

**Grantee: San Marcos, TX**

**Grant: B-16-MH-48-0002**

**October 1, 2018 thru December 31, 2018 Performance**

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**Grant Number:**

B-16-MH-48-0002

**Obligation Date:****Award Date:****Grantee Name:**

San Marcos, TX

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$33,794,000.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$33,794,000.00

**Estimated PI/RL Funds:****Total Budget:**

\$33,794,000.00

## Disasters:

### Declaration Number

FEMA-4223-TX

FEMA-4245-TX

## Narratives

### Disaster Damage:

The City of San Marcos, Texas was inundated with historic flash and river flooding in Hays County on two separate occasions within six months of each other in 2015.

The first event, now called the "Memorial Day Floods", occurred overnight on May 23rd and early May 24th. May 2015 has been documented by the National Weather Service as the wettest month in Texas History, with well above-normal rainfall during the first two to three weeks of the month. A persistent area of low pressure over the western United States brought multiple rain events throughout the month of May that saturated soil throughout south-central Texas. By the time Memorial Day weekend arrived, much of the region was at least 2-4 inches (100-300%) above normal. These wet antecedent conditions meant that any new rain, and especially heavy rain, would become rapid run-off directly into rivers, streams, and flash flood prone areas. This "worst-case" scenario came to pass Memorial Day weekend. A thunderstorm cluster organized west of Hays County on Saturday afternoon and produced upwards of 12 inches of rain in less than 6 hours.

The majority of this rain fell in the upper reaches of the Blanco River watershed at rates that exceeded 4 inches per hour as thunderstorms merged and regenerated for hours over southern Blanco and eastern Kendall Counties. Most of the rain fell from Saturday afternoon into the overnight hours of early Sunday morning, leading to a rapid rise in the Blanco and San Marcos Rivers. The Blanco River at Wimberley rose from near 5 feet at 9 p.m. on May 23rd to near 41 feet by 1am on May 24th. The Blanco River rose 5 feet every 15 minutes just before midnight, equating to a 20 foot rise along the river within a one-hour time frame. Numerous high water rescues occurred throughout the late evening and morning hours along the banks of the Blanco River and eventually the San Marcos River. The resulting flash flooding caused a tragic loss of life and extreme property damage.

Rescue and recovery efforts stalled on May 25th as another round of severe weather struck the neighboring counties of Williamson, Travis, Bastrop and Caldwell. Large areas of these counties experienced flash flooding and tornados.

Another catastrophic flood event took the area on October 30, 2015, referred to as the "All Saints Flood", where water caused portions of Interstate 35 to be closed for a second time that year. The impacts of this event were widespread, leading to the closing of Austin-Bergstrom International Airport, approximately 30 miles away. The National Weather Service reported "nearly 6 inches of rain...within an hour...flooding the ground floor of the Austin Air Traffic Control Tower and Terminal Radar Approach Control facility." Elsewhere in Texas, some areas received more than 10 inches of rain with heavy rains washing away RVs, boats and trailers along the Guadalupe River in New Braunfels, Texas. The powerful waters of the All Saints Flood struck Cypress Creek in Wimberley, the Blanco River, and the San Marcos River, causing additional property damage and delaying recovery efforts from the previous flood.

However, the community's heightened sense of awareness and improved reaction to alerts translated to no loss of life during the All Saints Flood. Both events were considered historical flood events for Central Texas, but for different reasons. The Memorial D

### Disaster Damage:

ay Flood was noted for its extreme water velocities, analogous to the velocities of Niagara Falls. The All Saints Flood was noted for the extreme volume of precipitation in such a short period of time in various locations around Hays County quickly inundating the rivers, ditches and ephemeral streams.



