City of San Marcos
Action Plan for Disaster Recovery

Disaster Relief Appropriations Act of 2016
(Public Law 114-113, Approved Dec. 18th, 2015)

Revised April 12, 2018

Including Amendments 1 - 5

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Shown on the following pages is *Exhibit 1. HUD Comment Compliance Matrix*. This matrix is provided to help visually and quickly locate where the City has addressed HUD's comments and/or concerns.

Exhibit 1. HUD Comment Compliance Matrix

	HUD Detailed Concern	HUD Comment	Page and Section Where Now Addressed in Action Plan
1	**General Action Plan Requirements (Needs Assessment Section 1) Question (c):** Does the grantee assess whether public services are necessary to complement activities intended to address housing and economic revitalization needs? **HUD Checklist Answer:** No - grantee did not include whether public services (i.e. job training, mental health and general health) are necessary to complement activities intended to address housing and economic revitalization needs.	The City should at least address these things in the AP. If there is no need they at the very least should mention that these things were looked at and considered	See Section III.A.1.f and VI.D.1
2	**General Action Plan Requirements (Planning & Coordination) Question (a):** How the grantee will promote sound, sustainable long-term recovery planning informed by a post-disaster evaluation of hazard risk, especially land-use decisions that reflect responsible flood plain management and take into account possible sea level rise (for example, by using FEMA floodplain maps, frequency and intensity of precipitation events, and designs applying the new Advisory Based Flood Elevations (ABFE) or higher)? **HUD Checklist Answer:** No - grantee included information regarding Sustainable and Resilient Building Methods (page 28) but no mention of land-use decisions that take into account possible sea level rise.	Although this is not necessary we would like to see land-use decisions discussed	See Section V.A.1-5
3	**General Action Plan Requirements (Leveraging Funds):** How the grantee will leverage CDBG disaster recovery funds to generate a more effective and comprehensive recovery? **HUD Checklist Answer:** No on page 28 it states that Grantee is currently exploring other sources of funding and will amend the Action Plan when those sources are identified	Again, although this is not necessarily required at this point we would like more detailed information here	See Sections III.A.1.f, III.E, and IV.B
4	**General Action Plan Requirements (Protection of People and Property; Construction Methods) Question (c):** Describe the grantee's standards for housing and small business rehabilitation contractors performing work in the jurisdiction, including a mechanism for homeowners and businesses to appeal the quality of rehabilitation work? **HUD Checklist Answer:** No - there is no discussion of a mechanism for homeowners and businesses to appeal the quality of rehabilitation work.	This is required and must be included in the AP. There must be some appeals process established.	See Section IX.G and Appendix E
5	**General Action Plan Requirements (Protection of People and Property; Construction Methods) Question (d):** Indicate the grantee's dam/levee work will include registration with the USACE Levee Database or Dam Inventory; ensure the structure is admitted under the USACE P.L. 84-99; ensure the structure is accredited under the FEMA National Flood Insurance Program; will upload the location of the structure and area served and protected into DRGR; and maintain file documentation of a risk assessment prior to flooding the flood control structure and that the investment includes risk reduction measures? **HUD Checklist Answer:** No mention of this registration requirement or any other elements detailed in this question. They do mention a possible levee project under Infrastructure on page 37.	This is required and must be included in the AP. There must be some appeals process established.	See Section VIII.D - The City will not be engaging in Levy Projects

	HUD Detailed Concern	HUD Comment	Page and Section Where Now Addressed in Action Plan
6	**General Action Plan Requirements (Public Housing, HUD-assisted Housing, and Housing for the Homeless) Question (b):** How the grantee will identify need (and sources to fund that need) and address the rehabilitation (as defined at 24 CFR.570.202), reconstruction and replacement of: (b) HUD-assisted housing (as defined by the Notice) **HUD Checklist Answer:** No - no mention of how the grantee identified need (and sources to fund that need) and/or address the rehabilitation, reconstruction and replacement of HUD-assisted housing (as defined by the Notice). Page 30 does address transitional and permanent supportive housing and homeless prevention for LMI individuals and families. Discussion centers around care taken to protect very low income individuals from being further burdened by participating in a housing program.	This information is required but if there is truly no need then the City needs to say that and explain why there is no remaining need.	See Section III.A.2.D under HUD Assisted Housing Needs
7	**General Action Plan Requirements (Public Housing, HUD-assisted Housing, and Housing for the Homeless) Question (c):** McKinney-Vento funded shelters and housing for the homeless (including emergency shelters, transitional and permanent housing for the homeless, and private market units receiving project-based assistance or with tenants that participate in the Section 8 Housing Choice Voucher program)? **HUD Checklist Answer:** No	The City only mentions 1 emergency shelter (Hays – Caldwell Women's Center – for victims of domestic violence) in their Needs Assessment. They made no mention of the other small emergency shelter in the City which is operated by the Southside Community Center. Need to remind the City that they can use DR funds to rehabilitate and/or reconstruct this type of housing. City needs to add more details to this section.	See Sections III.A.1.c, III.A.1.f, and VI.D.1
8	**General Action Plan Requirements (Disaster-Resistant Housing) Question (a):** How the grantee will encourage provision of housing for all income groups that is disaster-resistant, including a description of how it plans to address: (a)Transitional housing, permanent supportive housing and permanent housing needs of individuals and families (including subpopulations) that are homeless or at risk of being homeless? **HUD Checklist Answer:** No - no mention of how the grantee will encourage provision of housing for all income groups that is disaster-resistant. No description of how it plans to address transitional housing, permanent supportive housing and permanent housing needs of individuals and families (including subpopulations) that are homeless or at risk of being homeless. Page 30 does address transitional and permanent support housing and homeless prevention for LMI individuals and families. Discussion centers around care taken to protect very low income individuals from being further burdened by participating in a housing program.	If the City is choosing not to fund this special needs population they need to add information and details to the AP and explain why.	See Sections VI.D.1, VIII.C.1, 2, 3, 4

	HUD Detailed Concern	HUD Comment	Page and Section Where Now Addressed in Action Plan
9	**General Action Plan Requirements (Public Housing, General Action Plan Requirements (Disaster-Resistant Housing) Question (b):** How the grantee will encourage provision of housing for all income groups that is disaster-resistant, including a description of how it plans to address: (b) Prevention of low-income individuals and families with children (especially those with incomes below 30 percent of median) from becoming homeless? **HUD Checklist Answer:** No - the grantee did not include its plans to address the prevention of low-income individuals and families with children (especially those with incomes below 30 percent of median) from becoming homeless. On pages 8-9 the City briefly discussed the percent of families at imminent risk of becoming homeless. They also mention that there is a lack of homeless prevention dollars in the City. They stated that the City does not have receive rapid re-housing assistance or Emergency Solutions Grant funds and that the City does not have resources to provide this form of assistance.	With the DR funds the City does have a resource to provide this form of assistance but if they are choosing not to fund this special population they need to add information and details to the AP and explain why.	See Sections III.A.1.d and f, III.A.2.d under "homelessness", VI.D.1, and VIII.C.4
10	**General Action Plan Requirements (Minimize or Address Displacement):** How the grantee plans to minimize displacement of persons or entities and to assist any persons or entities displaced? **HUD Checklist Answer:** No - page 31 - the City plans to minimize displacement of person or entities and assist any person or entity displaced as a result of implementing a project with CDBG Disaster Recovery funds. No mention of how the grantee plans to minimize displacement. The action plan also makes a general statement that the City will make sure the assistance and protection afforded to persons or entities under the URA are available**.**	We need more information from the City on specific displacement functions or actions it plans to take. The City has a huge rental population and they will likely encounter URA issues either with the work at the Housing Authority and/or with the Infrastructure projects. