

Grantee: San Marcos, TX

Grant: B-16-MH-48-0002

July 1, 2021 thru September 30, 2021 Performance

Grant Number: B-16-MH-48-0002	Obligation Date:	Award Date:
Grantee Name: San Marcos, TX	Contract End Date: 12/09/2024	Review by HUD: Reviewed and Approved
Grant Award Amount: \$33,794,000.00	Grant Status: Active	QPR Contact: Zindi Castillo
LOCCS Authorized Amount: \$33,794,000.00	Estimated PI/RL Funds: \$0.00	
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 Day 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 rental 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$34,262,622.30
Total Budget	\$0.00	\$33,794,000.00
Total Obligated	\$0.00	\$28,295,201.56
Total Funds Drawdown	\$2,810,947.80	\$9,850,791.83
Program Funds Drawdown	\$2,810,947.80	\$9,850,791.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,026,265.70	\$10,511,155.00
HUD Identified Most Impacted and Distressed	\$823,537.47	\$2,460,498.30
Other Funds	\$ 0.00	\$ 468,622.30
Match Funds	\$ 0.00	\$ 468,622.30
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of San Marcos	\$ 272,837.56	\$ 6,506,334.89
City of San Marcos Texas	\$ 753,428.14	\$ 4,004,820.11

Other Funds:

Overall	This Period	To Date
Non-Matching Funds	\$ 0.00	\$ 0.00
FEMA 4223 TX	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	100.00%	100.00%
Minimum Non Federal Match	\$.00	\$.00	\$468,622.30
Overall Benefit Amount	\$21,715,445.03	\$31,022,064.33	\$7,734,976.97
Limit on Public Services	\$5,069,100.00	\$.00	\$.00
Limit on Admin/Planning	\$6,758,800.00	\$2,771,935.67	\$2,115,814.86
Limit on Admin	\$1,689,700.00	\$1,689,700.00	\$913,782.15



Most Impacted and Distressed

\$33,794,000.00

\$33,794,000.00

\$2,460,498.30

Overall Progress Narrative:

Progress is being made as described in each activity narrative.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
02, Parks, Sidewalks and Public Facilities	\$0.00	\$125,000.00	\$0.00
04, Clearance of Spot Slum and Blight	\$0.00	\$67,142.00	\$0.00
06, First Time Homebuyer Program	\$0.00	\$84,000.00	\$0.00
08, Rental Rehab/Recon DR	\$0.00	\$500,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ADMINISTRATION, ADMINISTRATION	\$92,555.48	\$1,689,700.00	\$913,782.15
HOUSING, HOUSING	\$632,687.84	\$7,524,000.00	\$3,037,661.25
INFRASTRUCTURE, INFRASTRUCTURE	\$2,085,072.84	\$22,511,200.00	\$4,697,315.72
PLANNING, PLANNING	\$631.64	\$2,069,100.00	\$1,202,032.71

Activities

Project # / ADMINISTRATION / ADMINISTRATION



Grantee Activity Number: ADMINISTRATION

Activity Title: ADMINISTRATION

Activity Type:

Administration

Project Number:

ADMINISTRATION

Projected Start Date:

12/09/2016

Benefit Type:

N/A

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	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,689,700.00
Total Budget	\$0.00	\$1,689,700.00
Total Obligated	\$0.00	\$1,254,000.00
Total Funds Drawdown	\$92,555.48	\$913,782.15
Program Funds Drawdown	\$92,555.48	\$913,782.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$44,434.62	\$821,193.68
City of San Marcos	\$44,434.62	\$821,193.68
Most Impacted and Distressed Expended	\$44,434.62	\$44,434.62

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:

The City Council approved Substantial Amendment #11 to the CDBG-DR Action Plan during the City Council Meeting August 3, 2021. This accomplished three things:

- 1) Move \$175,000 in unused funding from the Public Housing Authority Project and close it, as the Authority has been paid for all eligible expenses.
- 2) Move \$1,000,000 from the Blanco Riverine Project. Construction for this project will be paid by the CDBG-mitigation grant.
- 3) Move \$1,175,000 to the Midtown/Aquarena Springs Project. This increased funding for the Midtown project will enable additional bank stabilization to be completed and ill cover current estimated project costs.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

