



## **Regional Mitigation Program**

Texas General Land Office  
Community Development & Revitalization

Coastal Bend Council of Governments

2022-100235-RMP

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# **Regional Mitigation Program Application**

# General

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## Applicant Information

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Applicant: Coastal Bend Council of Governments

County: Nueces

Program: Regional Mitigation Program: CBCOG HUD MID

COG: Coastal Bend Council of Governments (CBCOG)

Phone Number: (361) 883-5743

Address: 2910 Leopard Street, Corpus Christi, Texas 78408

Website: [www.coastalbendcog.org](http://www.coastalbendcog.org)

Employer Identification Number (EIN): 741586230

Taxpayer Identification Numbers (TIN): 17415862303

UEI (Unique Entity Identifier): XYL3BD6EM3D9

Data Universal Numbering System (DUNS): 832334234

SAM.gov Registration Expiration Date: 10/19/2023

Is the applicant an eligible subrecipient applying in conjunction with or on behalf of another entity (non-city) within the county? No

How much funding was the applicant allocated by the approved COG MOD? \$4,488,700.00

Is the applicant participating in the National Flood Insurance Program? No

Fiscal Year End Date (Month): December

Fiscal Year End Date (Day): 31

## Application Contacts

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Contact Role	Organization	First Name	Last Name	Title	Phone	Email
Engineer	Port of Corpus Christi Authority	Jacob	Wigington	Project Engineer	(361) 885-6186	<a href="mailto:jwiginton@pocca.com">jwiginton@pocca.com</a>
Authorized Representative	Coastal Bend Coastal Bend	John	Buckner	Executive Director	(361) 883-5743	<a href="mailto:john@cbcog98.org">john@cbcog98.org</a>

Contact Role	Organization	First Name	Last Name	Title	Phone	Email
	Council of Governments					
Primary Contact	Coastal Bend Council of Governments	Mary	Afuso	Regional Disaster Recovery Manager	(361) 883-5743	mary@coastalbendcog.org
Grant Administrator	Coastal Bend Council of Governments	Mary	Afuso	Regional Disaster Recovery Manager	(361) 883-5743	mary@coastalbendcog.org
Chief Elected Official	San Patricio County	David	Krebs	County Judge	(361) 364-9301	dkrebs@sanpatriciocountytexas.gov

## SF-424 Questions

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Applicant Type: Council of Governments

Application Title: Harbor Point East

Is the applicant delinquent on any federal debt? Harbor Point East

# Activities

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## Activity

DRGR Activity	Planned Budget Amount
Flood and Drainage Facilities	\$4,488,700.00

## Project

Project: Project Title	Project: Project Type	Environment: What is the current status of the project?	Total Budget
Harbor Point East	Flood and Drainage	Not yet started	\$6,188,700.00

## Budget Line Summary

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Total Engineering over Total Construction: 0%

Total Admin + Environmental over Total Amount Requested: 7.41%

Allowable Fee Percentage Cap for Admin + Environmental: 8%

Program Budget Code	Planned/Requested Amount
Planning	\$156,204.00
Grant Administration	\$332,496.00
Construction	\$4,000,000.00
Acquisition	\$0.00
Environmental	\$0.00
Special Environmental	\$0.00
Engineering	\$0.00

# Duplication of Benefits

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## FEMA Coverage

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Did you receive any FEMA funding? No

Do you anticipate any FEMA funding? No

Was the proposed project eligible for FEMA? No

Is the budget in this application funding for the nonfederal share of a FEMA project? No

If yes, have funds been awarded?

If FEMA funds were received, explain why funds are needed above and beyond the FEMA funding:

## Insurance Coverage

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Did the applicant have insurance coverage on the proposed project? No

Name of Insurance Company:

Amount claimed/received for the project:

If a claim was not filed, please explain below:

Explain why funds are required above and beyond the insurance funding:

## Other Funding

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Has the applicant submitted a request to fund a part of or the whole project described in the application? No

Are local or other funds available to address the proposed project in whole or in part?

Have any other state and/or federal agencies been contacted concerning funding for the proposed project? No

Disclose source(s) and use(s) of non-CDBG-MIT funds (Each row is a funding source):

# Fair Housing

What methods and criteria were used to prioritize the projects in the application, including affirmatively furthering fair housing? The project was chosen because it aligned with CEDS Goal 2: Strengthen Resilient Infrastructure Investments, adopted by the CBCOG Board during the October 2021 meeting. Objective 2.4 states "Housing affordability is advanced with a diversity of resilient housing options to all" Strategic Action 1: Facilitate Discussions to build consensus among stakeholders on resilient housing needs and options.

What are the identified protected classes, racially and ethnically concentrated areas, and concentrated areas of poverty that may be impacted by this project? The area is 80+% LMI, and an ethnically concentrated area of poverty - specifically African American and Hispanic individuals. This project aims to improve Quality of place for these individuals by improving drainage, reducing blight, and providing Public Spaces for no-cost recreation

Provide a meaningful analysis that describes how these identified populations may be impacted by this project. Individuals who reside in this area will be positively impacted by the reduction in flooding due to storm surge, as well as the additional public space available for activities and recreation. The improved access will make the area more accessible to people with limited mobility.

For each fair housing activity, provide a name and status. If the activity is Completed, enter the Date Initiated. If the activity is Planned, enter the To Be Completed By date:

Item	Name	Status	Date Initiated	To be completed by
Fair Housing Activity 1	: Facilitate Discussions to build consensus among stakeholders on resilient housing needs and options.	Planned	6/1/2023	6/30/2025
Fair Housing Activity 2	Host a seminar on fair housing & community resources in the neighborhood	Planned	6/1/2023	6/30/2025
Fair Housing Activity 3	Produce a data based fair housing tool for economic developers	Planned	6/1/2023	6/30/2025
Fair Housing Activity 4				



# Procurement

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Have services been procured for Engineering, Grant Administration, or Environmental Services? No

Are there any persons/entities with a reportable financial interest to disclose? No

Vendor Type	Procurement Status	Vendor Name	Contact Phone	Contact Email
Engineering	In House			
Grant Administration	In House			
Environmental	In House			

# Documents

Document Type	File Attachment (Text)
CDBG Mitigation Viewer Export	CDBG Mitigation Viewer Export.pdf
Scope of work information, maps, and other applicable documentation for each Local effort identified	PCCA Stormwater Master Plan Executive Summary.pdf
Current Printout of SAM.gov Registration	Sam.gov Active Registration.docx
SF-424 (completed and signed)	SF-424_HPE_Signature_Needed.pdf
Environmental Exempt Form for planning and administrative activities	Environmental Exempt Form for Planning and Administrative Activities.doc
CDBG-MIT - Budget Justification of Retail Costs form (completed, signed, and sealed by a professional engineer or architect licensed to work in the State of Texas)	sample bjrc.pdf
CDBG-MIT - Budget Justification of Retail Costs form (completed, signed, and sealed by a professional engineer or architect licensed to work in the State of Texas)	sample bjrc.pdf
Supporting census tract/block group or other beneficiary data maps	United States - Census Bureau Profile Tract 64.pdf
Race/Ethnicity/Gender Calculator	P1_ RACE - Census Bureau Table Tract 64.pdf
DP05 (ACS 5-year estimate)	ACS-2015-Low-Mod-Summarized-All-2021 LMI.pdf
LMISD data and/or CDBG-MIT Survey documentation	ACS-2015-Low-Mod-Summarized-All-2021 LMI.pdf
Maps indicating latitude and longitude for proposed locations	Harbor Point East Lat_Long.pdf
Single Audit or Annual Financial Statement	CBCOG ACFR 2021_1.pdf
Signed Applicant Certifications	Rios Yes.pdf

# Harbor Point East

# Project Info

## Project Information

DRGR Activity: Flood and Drainage Facilities

Project Type: Flood and Drainage

Project Title: Harbor Point East

Does this project include replacement or relocation of a facility (i.e., lift station, water treatment plant, etc.)? No

Provide a detailed description of the scope of work proposed. For proposed work involving a length of road, ditch, channel, etc., report the scope of the project in linear feet (lf): Harbor Point East is an urban redevelopment to transform the unimproved area between the Harbor Bridge and the Museum of Science and History into an accessible, world-class public destination. The project will afford unique access to Corpus Christi's downtown working waterfront, enhancing sense of place by bolstering the community's connection to the maritime industry that is at its economic core. Harbor Point East will provide best-in-class demonstration of resilience and watershed protection through a low impact site design that utilizes native vegetation to address stormwater quality as well as quantity. The site will offer eight discrete experiences, ranging from active STEAM-based play, democratized access to fine art, and STEM education/interpretation featuring local ecology.