**Recovery Needs:**

- Damage and Areas of Greatest Impact The majority of the damage occurred within the 100-year floodplain or right up against the banks of the Blanco and San Marcos Rivers. The Blanco Gardens area, immediately to the South of Interstate 35 and State Hwy 80, had the most claims submitted for insurance payouts, as seen in the map in Appendix A. Over 1,200 properties are in this area alone, and are at continued risk for additional flood impacts. The City is investigating mitigation measures for this area, and this information is described in more detail in the Infrastructure portion of this assessment. Additionally, the majority of the households within the impacted area are well below 50% of AMI, shown by the map in Appendix A. Therefore, any assistance that is rendered within the impacted areas of the City will ultimately serve the LMI populations that HUD has established as needing the greatest assistance. Graphical display of damage areas and impact can be found in Appendix A. Owner Occupied Housing Needs FEMA data shows that 1,103 of the 5,102 owner occupied units (city-wide) applied for assistance immediately after the floods. Of these homes, 1,013 units (from all sources: 925 FEMA IA, 88 SBA,) have already received either Individual Assistance or payouts from other sources including insurance or SBA loans. This leaves 90 of the FEMA applicants with no current source of rehabilitation funding, and the City may need to provide assistance to these families under this CDBG-DR allocation. Based upon the SBA data, the current cost to repair homes to a pre-flood state is approximately \$80,176. Once their level of damage has been accurately determined, the remaining need for these affected homeowners may be as high as \$7,215,840. While the City may choose to repair homes that are classified as "Affected" or "Minor" related to damage, it should be noted that any home classified "Major" or "Severe" within the 100-year flood plain receiving CDBG-DR assistance from this allocation will be required to be elevated to at least two feet above Base Flood Elevation (BFE), as required under FR-5938-01. The cost to carry flood insurance for homeowners taking advantage of a potential CDBG-DR housing program should not be understated, as it will most likely create a cost burden on an applicant, thereby making maintaining that home no longer affordable for the income levels that are required to be assisted with these funds. The City will need to determine during implementation whether these homeowners will be offered buyout and relocation assistance in lieu of elevating their property. Homes that are in the "Major" or "Severe" categories will need to be completely reconstructed, or possibly, if within the flood plain as described above, bought out which would afford the homeowner the opportunity to move to a lower risk area. Rental Property Needs According to initial City estimates, out of 13,680 rental units citywide, the flood damaged over 675 rental housing units within our most impacted area. Citywide, these rental units, as mentioned previously, typically house the LMI population of the City, as well as a large portion of the student population of Texas State University. The rental housing market can define its unmet needs as rental programs to repair/replace damaged rental units, create additional rental programs to house displaced households (homeowners and renters), and ren

**Recovery Needs:**

tal housing to assist special needs populations who have difficulty finding affordable housing in the restricted and expensive rental housing market. Of the 675 units that were damaged, insurance payouts have already been provided to 94 units. While residents within the remaining units may have received FEMA IA, the assistance they have received would not have covered the property damage as they are not the owners of record.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$33,794,000.00
<b>Total Budget</b>	\$0.00	\$33,794,000.00
<b>Total Obligated</b>	\$0.00	\$22,256,000.00
<b>Total Funds Drawdown</b>	\$479,190.98	\$2,378,244.66
<b>Program Funds Drawdown</b>	\$479,190.98	\$2,378,244.66
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$132,136.78	\$2,678,873.54
<b>Most Impacted and Distressed Expended</b>	\$130,281.12	\$1,260,483.52
<b>Match Contributed</b>	\$245,323.45	\$245,323.45



## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		100.00%
Overall Benefit Percentage (Actual)		100.00%
Minimum Non-Federal Match	\$0.00	\$245,323.45
Limit on Public Services	\$5,069,100.00	\$0.00
Limit on Admin/Planning	\$6,758,800.00	\$1,220,649.67
Limit on Admin	\$1,689,700.00	\$264,855.13
Most Impacted and Distressed Threshold (Projected)	\$32,104,300.00	\$33,794,000.00

## Overall Progress Narrative:

### HUD Monitoring

The City was monitored by HUD July 9, 2018 through July 13, 2019. A review and discussion of the HUD audit was held by the group on the following: one (1) finding regarding general policies and procedures and three (3) concerns regarding duplication of benefits calculations, insurance payment confirmations, and NFIP requirements. The City submitted a Response to the Monitoring Letter to HUD December 27, 2018.

### Substantial Amendment No. 7 and the Public Housing Authority

Approval of Substantial Amendment No. 7 was dated October 30, 2018. Staff is working with the Public Housing Authority to comply with federal regulations to complete the Public Housing Authority Reimbursement Activity.

### Notice of New Disaster Appropriations Award

The City was notified by the HUD San Antonio office of a new appropriation of disaster recovery funds in the amount of \$24,012,000 April 10, 2018. The regulations for the new award have not been released.