FEMA 4223 TX

Total Other Funding Sources

Amount

\$0.00

\$0.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # / HOUSING / HOUSING

Grantee Activity Number: Housing-1-PHA REIMB

Activity Title: Public Housing Authority Reimbursement

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
HOUSING

Projected Start Date:
11/29/2018

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Completed

Project Title:
HOUSING

Projected End Date:
03/29/2021

Completed Activity Actual End Date:

Responsible Organization:
City of San Marcos

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$689,987.00
Total Budget	\$0.00	\$689,987.00
Total Obligated	\$0.00	\$819,001.56
Total Funds Drawdown	\$630,572.68	\$688,102.84
Program Funds Drawdown	\$630,572.68	\$688,102.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$662,840.47
City of San Marcos	\$0.00	\$662,840.47
Most Impacted and Distressed Expended	\$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:

THIS PROJECT HAS BEEN COMPLETED.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	68/100
# of Substantially Rehabilitated	0	96/100

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	96/100
# of Multifamily Units	0	96/100

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: Housing-2-Rental Rehab/Recon Activity Title: Rental Rehab/Reconstruction

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

HOUSING

Projected Start Date:

08/14/2017

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Planned

Project Title:

HOUSING

Projected End Date:

11/29/2021

Completed Activity Actual End Date:

Responsible Organization:

City of San Marcos

Overall

	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$659,013.00
Total Budget	\$0.00	\$659,013.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of San Marcos	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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:

A Request for Proposal (RFP) for contracting an estimator to create scopes of work was published and no responses were received. City staff are reconfiguring the RFP.
A RFP for contractors for this program was drafted this quarter and will be published in the 1st quarter of program year 2021.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: Housing-3-SFOO Rehab/Recon Activity Title: SF OO Rehab/Reconstruction

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

HOUSING

Projected Start Date:

08/14/2017

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

HOUSING

Projected End Date:

11/29/2021

Completed Activity Actual End Date:

Responsible Organization:

City of San Marcos

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$5,000,000.00
Total Budget	\$0.00	\$5,000,000.00
Total Obligated	\$0.00	\$5,000,000.00
Total Funds Drawdown	\$2,115.16	\$2,349,558.41
Program Funds Drawdown	\$2,115.16	\$2,349,558.41
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$137.21	\$2,158,769.28
City of San Marcos	\$137.21	\$2,158,769.28
Most Impacted and Distressed Expended	\$137.21	\$382,458.79

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 New construction 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 Rehabilitation and Reconstruction

The City is analyzing the six conveyed lots for rezoning and platting by assigning a planner and an engineer. While this process is being completed, the request for bids was being researched to improve the process. Various similar programs were reviewed, and a draft package was proposed. Winning bids will be approved in the next quarter and process will start with the six applicants selecting the home design and lot for construction to commence in Spring of 2022.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# ELI Households (0-30% AMI)	0		0/10	
# of Properties	0		10/19	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		9/19	
# of Singlefamily Units	0		9/19	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/10	2/9	9/19	100.00
# Owner	0	0	0	7/10	2/9	9/19	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

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

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: Housing-4-SFOO REIMB

Activity Title: Single Family Owner Occupied Housing Reimbursement

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
HOUSING

Projected Start Date:
12/31/2019

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Planned

Project Title:
HOUSING

Projected End Date:
11/29/2021

Completed Activity Actual End Date:

Responsible Organization:
City of San Marcos

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of San Marcos	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Funds will allow for reimbursement to eligible San Marcos homeowners for costs incurred to repair housing damaged by the 2015 floods.

Location Description:

Impacted homes within the City limits of San Marcos.

Activity Progress Narrative:

A Request for Proposal (RFP) for outsourcing this program by contracting an estimator was published and no responses were received. City staff are reconfiguring the RFP.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / INFRASTRUCTURE / INFRASTRUCTURE

Grantee Activity Number: Infrastructure-1-Midtown/Aquarena

Activity Title: Midtown/Aquarena

Activity Type:

Rehabilitation/reconstruction of a public improvement

Project Number:

INFRASTRUCTURE

Projected Start Date:

09/29/2017

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

INFRASTRUCTURE

Projected End Date:

10/25/2022

Completed Activity Actual End Date:

Responsible Organization:

City of San Marcos Texas

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2021

To Date

\$0.00

\$2,861,864.33

Total Budget

\$0.00

\$2,861,864.33

Total Obligated

\$0.00

\$1,700,000.00

Total Funds Drawdown

\$147,389.32

\$628,741.09

Program Funds Drawdown

\$147,389.32

\$628,741.09

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$57,222.02

\$678,381.22

City of San Marcos Texas

\$57,222.02

\$678,381.22

Most Impacted and Distressed Expended

\$57,222.02

\$173,948.95

Activity Description:

Drainage channel, sidewalk, storm drain,

Location Description:

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

Activity Progress Narrative:

100 % plans were submitted, reviewed, with minor comments. They were addressed and finalized with preliminary bid documents by K Friese on schedule. Bid documents are scheduled to be submitted on October 1st and bid opening is scheduled for October 24th.

The Environmental Assessment was submitted along with the Request for Release of Funds for DR Funds for this project. The City received Authority to use grant funds in Mid September.

Communication and coordination has occurred between the developer and the City's Floodplain Manager for an adjacent project to best coordinate the efforts of the area. Further coordination is expected in the next quarter prior to construction to best serve the area and the project.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Grantee Activity Number: Infrastructure-2-Blanco Gardens

Activity Title: Blanco Gardens

Activity Type:

Rehabilitation/reconstruction of a public improvement

Project Number:

INFRASTRUCTURE

Projected Start Date:

09/30/2017

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

INFRASTRUCTURE

Projected End Date:

12/28/2022

Completed Activity Actual End Date:

Responsible Organization:

City of San Marcos

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$9,246,987.00
Total Budget	\$0.00	\$9,246,987.00
Total Obligated	\$0.00	\$7,771,987.00
Total Funds Drawdown	\$434,951.62	\$1,482,418.93
Program Funds Drawdown	\$434,951.62	\$1,482,418.93
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$202,728.23	\$1,688,044.44
City of San Marcos	\$202,728.23	\$1,688,044.44
Most Impacted and Distressed Expended	\$0.00	\$227,911.10

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:

100% plans were submitted, reviewed and finalized by Scheibe, along with preliminary bid documents in early August. The bid documents were submitted and finalized for solicitation. Two addendums were issued prior to Bid Opening, for clarity and minor changes to the schedule of the project and to answer questions from bidders. The official Bid Opening is scheduled for October 7th.

The Environmental Assessment was submitted along with the Request for Release of Funds for DR and MIT funds for this project. The city received Authority to Use Grant Funds (AUGF) in late August.

Centerpoint Gas line relocation has been started for construction and is anticipated to be completed prior to construction of the drainage project.

Construction of the underground duct bank by SMEU continues to progress and will be completed prior to the construction of the drainage project for overlapping areas.

Continued community outreach is ongoing with the Drainage Improvements Project as the main point of emphasis on the entire Blanco Gardens Community in order to make information on the projects in the area accessible and readily available to the residents and business owners in the area.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	0/18800
# of public facilities	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: Infrastructure-3-Clarewood/Barbara Activity Title: Clarewood/Barbara Drive

Activity Type:

Rehabilitation/reconstruction of a public improvement

Project Number:

INFRASTRUCTURE

Projected Start Date:

12/13/2017

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

INFRASTRUCTURE

Projected End Date:

06/03/2019

Completed Activity Actual End Date:

Responsible Organization:

City of San Marcos Texas

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$195,487.36
Total Funds Drawdown	\$0.00	\$170,000.59
Program Funds Drawdown	\$0.00	\$170,000.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$177,887.13
City of San Marcos Texas	\$0.00	\$177,887.13
Most Impacted and Distressed Expended	\$0.00	\$175,351.26

Activity Description:

Rehabilitation/reconstruction of a public improvement - New storm drain system and new grading of roads. The CDBG-DR Action Plan was amended June 4, 2019, by Substantial Amendment No. 7, which removed all funding from the project except that which had been spent on the initial design. The amount spent on the initial design for the Clarewood/Barbara property will now be charged to the Planning category instead of Infrastructure. The City selected the project based on initial engineering evaluations and CDBG-DR low-income benefit criteria. Initial evaluations showed that this project would provide substantial flood-prevention benefit for low income households. Upon the completion of the initial actual design for the project, including detailed surveying, evaluation, and modeling, it was discovered that it would not provide as much flood prevention as expected. It was determined that moving forward with construction of the project was not an appropriate solution and it was better to allocate funding for other projects and to plan for future improvements in the area.