Describe a plan for the long-term funding and management of the operations and maintenance of the project: The Port of Corpus Christi Authority (PCCA), a 100-year old public institution, will maintain Harbor Point East in perpetuity. The site will be added to PCCA's quarterly and annual inspections (performed and supervised by licensed engineers), and all infrastructure repair and replacement will be addressed by PCCA's Maintenance Department and/or qualified third-party contractors. Outside of regular inspections, PCCA uses a ticketing system to track all maintenance issues in a timely manner to provide a safe environment, mitigate risks, and ensure continuity of operations. PCCA is also implementing a GIS-based asset management program that will guide workflows and the budgeting process, including funding regular maintenance and future capital needs.

Total proposed number of linear feet: 1,200

Total number of proposed public facilities:

Project Phase	Start Date	End Date	Length (in months)
Contract Closeout	6/30/2024	7/30/2024	1
Submit As-Builts/COCC/FWCR	6/1/2024	7/1/2024	1
Construction	8/1/2023	6/1/2024	10

<b>Project Phase</b>	<b>Start Date</b>	<b>End Date</b>	<b>Length (in months)</b>
Construction NTP	7/31/2023	8/31/2023	1
Contract Award	7/18/2023	8/18/2023	1
Bid Advertisement	4/1/2023	7/1/2023	3
Acquisition	4/1/2023	5/1/2023	1
Environmental Review	4/1/2023	9/1/2023	5
Engineering Design	4/1/2023	7/1/2023	3
Start-Up Documentation	4/1/2023	5/1/2023	1

# National Objective

## National Objective

Provide Total Number of Beneficiaries: 1,975

Provide number of LMI Beneficiaries 1,590

Percentage of LMI Beneficiaries: 80.51%

Is that applicant a HUD Exception Grantee? No

Census Tract	Block Group List (Text)
64	Group 1 ; Group 2 ; Group 3

Male: 1,213

Female: 762

Total: 1,975

Race	Hispanic Population	Non-Hispanic Population	Total Population
White	1,264	0	1,264
Other multi racial	0	531	531
White and Black/African American	0	0	0
White and Asian	0	0	0
White and American Indian/Alaska Native	0	0	0
Some Other Race	0	1	1
Native Hawaiian/Other Pacific Islander	0	0	0
Black/African American and American Indian/Alaska Native	0	0	0
Black/African American	0	141	141
Asian	0	26	26

Race	Hispanic Population	Non-Hispanic Population	Total Population
American Indian/Alaska Native	0	12	12

Which HUD national objective does the project meet? LMI

Describe activities that benefit low- and moderate-income people: Harbor Point East will directly improve quality of place by providing accessible, no-cost, world-class experiences. 80.51% of residents within a one-mile walkshed are low- or moderate-income. The project features public art (Architectural Gateway; Artwalk Promenade), context-appropriate environmental education (Discovery Nature Path; Habitat Overlook), active STEAM-based recreation (custom, scaled tugboat play structure) and shoreline access via the Lounge Lawn and Bowsprit Overlook. **These elements will collectively by way of physical accessibility and position of prominence bring waterfront access, arts, and culture into the public realm, eliminating barriers that often exclude disadvantaged segments of the community from such enrichment when only accessible in traditional venues.**

Method(s) used to determine the beneficiaries: LMI Area Benefit

What method was used for Beneficiary Identification? Census (HUD LMISD)

Provide a brief description of the beneficiary identification method used to determine this national objective and upload supporting beneficiary maps, census data, and/or survey documents: The United States Census Bureau data tables were used to determine the national objective.

U.S. Congressional District #: 27

Texas Representative District #: 34

Texas Senate District #: 20

# Environmental

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What is the current status of the project? Not yet started

Will the assistance requested have any negative impact(s) or effect(s) on the environment? No

Is the proposed project likely to require an archaeological assessment? No

Is the proposed site(s) listed on the National Register of Historic Places? No

Is the project in a designated floodway or coastal high hazard area? No

Is the project in a designated special flood hazard area or a designated wetland? No

For projects in the 500 or 100-year floodplain: Does your project involve a critical action as defined in 24CFR55.2(b)(3)?

Is any project site located in a known critical habitat for endangered species? No

Is any project site a known hazardous site? No

Is any project site located on federal lands or at a federal installation? No

Is any project site subject to or participating in Fixing America's Surface Transportation Act (FAST-41) (P.L. 114-94)? No

What level of environmental review is likely needed for this project? Environmental Assessment

Provide any additional detail or information relevant to Environmental Review: N/A Categorical Exclusion

Provide a brief narrative regarding how CDBG-MIT funding is to be used. Demonstrate that HUD CDBG environmental requirements have been met to date:



# Permits

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Does the project require any federal, state, or other permits, approvals, or waivers to complete the proposed work? Yes

If yes, describe the type and purpose of each permit and its association with the proposed project. Provide a copy of each permit already executed: If bulkhead improvements are included, WOUS will be involved and building/construction permits will be needed.

Does the project require any type of ratified, legally binding agreement between the applicant and any other entity to provide continual operation upon completion? Yes

If yes, describe the type and purpose of each agreement and its association with the proposed project. Provide a copy of each agreement already executed or drafted: This is part of an easement for the Texas Department of Transportation Harbor Bridge. An explanation may be needed regarding the change for the future bridge location.

For sewer and/or water facilities projects, does the applicant currently hold the Certificate of Convenience and Necessity (CCN) for the target area proposed in the application? (If not a sewer and/or water facilities project, please choose N/A): N/A

## Budget Activity Lines

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Program Budget Code	Planned/Requested Amount	Planned Other Funds Amount	Total	Percent of Total
Planning	\$156,204.00	\$0.00	\$156,204.00	2.5%
Grant Administration	\$332,496.00	\$0.00	\$332,496.00	5.4%
Construction	\$4,000,000.00	\$1,700,000.00	\$5,700,000.00	92.1%
Acquisition	\$0.00	\$0.00	\$0.00	0%
Environmental	\$0.00	\$0.00	\$0.00	0%
Special Environmental	\$0.00	\$0.00	\$0.00	0%
Engineering	\$0.00	\$0.00	\$0.00	0%

# Mitigation

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Identify the specific risk the proposed project will mitigate against: Severe Coastal Flooding

Describe as to how the proposed project addresses/mitigates against the current and future risks identified: The Coastal Bend is a hurricane-prone region of the Gulf Coast. Harbor Point East's innovative site design integrates ecological and engineering solutions to manage stormwater quality and quantity. The assimilative capacity of the site (minimal impervious surface and oversized biofiltration) is such that it will reduce flood risks to surrounding subwatershed during acute storm events, and the use of biofiltration via native vegetation will help protect the quality of Corpus Christi Bay. The topography of the Lounge Lawn and the strategic placement of vegetated areas on the site will also reduce risks to adjacent infrastructure associated with storm surge.

Provide information about how the proposed mitigation efforts integrate into the community's emergency and resiliency plans: **Mitigation Action #15 in the Port's adopted All Hazard Mitigation Action Plan** prioritizes the creation of a comprehensive Stormwater Master Plan for the Port's Inner Harbor region, which includes the Harbor Point East project site. This Stormwater Master Plan was completed in late 2022 and best-in-class design and performance standards for flood control and water quality; this Plan was part of the basis of design for Harbor Point East. Likewise, Harbor Point East advances/is consistent with the City of Corpus Christi's Downtown Area Development Plan and Comprehensive Plan.

In the space provided, list documentation provided to support the identification of the threat or hazard and how it relates to potential impact: Stormwater Master Plan

Provide a brief description of how the proposed project addresses an integrated approach to mitigation: Harbor Point East's innovative site design integrates ecological and engineering solutions to manage stormwater quality and quantity, mitigating flood risks and water quality risks to adjacent natural water bodies. Harbor Point East integrates eight discrete, multi-sensory experiences. The site integrates accessible artistic and cultural elements with immersive, nature-based experiences (Discovery Nature Path, Habitat Overlook) and science-based interpretive signage, offering a full-spectrum STEAM experience for visitors. Numerous elements integrate active play and recreation with context-appropriate, science-based themes and learning (tugboat play structure and associate, marine life-themed accoutrements, Bowsprit Shoreline Overlook).

Considering the local evaluation of hazard risks, responsible floodplain management, future extreme weather/natural disaster events, and long-term risks, describe how the proposed project promotes sustainable community resilience: Harbor Point East provides a local demonstration of best practices in green infrastructure. The inclusion of nature-based solutions to manage stormwater quality while providing flood protection that will enhance **community resilience**. The site's capacity to receive/manage runoff from surrounding subwatersheds will reduce flood risks to surrounding property and infrastructure during acute storm events; the use of biofiltration via native vegetation will help protect the quality of Corpus Christi Bay. The topography of the Lounge Lawn and the strategic placement of vegetated areas on the site will also reduce risks associated with storm surge. These risk reduction strategies

ultimately reduce the severity of damage during disasters and are thus an investment in a faster community recovery.

Describe how the proposed project is consistent with local and regional planning efforts to effect disaster mitigation: **The basis of design for Harbor Point East reflects PCCA's comprehensive Stormwater Master Plan, which is prescribed by the Port's All Hazards Mitigation plan and was completed in late 2022.** This Stormwater Master Plan includes best-in-class design and performance standards for flood control and water quality. PCCA also worked with TX A&M College Station to pilot a Plan Integration for Resilience Scorecard to evaluate the consistency and efficacy of disaster mitigation strategies in local and regional plans. The design elements in Harbor Point East reflect the findings of this work.

Was a cost-benefit analysis used in the selection of the proposed project? No

Describe how the proposed project impacts vulnerable populations in the local community.: **Harbor Point East's innovative site design integrates ecological and engineering solutions to manage stormwater quality and quantity in a way that will reduce risk to surrounding infrastructure and neighborhoods; 70.58% of residents within a one-mile watershed are low- or moderate-income.** The eight discrete site experiences that are integrated into Project will **collectively by way of physical accessibility and position of prominence bring waterfront access, arts, and culture into the public realm, eliminating barriers that often exclude disadvantaged segments of the community from such enrichment when only accessible in traditional venues.**

Green infrastructure can improve water quality in an area that is highly populated with low- and moderate-income people, including families. Families will be able to utilize trails that provide recreational opportunities, such as biking and walking, to promote public health benefits. These recreational opportunities also provide alternative usage of transportation systems and help contribute to cleaner air in the community. The inclusion of a habitat creation element within the project pays homage to that which is unique to South Texas Coast while bringing an essence of the barrier island experience to visitors for whom a trip to the outer Gulf islands may be otherwise inaccessible.

Describe how the proposed project creates economic opportunities for the local community: In addition to the impacts mentioned above, managing stormwater provides economic benefits that may be favorable for investors. Redeveloping the community will increase job opportunities, lower the unemployment rate, and encourage the expansion of economic revitalization in the area.

Does this project disproportionately impact vulnerable populations in the local community? No

Does the proposed project align with investments from other state or local capital improvements and infrastructure development efforts? Yes

Does the proposed project employ adaptable and reliable technology to guard against premature obsolescence? Yes

Describe the applicant's overall mitigation plan and how the project addressed in this application furthers that plan: Mitigation Action #15 within the currently approved Hazard Mitigation Action Plan is to create a stormwater master plan, which was completed in late 2022. Significant portions of the property owned and managed by PCCA are at risk from flood hazards due to tidal influence,

storm surges, and flat terrain. Impacts from climate variability, including increased rainfall intensity or volume and, increased risk of tropical disturbances and sea-level rise exacerbate the

risks from flooding. The Stormwater Master Plan accounted for these challenges as part of the planning process.

Describe how the proposed project will contribute to the community's resiliency against future disasters as a result of these projects: Disaster and non-disaster preparedness is of the up most importance, especially since Corpus Christi is located of the Gulf of Mexico. Timing of inclement weather is an unknown component; therefore, it is necessary to address the uncertainty of future risks. Installing green infrastructure will benefit the welfare of the community which will sustain and improve their quality of life, mitigate localized flooding and reduce pre-disaster vulnerabilities.

**Harbor Point East - Harbor Point East**

# Project Site

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## Project Site

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Project Site Title: Harbor Point East

Street Address: 400 Harbor Drive

Street Limits on Street: Harbor Drive

From Street: Sisson Street

To Street: Harbor Drive

Zip Code: 78401

City: Corpus Christi

County: Nueces

State: Texas

Latitude: 27.81118

Longitude: 97.395657

Performance Measures: Linear Feet

Provide the proposed number of linear feet: 1,200

## Acquisition/Uniform Relocation Assistance

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Does the project require acquisition of property, purchase of easements, relocation, or any other activity requiring compliance with URA outside the listed waived activities? No

Has acquisition of the project site(s) been completed, in progress, or will need to be acquired?

Describe the type and purpose of all acquisitions (easements, real property, etc.) associated with the proposed project. For acquisitions "Previously Acquired" or "Acquisition in Progress," include the date of acquisition, detailed information and supporting documentation to ensure compliance with all URA, 42 U.S.C. 4601 et seq., and environmental review processes:

What is the planned number of parcels to be acquired?

What is the associated cost amount for this acquisition?