to		7.9.18; Restore due 9.1.18	\$ 2,336,295	\$ 778,765	
Generators & quick connects- schools & critical facil.	HMGP	Fulton/AC	\$ 3,000,000	vertical improv.			\$ 2,250,000	\$ 750,000	
Master Plan-Drainage impr - Proj 1 - SH 35 Business	HMGP	Fulton-STR	\$ 996,175	Drainage MP	03/15/18	Submitted FEMA	\$ 747,131	\$ 249,044	
Master Plan- Drainage imp - Proj 2 - SH 35 Business	HMGP	Fulton-STR	\$ 540,798	Drainage MP	03/15/18	Submitted FEMA	\$ 405,599	\$ 135,199	
AC Infrastructure Improvements - Cove Harbor	HMGP	RP	\$ 15,994,374	Nav Waters	03/15/18	FEMA; Restore due 9.1.18	11,995,780	\$ 3,998,594	
Master Plan - Drainage Imp - Project 6 - Enterprise	HMGP	RP STREET	\$ 1,079,118	Drainage MP			\$ 809,338	\$ 269,780	
Master Plan -Drainage Imp-Proj 3- Market St at SH 35 bypass, Hickory, &	HMGP	RP STREET	\$ 1,411,411	Drainage MP			\$ 1,058,558	\$ 352,853	
Master Plan-Drainage Imp-Proj 4 - Market St at SH 35	HMGP	RP STREET	\$ 791,725	Drainage MP			\$ 593,794	\$ 197,931	
Master Plan - Drainage Imp - Project 5- Market St	HMGP	RP STREET	\$ 3,135,881	Drainage MP			\$ 2,351,911	\$ 783,970	
Master Plan-Drainage imp-Proj 7-Market St at Church St	HMGP	RP STREET	\$ 349,415	Drainage MP			\$ 262,061	\$ 87,354	
Master Plan-Drainage Imp-Project 8- Pearl St	HMGP	RP STREET	\$ 2,813,827	Drainage MP			\$ 2,110,370	\$ 703,457	
Fiber Optic - Project 16	HMGP	AC	\$14,660,168	surface	04/12/18	FEMA	\$10,995,126	\$3,665,042	
245 R Milton Harrell	HMGP	RP	\$ 100,000	unk	03/15/18	FEMA	\$ 75,000	\$ 25,000	
Cedar Bayou Vinson Slough Restore - Construction	PATHWY	AC	\$ 3,000,000	nav waters		Restore due 9.1.18	\$ 1,500,000	\$ 1,500,000	
Cedar Bayou Vinson Slough Restore - planning/design	PATHWY	AC	\$ 250,000	nav waters		Coastal Resilience Fund	\$ 125,000	\$ 125,000	
2751 St Hwy 35 Bypass - proj 14	HMGP	RP	\$ 50,000	unk	03/26/18	FEMA	\$ 37,500	\$ 12,500	
Fulton Beach Road stabilization and sidewalks	HMGP	AC	\$ -				\$ -	\$ -	
TOTAL - FEMA & CDBG COMBINED, SOME RESTORE			\$ 108,983,539				\$ 83,425,153	\$ 25,125,493	

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Update Stormwater Master Plan	HMGP	RP STREET	\$ 200,000	MP			\$ 150,000	\$ 50,000	
Engineering study to address flooding-downtown RP	HMGP	RP STREET	\$ -	Drainage MP			\$ -	\$ -	
<b>TOTAL - FEMA ONLY</b>			\$ 200,000				\$ 150,000	\$ 50,000	
Key Allegro Bridge	PA	RP	\$ 10,000,000	Infrastr		\$25,555 pd	\$ 9,000,000	\$ 1,000,000	
<b>TOTAL - TXDOT AND FEMA</b>			\$ 10,000,000				\$ 9,000,000	\$ 1,000,000	
St. Charles Bay Breakwater	PA	AC	\$ 220,000			Not started	\$ 165,000	\$ 55,000	
Rockport Service Center	PA	RP	\$ 500,000				375,000	\$ 125,000	
Fire Substation #2 Garage/ RP N Fire Sub Station	PA	RP	\$ 30,000				22,500	\$ 7,500	
Fleet Maintenance Facility	PA	RP	\$ 100,000				75,000	\$ 25,000	
Fuel Island w/Canopy - Unleaded Fuel Depot	PA	RP	\$ 42,000				31,500	\$ 10,500	
CNG Station, Public	PA	RP	\$ 400,000				300,000	\$ 100,000	
CNG COMPRESSOR Station - ACISD	PA	RP	\$ 400,000				300,000	\$ 100,000	
WWTP-Chlorination/ Chlorine/SO2 Bldg	PA	RP	\$ 15,000				11,250	\$ 3,750	
Office Building/AN Gas Office	PA	RP	\$ 185,000				138,750	\$ 46,250	
Rockport Main Fire Station	PA	RP	\$ 200,000				150,000	\$ 50,000	
FM 188 VFD Generator Shelter	PA	RP	\$ 15,000				11,250	\$ 3,750	
Pump	RB TX	Fulton	\$ 25,000				\$ 25,000	\$ -	
Traffic Control Device	RB TX	Fulton	\$ 40,000				\$ 40,000	\$ -	
Light poles	RB TX	Fulton	\$ 28,000				\$ 28,000	\$ -	
Pump Replacement	RB TX	Fulton	\$ 25,000				\$ 25,000	\$ -	
Resurface/Rebuild Roads	PA	Fulton	\$ 4,600				\$ 4,600	\$ -	
Emergency Protective Measures	PA	Fulton	\$ 41,354				\$ 41,354	\$ -	
School House Museum	PA	Fulton	\$ 3,100				\$ 3,100	\$ -	
Maintenance building	PA	Fulton	\$ 15,000				\$ 15,000	\$ -	



## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Bay Education Center - Building & Contents	PA	RP	\$ 1,200,000				\$ 1,200,000	\$ -	
Scout Center	PA	RP	\$ 330,000				\$ 330,000	\$ -	
Lift station - RSC	PA	RP	\$ 7,500				\$ 7,500	\$ -	
WWTP-Digester Blower Bldg	PA	RP	\$ 10,000				\$ 10,000	\$ -	
WWTP-Influent Structure	PA	RP	\$ 25,000				\$ 25,000	\$ -	
WWTP-Clarifiers	PA	RP	\$ 5,000				\$ 5,000	\$ -	
WWTP-Dewatering Bldg	PA	RP	\$ 20,000				\$ 20,000	\$ -	
WWTP-Garage / Maint Bldg	PA	RP	\$ 30,000				\$ 30,000	\$ -	
WWTP-SO2 Bldg/Sampler/Storage	PA	RP	\$ 10,000				\$ 10,000	\$ -	
Traffic Light	PA	RP	\$ 40,000				\$ 40,000	\$ -	
Lift Station - Chaparral	PA	RP	\$ 10,000				\$ 10,000	\$ -	
Lift Station - Little Bay - Electrical	PA	RP	\$ 5,000				\$ 5,000	\$ -	
Lift Station - Luau	PA	RP	\$ 5,000				\$ 5,000	\$ -	
Lift Station - Magnolia	PA	RP	\$ 7,000				\$ 7,000	\$ -	
Lift Station - Nassau	PA	RP	\$ 5,000				\$ 5,000	\$ -	
Storm Drain Pump Station #1	PA	RP	\$ 10,000				\$ 10,000	\$ -	
Storm Drain Pump Station #3	PA	RP	\$ 10,000				\$ 10,000	\$ -	
Storm Drain Pump Station #4	PA	RP	\$ 10,000				\$ 10,000	\$ -	
Storm Drain Pump Station #5	PA	RP	\$ 10,000				\$ 10,000	\$ -	
Lift Station - Riviera - Electrical	PA	RP	\$ 5,000				\$ 5,000	\$ -	
Gagon Lift Station - Electrical	PA	RP	\$ 20,000				\$ 20,000	\$ -	
FM 188 Pump House - VFD	PA	RP	\$ 75,000				\$ 75,000	\$ -	
Lift Station - Islands of Rockport	PA	RP	\$ 10,000				\$ 10,000	\$ -	
District Regulator Sta. - Dunes RV	PA	RP	\$ 3,500				\$ 3,500	\$ -	
District Regulator Station - Henderson	PA	RP	\$ 3,500				\$ 3,500	\$ -	
District Regulator Sta. - Glass Ave	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - Austin St	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - Copano Ridge	PA	RP	\$ 3,500				\$ 3,500	\$ -	