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:

This activity has been closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: Infrastructure-4-Uhland Rd Activity Title: Uhland Road

Activity Type:

Rehabilitation/reconstruction of a public improvement

Project Number:

INFRASTRUCTURE

Projected Start Date:

10/01/2017

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

INFRASTRUCTURE

Projected End Date:

01/30/2023

Completed Activity Actual End Date:

Responsible Organization:

City of San Marcos Texas

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2021

\$0.00

To Date

\$7,179,000.00

Total Budget

\$0.00

\$7,179,000.00

Total Obligated

\$0.00

\$4,190,000.00

Total Funds Drawdown

\$766,287.77

\$1,633,462.75

Program Funds Drawdown

\$766,287.77

\$1,633,462.75

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$544,216.67

\$2,226,685.50

City of San Marcos Texas

\$544,216.67

\$2,226,685.50

Most Impacted and Distressed Expended

\$544,216.67

\$1,278,866.63

Activity Description:

Rehabilitation/reconstruction of a public improvement

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:

Construction continues on the project. No change orders or contingency authorized in this quarter. Eminent Domain Proceedings continued including special commissioners hearing that awarded settlement for the piece of property in question. Landowner subsequently appealed but then retracted appeal.

Linear feet of pipe installed in quarter as follows;

Water main= 600 LF;

Storm Drain= 1,056 LF

Total= 1,656.LF

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	1656	3312/9630
# of Linear miles of Public	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: Infrastructure-5-Blanco Riverine

Activity Title: Blanco Riverine

Activity Type:

Rehabilitation/reconstruction of a public improvement

Project Number:

INFRASTRUCTURE

Projected Start Date:

12/13/2018

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

INFRASTRUCTURE

Projected End Date:

02/27/2023

Completed Activity Actual End Date:

Responsible Organization:

City of San Marcos Texas

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$4,385,213.00
Total Budget	\$0.00	\$4,385,213.00
Total Obligated	\$0.00	\$5,364,725.64
Total Funds Drawdown	\$736,444.13	\$782,692.36
Program Funds Drawdown	\$736,444.13	\$782,692.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$151,989.45	\$921,866.26
City of San Marcos Texas	\$151,989.45	\$921,866.26
Most Impacted and Distressed Expended	\$151,989.45	\$151,989.45

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:

Revised 99% Plans were submitted by the last week of August, reviewed, comments provided, and have been addressed by Half. Submittal of the 100% set are on hold until negotiations with landowners have been finalized that have minor impact on design.

Acquisition and Relocation Activities continue to move forward with negotiations, easements, and documentation for individual properties. 10 of the 13 acquisition tracts have been acquired and recorded. For the 3 remaining tracts, updated appraisals have been completed and issued. Final offers to these 3 owners have been made at the end of September and awaiting responses. Attorney services have been initiated and are ongoing for one of the remaining tracts in negotiations in order to complete negotiations with property owners in a timely and effective manner.

Floodplain permitting is progressing with additional modeling now complete for final direction on impacts with federal regulations for Floodplain. A letter is in draft to present to landowners for acceptance of minor impact and expected to be issued this next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / PLANNING / PLANNING



Grantee Activity Number: PLANNING

Activity Title: PLANNING

Activity Type:

Planning

Project Number:

PLANNING

Projected Start Date:

12/09/2016

Benefit Type:

Area (Census)

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	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,082,235.67
Total Budget	\$0.00	\$1,082,235.67
Total Obligated	\$0.00	\$2,000,000.00
Total Funds Drawdown	\$631.64	\$1,202,032.71
Program Funds Drawdown	\$631.64	\$1,202,032.71
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$25,537.50	\$1,175,487.02
City of San Marcos	\$25,537.50	\$1,175,487.02
Most Impacted and Distressed Expended	\$25,537.50	\$25,537.50

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:

No activity this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of community engagement	0	46/20
# of Plans or Planning Products	-23	3/3



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

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

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

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