### Staff Training

- Housing and Community Development Manager attended DRGR Training, November 27-29, 2018
- Community Initiatives Administrator attended CDBG-DR Problem-Solving, December 12-14, 2018
- Housing Community Development Manager attended CDBG-DR Problem-Solving, December 12-14, 2018

### Internal Auditor

During the December 4, 2018 City Council meeting, Deloitte and Touche presented the Annual Risk Analysis to the City Council. The Annual Risk Assessment and Plan of Work for 2019 is attached to this activity.

### Texas General Land Office

The Technical Assistance Contract with the Texas General Land Office was amended to reflect a termination date of September 30, 2019. Please see the attached Amendment to the General Land Office Contract.

### Emergency Management Flood Warning System

In the approved CDBG-DR Action Plan, the City identified the projected use of planning funds which included updates to CIP, Comprehensive Plan, Hazard Mitigation Plan, and an Emergency Management Flood Warning System Plan. The budget for the Emergency Management Flood Warning System Plan has been estimated to be in the amount of \$150,000. Engineering staff are working on a scope to identify and develop tools to improve the emergency management of flood events. A consultant engineering firm, Scheibe Consulting, LLC was procured, and a contract for \$57,580 was approved by City Council April 3, 2018. The plan is 90% complete.

### Housing Study

A Housing Study is currently underway to assess the housing needs of the City of San Marcos after the floods of 2015 and project future housing affordability needs and strategies. Root Policy, a consulting firm, was procured through RFQ 2018-345 for \$67,850 and approved by City Council October 16, 2018.

### Single Family Owner Occupied Housing Rehabilitation and Reconstruction Activity



A fourth round of application intake was held from August 14, 2018 through October 31, 2018. Outreach notifying residents of the application opportunity included attending school open houses, community concerts; running newspaper legal notices; social media posts; and website posts. Another round of application intake will be held January 28, 2019 through March 15, 2019.

Three (3) houses have been completed and the households have moved into their houses. The contractor has not submitted an invoice for the completion of the three houses. The three houses will be shown on the next quarter performance report as complete when the contractor is paid for the completion of the houses. An additional two houses (2) will be completed in January 2019 and the contractor will submit an invoice for payment. Three (3) more houses are being prepared for bid out in February 2019.

**Rental Property Reconstruction Activity**

The four rental applications belonging to two individuals were reviewed, owners were interviewed, and the applications were found ineligible.

**Public Housing Authority Reimbursement Activity**

Amendment No. 7 to the DR Action Plan was approved by HUD October 30, 2018. Staff is working with the Public Housing Authority to comply with HUD regulations. Currently a Duplication of Benefits Analysis is being conducted.

**Uhland Road Improvements**

90% design plans have been completed and reviewed by the City. Consultant is now working on updating 99% plans. The City issued letters to the Texas Heritage Commission and Tribes as required by the EA. Change-in-service authorized for additional water design work. Draft surveys and means and bounds descriptions prepared for easements and ROW acquisition. These are currently being finalized.

The project schedule has been revised to reflect an extended EA expected completion. Construction is still scheduled for Autumn of 2020 but efficiencies are possible to condense the schedule.

**Blanco Gardens**

The preliminary engineering report is 30% complete and work on the environmental review is underway. The projected completion date for this activity is December 2022. A study of toxic sites was ordered and the payment was \$99.00

**Blanco Riverine**

Due to the cost of the Blanco Riverine activity at this time amounting to more than the CDBG-DR funds, the Texas Water District Board (TWDB) will be providing \$1,000,000 for the project. The City will expend these funds on the design of the Blanco Riverine activity and supplement construction of the activity. To date, the City has leveraged TWDB funds of \$245,323.45 for the design of the Blanco Riverine activity.

The City has been holding monthly technical meetings with the engineering firm the counties of Hays, Comal, and Guadalupe to investigate all outcomes of this infrastructure project to neighboring cities and counties.

**Midtown**

The preliminary engineering report is 30% complete. A meeting held with TxDOT to coordinate improvements. The projected completion date for this activity is December 2022.

**Clarewood**

December 2018 - Completed Preliminary Engineering Report. Scope of the report was to verify the feasibility of the project as identified in the Action Plan.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMINISTRATION, ADMINISTRATION	\$29,155.00	\$1,689,700.00	\$264,855.13
HOUSING, HOUSING	\$10,564.36	\$7,524,000.00	\$370,560.14
INFRASTRUCTURE, INFRASTRUCTURE	\$425,906.46	\$19,511,200.00	\$787,034.85



PLANNING, PLANNING

\$13,565.16

\$5,069,100.00

\$955,794.54



## Activities

**Project # / Title:** ADMINISTRATION / ADMINISTRATION

**Grantee Activity Number:** ADMINISTRATION

**Activity Title:** ADMINISTRATION

**Activity Category:**

Administration

**Project Number:**

ADMINISTRATION

**Projected Start Date:**

12/09/2016

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

09/30/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of San Marcos

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2018**

N/A

**To Date**

\$1,689,700.00

**Total Budget**

\$0.00

\$1,689,700.00

**Total Obligated**

\$0.00

\$1,254,000.00

**Total Funds Drawdown**

\$29,155.00

\$279,718.08

**Program Funds Drawdown**

\$29,155.00

\$279,718.08

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$1,855.66

\$266,789.57

City of San Marcos

\$1,855.66

\$266,789.57

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

The administration of the CDBG-DR grant.

Substantial Amendment No. 4 increased the budget by \$435,700 due to the allocation of supplemental funds awarded through the federal register dated August 7, 2017.

**Location Description:**

City of San Marcos, Texas

**Activity Progress Narrative:**

HUD Monitoring

The City was monitored by HUD July 9, 2018 through July 13, 2019. A review and discussion of the HUD audit was held by the group on the following: one (1) finding regarding general policies and procedures and three (3)



concerns regarding duplication of benefits calculations, insurance payment confirmations, and NFIP requirements. The City submitted a Response to the Monitoring Letter to HUD December 27, 2018.

Substantial Amendment No. 7 and the Public Housing Authority Approval of Substantial Amendment No. 7 was dated October 30, 2018. Staff is working with the Public Housing Authority to comply with federal regulations to complete the Public Housing Authority Reimbursement Activity.

Notice of New Disaster Appropriations Award  
 The City was notified by the HUD San Antonio office of a new appropriation of disaster recovery funds in the amount of \$24,012,000 April 10, 2018. The regulations for the new award have not been released.

Staff Training

- Housing and Community Development Manager attended DRGR Training, November 27-29, 2018
- Community Initiatives Administrator attended CDBG-DR Problem-Solving, December 12-14, 2018
- Housing Community Development Manager attended CDBG-DR Problem-Solving, December 12-14, 2018

Internal Auditor  
 During the December 4, 2018 City Council meeting, Deloitte and Touche presented the Annual Risk Analysis to the City Council. The Annual Risk Assessment and Plan of Work for 2019 is attached to this activity.

Texas General Land Office  
 The Technical Assistance Contract with the Texas General Land Office was amended to reflect a termination date of September 30, 2019. Please see the attached Amendment to the General Land Office Contract.

## Accomplishments Performance Measures

**No Accomplishments Performance Measures**

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
FEMA 4223 TX	\$0.00
Total Other Funding Sources	\$0.00

## Activity Supporting Documents



**Document** Risk Assessment Report\_Final Report 11-06-2018.pdf

**Document** Texas GLO - Amendment No. 2.pdf

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**Project # / Title: HOUSING / HOUSING**

**Grantee Activity Number: Public Housing Authority Reimbursement**

**Activity Title: Public Housing Authority Reimbursement**

**Activity Category:**

Rehabilitation/reconstruction of a public improvement

**Activity Status:**

Planned

**Project Number:**

HOUSING

**Project Title:**

HOUSING

**Projected Start Date:**

12/01/2018

**Projected End Date:**

03/30/2019

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

Low/Mod

**Responsible Organization:**

City of San Marcos

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$864,987.00
<b>Total Budget</b>	(\$1,616.00)	\$864,987.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of San Marcos	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The CDBG-DR grant will reimburse the San Marcos Public Housing Authority for the cost of eligible 2015 flood-related repairs located at C.M. Allen Homes, 795 River Road, San Marcos, Texas 78666.

**Location Description:**

The San Marcos Public Housing Authority, C.M. Allen Homes, 795 River Road, San Marcos, Texas is the location of the activity.

**Activity Progress Narrative:**



Amendment No. 7 to the DR Action Plan was approved by HUD October 30, 2018 which enables the activity to be conducted. City staff are working with the Public Housing Authority to comply with HUD regulations. Currently inspections of affected units are being completed in addition to an analysis of PHA expenditures.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/94
# of Multifamily Units	0	0/94

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Rental Rehab/Reconstruction</b>
<b>Activity Title:</b>	<b>Rental Rehab/Reconstruction</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
HOUSING

**Projected Start Date:**  
08/15/2017

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
HOUSING

**Projected End Date:**  
09/30/2021

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of San Marcos

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,659,013.00
<b>Total Budget</b>	\$1,616.00	\$1,659,013.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of San Marcos	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rental property (1-4 units) rehabilitation or reconstruction. Non-Substantial Amendment No. 5 to the CDBG-DR Action Plan increased the maximum hard construction cost cap to \$196,000.

**Location Description:**

Areas affected by the Floods of 2015 in the City of San Marcos, Texas.

**Activity Progress Narrative:**

The four rental applications belonging to two individuals were reviewed, owners were interviewed, and the applications were found ineligible.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>SF OO Rehab/Reconstruction</b>
<b>Activity Title:</b>	<b>SF OO Rehab/Reconstruction</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
HOUSING

**Projected Start Date:**  
08/15/2017

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
HOUSING

**Projected End Date:**  
09/30/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of San Marcos

Overall	Oct 1 thru Dec 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,000,000.00
<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$0.00	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$10,564.36	\$370,560.14
<b>Program Funds Drawdown</b>	\$10,564.36	\$370,560.14
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$17,901.03	\$330,340.30
City of San Marcos	\$17,901.03	\$330,340.30
<b>Most Impacted and Distressed Expended</b>	\$17,901.03	\$330,340.30
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

During the implementation of the Single Family Owner Occupied Housing Rehabilitation and Reconstruction Program, it was discovered that two types of Applicants were unable to be served under the CDBG-DR Action Plan including Amendments 1 through 5. Substantial Amendment No. 6 to the Community Development Block Grant - Disaster Recovery Action Plan will expand the Housing Program under the Single Family Owner-Occupied Housing Rehab/Reconstruction Program to include the Reconstruction on City-Owned Property Program(RCOP) which provides an opportunity for Applicants that would otherwise not be eligible for the CDBG-DR program to receive benefits in the form of a no cost to Applicant City-Owned Residential Lot and a CDBG-DR financed stick built home.The Reconstruction on City Owned Property Activity includes the above criteria and the following additional criteria for eligibility for the activity:(1) The homeowner must be located on property not eligible for rebuild by City or HUD policy. (2)The property is an MHU that is on land not owned by the Applicant (rental or agreed placement).(3) The owner must own the property or MHU without any liens or they must obtain a waiver of liens that allow the City to have priority lien position in the property records upon the transfer of property.No changes were made to the activity budget.Single family Owner-Occupied Housing Rehabilitation and Reconstruction. Non-Substantial Amendment No. 5 to the CDBG-DR Action Plan increased the maximum hard construction cost cap to \$196,000.

**Location Description:**

Areas affected by the Floods of 2015 in the City of San Marcos, Texas.

**Activity Progress Narrative:**



Single Family Owner Occupied Housing Rehabilitation and Reconstruction Activity

A fourth round of application intake was held from August 14, 2018 through October 31, 2018. Outreach notifying residents of the application opportunity included attending school open houses, community concerts; running newspaper legal notices; social media posts; and website posts. Another round of application intake will be held January 28, 2019 through March 15, 2019.

Three (3) houses have been completed and the households have moved into their houses. See attached photos. The contractor has not submitted an invoice for the completion of the three houses. The three houses will be shown on the next quarter performance report as complete when the contractor is paid for the completion of the houses. An additional two houses (2) will be completed in January 2019 and the contractor will submit an invoice for payment. Three (3) more houses are being prepared for bid out in February 2019.

Please see the table attached depicting the relocation benefits paid during the quarter, but not drawn. The relocation benefit expenditures will be drawn in the next quarter.

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
FEMA 4223 TX	\$0.00
Total Other Funding Sources	\$0.00

### Activity Supporting Documents

Document Single Family Owner Occupied Housing Rehabilitation and Reconstruction Activity.docx

Document IMG\_7630.jpg

Image:



Document

IMG\_7637.JPG

Image:



Document

IMG\_7639.JPG

Image:



**Project # / Title: INFRASTRUCTURE / INFRASTRUCTURE**

**Grantee Activity Number: 1**  
**Activity Title: Midtown/Aquarena**

**Activity Category:**  
Construction/reconstruction of streets

**Project Number:**  
INFRASTRUCTURE

**Projected Start Date:**  
10/02/2017

**Benefit Type:**  
Area ( )

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
INFRASTRUCTURE

**Projected End Date:**  
12/31/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of San Marcos Texas

**Overall**  
**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2018**  
N/A

**To Date**  
\$850,000.00



<b>Total Budget</b>	\$0.00	\$850,000.00
<b>Total Obligated</b>	\$0.00	\$800,000.00
<b>Total Funds Drawdown</b>	\$23,273.89	\$60,302.52
<b>Program Funds Drawdown</b>	\$23,273.89	\$60,302.52
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,374.27	\$83,262.26
City of San Marcos Texas	\$6,374.27	\$83,262.26
<b>Most Impacted and Distressed Expended</b>	\$6,374.27	\$83,262.26
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Drainage channel, sidewalk, storm drain,

**Location Description:**

San Marcos intersection of I35 and Loop 82/Aquarena Springs Drive.

**Activity Progress Narrative:**

The preliminary engineering report is 30% complete. The projected completion date for this activity is December 2022. Invoices in the amount of \$6,374.27 were paid during the quarter, see attached.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Activity Supporting Documents**





<b>Grantee Activity Number:</b>	<b>2</b>
<b>Activity Title:</b>	<b>Blanco Gardens</b>

**Activity Category:**

Construction/reconstruction of water/sewer lines or systems

**Project Number:**

INFRASTRUCTURE

**Projected Start Date:**

10/02/2017

**Benefit Type:**

Area ( )

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

INFRASTRUCTURE

**Projected End Date:**

09/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of San Marcos

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,000,000.00
<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$0.00	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$128,603.24	\$207,255.93
<b>Program Funds Drawdown</b>	\$128,603.24	\$207,255.93
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$99.00	\$218,431.00
City of San Marcos	\$99.00	\$218,431.00
<b>Most Impacted and Distressed Expended</b>	\$99.00	\$139,778.31
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Adding a new central storm drainage system to Conway & Barbara Drives connecting them to the existing storm drainage system, and providing a new 60-inch outfall to the San Marcos River.  
Potential buy-outs of property.

**Location Description:**

Located in San Marcos on the eastside of IH-35 from River Road to Bugg Lane

**Activity Progress Narrative:**

The preliminary engineering report is 30% complete and work on the environmental review is underway. The projected completion date for this activity is December 2022. A study of toxic sites was ordered and the payment was \$99.00.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of public facilities	0	0/0
# of Linear feet of Public	0	0/8700

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

### Activity Supporting Documents

Document	Blanco Gardens.docx
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<b>Grantee Activity Number:</b>	<b>3</b>
<b>Activity Title:</b>	<b>Clarewood/Barbara Drive</b>

**Activity Category:**

Rehabilitation/reconstruction of a public improvement

**Project Number:**

INFRASTRUCTURE

**Projected Start Date:**

12/15/2017

**Benefit Type:**

Area ( )

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

INFRASTRUCTURE

**Projected End Date:**

09/30/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of San Marcos Texas

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,500,000.00
<b>Total Budget</b>	\$0.00	\$2,500,000.00
<b>Total Obligated</b>	\$0.00	\$2,250,000.00
<b>Total Funds Drawdown</b>	\$9,649.00	\$86,874.74
<b>Program Funds Drawdown</b>	\$9,649.00	\$86,874.74
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$112,361.51
City of San Marcos Texas	\$0.00	\$112,361.51
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$112,361.51
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation/reconstruction of a public improvement - New storm drain system and new grading of roads.

**Location Description:**

Located in San Marcos on the eastside of IH-35 at the intersection of HWY 80/Hopkins Street and is generally bounded by HWY 80 on the north, IH-35 on the west, Clarewood on the east, and Bugg Road on the south.

**Activity Progress Narrative:**

December 2018 - Completed Preliminary Engineering Report. Scope of the report was to verify the feasibility of the project as identified in the Action Plan.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>4</b>
<b>Activity Title:</b>	<b>Uhland Road</b>

**Activity Category:**

Rehabilitation/reconstruction of a public improvement

**Project Number:**

INFRASTRUCTURE

**Projected Start Date:**

10/02/2017

**Benefit Type:**

Area ( )

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

INFRASTRUCTURE

**Projected End Date:**

06/30/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of San Marcos Texas

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,190,000.00
<b>Total Budget</b>	\$0.00	\$4,190,000.00
<b>Total Obligated</b>	\$0.00	\$4,190,000.00
<b>Total Funds Drawdown</b>	\$264,380.33	\$432,601.66
<b>Program Funds Drawdown</b>	\$264,380.33	\$432,601.66
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$105,906.82	\$594,741.14
City of San Marcos Texas	\$105,906.82	\$594,741.14
<b>Most Impacted and Distressed Expended</b>	\$105,906.82	\$594,741.14
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation/reconstruction of a public improvement and construction/reconstructions of water/sewer lines or systems.

**Location Description:**

Located in San Marcos on the east side of IH-35 at the intersection of IH-35 and Uhland Road.

**Activity Progress Narrative:**

90% design plans have been completed and reviewed by the City. Consultant is now working on updating 99% plans. The City issued letters to the Texas Heritage Commission and Tribes as required by the EA. Change-in-service authorized for additional water design work. Draft surveys and meats and bounds descriptions prepared for easements and ROW acquisition. These are currently being finalized. See attached narrative for expenses paid during the quarter.

The project schedule has been revised to reflect an extended EA expected completion. Construction is still scheduled for Autumn of 2020 but efficiencies are possible to condense the schedule.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Activity Supporting Documents

Document	
Uhland Road.docx	

<b>Grantee Activity Number:</b>	<b>5</b>
<b>Activity Title:</b>	<b>Blanco Riverine</b>

**Activity Category:**

Construction/reconstruction of water/sewer lines or systems

**Project Number:**

INFRASTRUCTURE

**Projected Start Date:**

12/14/2018

**Benefit Type:**

Area ( )

**National Objective:**

Low/Mod

**Activity Status:**

Planned

**Project Title:**

INFRASTRUCTURE

**Projected End Date:**

03/30/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of San Marcos Texas

Overall	Oct 1 thru Dec 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,971,200.00
<b>Total Budget</b>	\$0.00	\$6,971,200.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of San Marcos Texas	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$245,323.45	\$245,323.45

**Activity Description:**

Currently for flood events greater than a 20-year and larger, a portion of the river flood flow exits the Blanco River channel and proceeds uncontrolled across the Blanco Gardens area to the west, eventually entering the San Marcos River upstream of the junction with the Blanco River. This overflow creates the highest concentration of damages in the City. There are numerous areas in the Blanco River overbank that allow this overflow to occur. The uncontrolled overflow impacts 1 census tract which is 87.99% low-to-moderate income.

Existing Infrastructure: The Blanco Gardens north side storm sewer system drains Bugg Lane and River Road with a dual 48-inch outfall to the Blanco River. The Blanco Gardens south side system drains to an outfall on the San Marcos River. The current storm water infrastructure is not adequate to address drainage issues from local rain events and will be upgraded with two other CDBG-DR projects.

Drainage issues: The Blanco Gardens area is influenced by the Blanco River overflows. The Blanco Gardens and Clarewood/Barbara Drive projects will upgrade the storm sewer system to provide capacity for local storm events. However, the infrastructure which would be required to convey the overflow from the Blanco River would be too large to construct within the existing neighborhood.

Proposed Infrastructure: This project will make bank improvements to block low bank areas in the Blanco River overbank which allow the overflow to occur. With the improvements, the Blanco Gardens area can gain protection from approximately 3-4 feet of river rise. The bank improvements would have the purpose of setting maximum grade limitations, minimum widths and surface. It is possible that the improvements could also provide a dual purpose of a greenway if desired by the community. The blockage of diversion flow will cause a minor rise in water surface elevation. To address this minor rise, this project will also include flow capacity improvements to the Blanco River. These capacity improvements could include modifications to the channel and/or an overflow channel on the opposite bank.



Benefits: The project benefit will reduce the risk for flooding to the Blanco Gardens neighborhood by 44% annually by reducing the level of floods from overtopping the bank from a 20-yr or higher floods to a 36-yr or higher. And during higher floods the flow and depth of water will be reduced. The graphic below illustrates the additional protection based upon previous flood events.

### Location Description:

See the attached map.

### Activity Progress Narrative:

Due to the cost of the Blanco Riverine activity at this time amounting to more than the CDBG-DR funds, the Texas Water District Board (TWDB) will be providing \$1,000,000 for the project. The City will expend these funds on the design of the Blanco Riverine activity and supplement construction of the activity. To date, the City has leveraged TWDB funds of \$245,323.45 for the design of the Blanco Riverine activity.

Presented draft alternatives analysis to San Marcos River Foundation (non-profit organization) on Oct 10th with attendance of approximately 50 people. City Council workshop held on October 16th for policy direction on alternative for preliminary engineering. Began EA preparation which continues through this reporting period. Draft Phase 1 Environmental Report and Engineering Feasibility Report submitted to City for comment. Submitted application for Flood Mitigation Grant funds to leverage CDBG-DR funding.

The City has been holding monthly technical meetings with the engineering firm the counties of Hays, Comal, and Guadalupe to investigate all outcomes of this infrastructure project to neighboring cities and counties.

### Accomplishments Performance Measures

**No Accomplishments Performance Measures**

### Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Project # / Title: PLANNING / PLANNING**

**Grantee Activity Number: PLANNING**

**Activity Title: PLANNING**



**Activity Category:**

Planning

**Project Number:**

PLANNING

**Projected Start Date:**

12/09/2016

**Benefit Type:**

Area ( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

PLANNING

**Projected End Date:**

09/30/2022

**Completed Activity Actual End Date:****Responsible Organization:**

City of San Marcos

Overall	Oct 1 thru Dec 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,069,100.00
<b>Total Budget</b>	\$0.00	\$5,069,100.00
<b>Total Obligated</b>	\$0.00	\$3,762,000.00
<b>Total Funds Drawdown</b>	\$13,565.16	\$955,794.54
<b>Program Funds Drawdown</b>	\$13,565.16	\$955,794.54
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$954,609.63
City of San Marcos	\$0.00	\$954,609.63
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity will include planning activities such as public meetings and city council meetings and conferences regarding Action Plan Amendments or project designations.

Substantial Amendment No. 4 increased this project by \$1,307,100 with supplemental funds awarded through the federal register dated August 7, 2017.

**Location Description:**

City of San Marcos, TX

**Activity Progress Narrative:****Emergency Management Flood Warning System Plan**

In the approved CDBG-DR Action Plan, the City identified the projected use of planning funds which included updates to CIP, Comprehensive Plan, Hazard Mitigation Plan, and an Emergency Management Flood Warning System Plan. The budget for the Emergency Management Flood Warning System Plan has been estimated to be in the amount of \$150,000. Engineering staff are working on a scope to identify and develop tools to improve the emergency management of flood events. A consultant engineering firm, Scheibe Consulting, LLC was procured, and a contract for \$57,580 was approved by City Council April 3, 2018.

**Housing Study**

A procurement ad for a Housing Study Consultant – RFQ 2018-345-was posted August 12, 2018 and August 19, 2018 to the San Marcos Daily Record newspaper for \$227.28 and drawn this quarter. The Housing Study is



currently underway to assess the housing needs of the City of San Marcos after the floods of 2015 and project future housing affordability needs and strategies. Root Policy, a consulting firm, was procured through RFQ 2018-345 for \$67,850 and approved by City Council October 16, 2018. A public Hearing was held October 30, 2018 concerning Substantial amendment #7 to the CDBG-DR Action Plan during a City Council Meeting.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Plans or Planning Products	0	22/3
# of community engagement	3	31/20

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
FEMA 4223 TX	\$0.00
Total Other Funding Sources	\$0.00

## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	4
Monitoring Visits	0	1
Audit Visits	0	0
Technical Assistance Visits	0	3
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0