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Lift Station - Coral Reef	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - First St	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - FM 1781	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - King St	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - Morgan	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - Palmetto Ave	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - Wandering Oaks	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - Whataburger	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - Islands of Rockport	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Lift Station - Chaparral	PA	RP	\$ 10,000				\$ 10,000	\$ -	
Lift Station - Little Bay - Building	PA	RP	\$ 5,000				\$ 5,000	\$ -	
Service Center Office	PA	RP	\$ 60,000				\$ 60,000	\$ -	
Equipment Building	PA	RP	\$ 50,000				\$ 50,000	\$ -	
Storage Building/Fleet Mg Office/Storage	PA	RP	\$ 75,000				\$ 75,000	\$ -	
Parks Maintenance Office	PA	RP	\$ 75,000				\$ 75,000	\$ -	
Memorial Park Maint Bldg Service Panel	PA	RP	\$ 2,500				\$ 2,500	\$ -	
WWTP-Office/Lab	PA	RP	\$ 30,000				\$ 30,000	\$ -	
Parks Annex House/Building	PA	RP	\$ 120,000				\$ 120,000	\$ -	
Parks Annex Storage	PA	RP	\$ 25,000				\$ 25,000	\$ -	
Pen Oaks Pump Station	PA	RP	\$ 100,000				\$ 100,000	\$ -	
FM 188 Pump House	PA	RP	\$ 100,000				\$ 100,000	\$ -	
FM 188 Pump House - Contents	PA	RP	\$ 25,000				\$ 25,000	\$ -	
Powerhead	PA	RP	\$ 3,500				\$ 3,500	\$ -	
WWTP-Blower Building w/ generator	PA	RP	\$ 60,000				\$ 60,000	\$ -	
<b>TOTAL - CDBG-DR WITH PA</b>			<b>\$ 4,718,554</b>				<b>\$ 4,246,804</b>	<b>\$ 471,750</b>	
Center for the Arts/Perf Arts /Conference	n/a	RP	\$ 9,478,000	Eco.Dev - EDA Match			\$ 7,050,000	\$ 2,428,000	
Fulton Special Event Center	RB TX/PA	Fulton	\$ 4,000,000				\$ 3,200,000	\$ 800,000	

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Fulton Harbor Park (Kaboom)	PA	Fulton	\$ 300,000				\$ 270,000	\$ 30,000	
TOTAL - EDA WITH CDBG AND OTHER			\$ 13,778,000				\$ 10,520,000	\$ 3,258,000	
PRIVATE PROPERTY DEBRIS REMOVAL	PA	AC	\$ 10,000,000				\$ 10,000,000	\$ -	
WET DEBRIS REMOVAL	PA	AC	\$ 15,000,000				\$ 15,000,000	\$ -	
EXPEDITED DEBRIS REMOVAL	PA	AC	\$ 35,000,000				\$ 35,000,000	\$ -	
Town of Fulton ROW Debris Removal	PA	Fulton	\$ 100,000				\$ 100,000	\$ -	
TOTAL - PUBLIC ASSISTANCE - DEBRIS			\$ 60,100,000				\$ 60,100,000	\$ -	
Radio Antenna for Dispatch	PA	AC	\$ 2,000,000				\$ 2,000,000	\$ -	
Historical markers	PA	AC	\$ 7,000				\$ 7,000	\$ -	
AC Emergency PROTECTIVE MEASURES	PA	AC	\$ 700,000				\$ 700,000	\$ -	
SHERIFF DEPT DAMAGED VEHICLES	PA	AC	\$ 900,000				\$ 900,000	\$ -	
AC PATHWAY VENUES	PA	AC	\$ 40,000				\$ 40,000	\$ -	
ROAD & BRIDGE EQUIP	PA	AC	\$ 50,000				\$ 50,000	\$ -	
AC Facilities Vehicles	PA	AC	\$ 50,000				\$ 50,000	\$ -	
Paws and Taws Contents	RB TX/PA	Fulton	\$ 29,782				\$ 29,782	\$ -	
Fencing and electrical	RB TX	Fulton	\$ 12,000				\$ 12,000	\$ -	
Building Damage	RB TX	Fulton	\$ 6,000				\$ 6,000	\$ -	
Old town hall	PA	Fulton	\$ 3,100				\$ 3,100	\$ -	
Trim/Roof Damage	PA	Fulton	\$ 3,000				\$ 3,000	\$ -	
Town owned vehicles	PA	Fulton	\$ 67,600				\$ 67,600	\$ -	
Town Hall	PA	Fulton	\$ 13,000				\$ 13,000	\$ -	
Fulton Harbor Park Restroom	PA	Fulton	\$ 10,000				\$ 10,000	\$ -	
Direct admin costs	PA	Fulton	\$ 200,000				\$ 200,000	\$ -	
Bathhouse	PA	RP	\$ 700,000				\$ 700,000	\$ -	
Aquatic Center-Pump House	PA	RP	\$ 100,000				\$ 100,000	\$ -	
Aquatic Ctr-Pool Amenities, park grnds, fence	PA	RP	\$ 350,000				\$ 350,000	\$ -	

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Aquatic Ctr-Office/ Concess/Bathhouse/ Content	PA	RP	\$ 300,000				\$ 300,000	\$ -	
Memorial Park-Maint Bldg	PA	RP	\$ 75,000				\$ 75,000	\$ -	
Memorial Park - Barn	PA	RP	\$ 5,205			Pmt rcvd	\$ 5,205	\$ -	
Memorial Park-Exercise Stations	PA	RP	\$ 15,000				\$ 15,000	\$ -	
Mem. Park-Wood Pier/Observ Deck	PA	RP	\$ 2,000				\$ 2,000	\$ -	
Memorial Park - Marquis Sign & Fence	PA	RP	\$ 25,000				\$ 25,000	\$ -	
Rockport Emergency Protective Measures	PA	RP	\$ 832,748			Pmt rcvd	\$ 832,748	\$ -	
RP service center Light Poles	PA	RP	\$ 30,000				\$ 30,000	\$ -	
Fencing	PA	RP	\$ 30,000				\$ 30,000	\$ -	
Windmill water well panel	PA	RP	\$ 2,500				\$ 2,500	\$ -	
Bird Observation Shelters -4	PA	RP	\$ 15,000				\$ 15,000	\$ -	
Lakeside Restroom	PA	RP	\$ 5,000				\$ 5,000	\$ -	
Asphalt Trail, Back Parking Lot	PA	RP	\$ 100,000				\$ 100,000	\$ -	
Compass Rose Park	PA	RP	\$ 75,000				\$ 75,000	\$ -	
Mathis Park	PA	RP	\$ 75,000				\$ 75,000	\$ -	
Tule Park-Pedestrian Bridge	PA	RP	\$ 50,000				\$ 50,000	\$ -	
Spencer Park	PA	RP	\$ 25,000				\$ 25,000	\$ -	
Zachary Taylor Park - Gazebo	PA	RP	\$ 50,000				\$ 50,000	\$ -	
WWTP-Fencing	PA	RP	\$ 55,000				\$ 55,000	\$ -	
Police Dept Gun Range	PA	RP	\$ 40,000				\$ 40,000	\$ -	
Storage Building	PA	RP	\$ 75,000				\$ 75,000	\$ -	
Downtown street light	PA	RP	\$ 4,500				\$ 4,500	\$ -	
Pen Oaks Fencing	PA	RP	\$ 20,000				\$ 20,000	\$ -	
City Gate - North Gate	PA	RP	\$ 3,500				\$ 3,500	\$ -	
City Gate - West Gate	PA	RP	\$ 3,500				\$ 3,500	\$ -	
Dog pound storage - Building &Fencing	PA	RP	\$ 53,000				\$ 53,000	\$ -	
Parks Main House	PA	RP	\$ 350,000				\$ 350,000	\$ -	



## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA, CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Parks Storage Bldg at Main House	PA	RP	\$ 60,000				\$ 60,000	\$ -	
Roadside Bridge Pavilion	PA	RP	\$ 16,000				\$ 16,000	\$ -	
Bent Oaks	PA	RP	\$ 15,000				\$ 15,000	\$ -	
Relocation of City Hall - Temporary	PA	RP	\$ 100,000				\$ 100,000	\$ -	
Park Salon	PA	RP	\$ 25,000				\$ 25,000	\$ -	
Street Signs - 2428	PA	RP	\$ 100,000				\$ 100,000	\$ -	
Broadway st - erosion	PA	RP	\$ 20,000				\$ 20,000	\$ -	
Seal Coat - Appx 87 miles	PA	RP	\$ 1,000,000				\$ 1,000,000	\$ -	
Clearing of Brush & Debris	PA	RP	\$ 100,000				\$ 100,000	\$ -	
Dist Regulator Station-Wilderness Oak	PA	RP	\$ 3,500				\$ 3,500	\$ -	
City Hall - Contents	PA	RP	\$ 300,000				\$ 300,000	\$ -	
Fulton bait house	PA	Fulton	\$ 25,000				\$ 25,000	\$ -	
Office	PA	RP	\$ 125,000				\$ 125,000	\$ -	
<b>TOTAL - PA AND INSURANCE ONLY</b>			<b>\$ 9,447,935</b>				<b>\$ 9,447,935</b>	<b>\$ -</b>	
Business Recovery Grant Program - Eco Dev	CDBG-DR	AC	\$ 2,000,000	n/a			\$ 2,000,000	\$ -	
<b>TOTAL - CDBG-DR ECONOMIC DEVELOPMENT</b>			<b>\$ 2,000,000</b>				<b>\$ 2,000,000</b>	<b>\$ -</b>	
Memorial Park-Little League Restrooms	PA	RP	\$ 180,000				\$ 180,000	\$ -	
Memorial Park-Announcer booth -Little League	PA	RP	\$ 75,000				\$ 75,000	\$ -	
Memorial Park-Announcer booth - Softball/Storage	PA	RP	\$ 50,000				\$ 50,000	\$ -	
Memorial Park-Announcer booth -Senior Field	PA	RP	\$ 50,000				\$ 50,000	\$ -	
Memorial Park Sr Field Elec Service Panels	PA	RP	\$ 15,000				\$ 15,000	\$ -	
Memorial Park Little League Elec Service Panels	PA	RP	\$ 15,000				\$ 15,000	\$ -	
Memorial Park Softball Elec Service Panels	PA	RP	\$ 15,000				\$ 15,000	\$ -	

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Memorial Park-Field Lighting (24)	PA	RP	\$ 125,000				\$ 125,000	\$ -	
Memorial Park-Bleachers-Tball	PA	RP	\$ 10,000				\$ 10,000	\$ -	
Memorial Park-Bleachers-softball	PA	RP	\$ 15,000				\$ 15,000	\$ -	
Mem. Park-Bleachers-Little League	PA	RP	\$ 40,000				\$ 40,000	\$ -	
Memorial Park-Shelter-Large pavilion	PA	RP	\$ 15,000				\$ 15,000	\$ -	
Memorial Park-Fence- Dog Park Front, Ballfields	PA	RP	\$ 150,000				\$ 150,000	\$ -	
Memorial Park-Picnic Pavilion	PA	RP	\$ 15,000				\$ 15,000	\$ -	
Memorial Park- Soccer Field Bleachers	PA	RP	\$ 7,000				\$ 7,000	\$ -	
Fulton Pier (Tx Parks & Wildlife, Yetti, PA)	PA	Fulton	\$ 1,100,000				\$ 1,100,000		
Tiger Field Shade Canopy	AC	AC	\$ 46,970				\$ 46,970	\$ -	
Tiger Field - new baseball field	AC	AC	\$ 300,000				\$ 300,000	\$ -	
Tiger Field	AC	AC	\$ 150,000				\$ 150,000	\$ -	
<b>TOTAL - NON-PROFIT DONATIONS WITH PA</b>			<b>\$ 2,373,970</b>				<b>\$ 2,373,970</b>	<b>\$ -</b>	
Library- Preparedness impr.	LTRT	AC	\$ 100,000				\$ 100,000	\$ -	
Rockport Fire Department - preparedness, mobility, protective gear, communications	LTRT	RFD	\$ 99,551				\$ 99,551	\$ -	
Town of Fulton - Preparedness impr.	LTRT	Fulton	\$ 100,000				\$ 100,000	\$ -	
ACISD Playground (Kaboom)	LTRT	ACISD	\$ 50,000			answer end July	\$ 50,000	\$ -	
ACISD Preparedness	LTRT	ACISD	\$ 100,000				\$ 100,000	\$ -	
Navigation District playground (Kaboom)	LTRT	NAV	\$ 50,000				\$ 50,000	\$ -	
Navigation District- Preparedness	LTRT	NAV	\$ 100,000			answer end July	\$ 100,000	\$ -	
Hands of Hope - demolition	NON PROF	NON PR	\$ 511,875			answer end July	\$ 511,875	\$ -	

## Grants and Funding Matrix

PROJECT CATEGORY	SOURCE OF PROJECT	ENTITY	COST / INVESTMENT	PROJECT TYPE / SHPO DESC	Date Submitted	STATUS	GRANT, PA , CAP INV. AMOUNT	\$ MATCH REQUIRED	GRANT SOURCE: PA, CDBG-DR, FEMA 428/406, RESTORE, ACQ/BUYOUT, EDA, USDA LOAN, REBUILD, TX AG
Hands of Hope - playground (Kaboom)	NON PROF	NON PR	\$ 50,000				\$ 50,000	\$ -	
Hands of Hope - Preparedness	NON PROF	NON PR	\$ 100,000			answer end July	\$ 100,000	\$ -	
NOAA All-Hazard radios for critical facilities (150)	HMGP	ALL	\$ 25,000	n/a			\$ 25,000	\$ -	
Camp Noah - Children's Camp	NON PROF	NON PR	\$ 25,000				\$ 25,000	\$ -	
Come Back Marketing Campaign	CHAMBER	Chamber	\$ 257,100				\$ 257,100	\$ -	
ACISD Clothing for Students - Rising Stars	RBTX	AC	\$ 186,000				\$ 186,000	\$ -	
Classroom materials, student services	ACISD	ACISD	\$ 80,000				\$ 80,000	-	
<b>TOTAL - NON-PROFIT DONATIONS ONLY</b>			<b>\$ 1,834,526</b>				<b>\$ 1,834,526</b>	<b>\$ -</b>	
Developer housing projects (exp on line #35) *	AC/RP	AC/RP	\$ 58,000,000			contract under review	\$ 58,000,000	\$ -	
<b>TOTAL - DEVELOPER INVESTMENT - Ch 380/381 Agreements</b>			<b>\$ 58,000,000</b>				<b>\$ 58,000,000</b>	<b>\$ -</b>	
Downtown parking	Her Dist	RP	\$ 250,000				\$ 250,000		
Health Care	LTRT	AC	\$ 500,000				\$ 500,000	\$ -	
<b>TOTAL - OTHER - DEPARTMENT OF AGRICULTURE</b>			<b>\$ 750,000</b>				<b>\$ 750,000</b>	<b>\$ -</b>	
<b>GRAND TOTAL</b>			<b>\$ 359,423,084</b>				<b>\$ 303,086,223</b>	<b>\$ 41,530,488</b>	

## **APPENDIX B**

### **Recovery Figures per CBCOG County:**

Source: ~~RebuildTexas~~

#### **County: ARANSAS**

Number of FEMA Approved Applicants	7,322
Amount of Federal Funds in Survivors' Hands	\$159,430,000
Number of National Flood Insurance Program Applicants	2,387
Estimate Amount of NFIP Settlements Paid*	\$27,540,000
Number of Public Assistance (Infrastructure) projects	8
Amount of Federal Share Obligated for Public Assistance	\$33,531,056
Housing and other disaster related expenses	\$29,400,000
Number of Households in Hotel Rooms Funded	45
Number of SBA Low Interest Disaster Loans approved	1,300
Amount of Approved SBA Low Interest Disaster Loans	\$102,490,000
Direct Housing Assigned Applicants	223
Applicants Found Other Housing Solution	33
Direct Housing Applicants Housed	222
Current DALHR Applicants	
DALHR Housed (Repairs Completed)	
PREPS Homes Complete	36



## **APPENDIX C**

### **ASSESSMENT OF READINESS SITE SELECTION FACTORS**

#### **I. Business and Operating Conditions**

- Access (customers, suppliers, connectivity, trade area)
- Workforce (availability, capability, scalability, sustainability, livability)
- Utility infrastructure (power, fuel, water, sewer, telecom)
- Transportation infrastructure (roads, air, rail, port, regional access), public transportation
- Regulatory/permitting environment
- Business support services and amenities
- Public safety and health(adequacy of fire, police service, equipment, healthcare facilities)

#### **II. Geographically Variable Costs**

- Work force (wages/salaries, benefits)
- Taxes (income, ad valorem, sales, customs/duties, fees)
- Real estate (land/sites, buildings, lease)
- Utilities
- Logistics
- Incentives (variable cost offsets)
- Inflation

#### **III. Real Estate/Site**

- Availability
- Readiness
- Expandability
- Flexibility
- Access, adjacent traffic count
- Supporting infrastructure, soil
- Terms
- Timing
- Neighboring land use
- Zoning, building controls

#### **IV. Risks**

- Natural disaster
- Political
- Community attitudes regarding industrial/commercial
- Social/safety
- Economic and currency
- Regulatory
- Timing

*Source: Area Development Site Selection Survey and MIT Textbook*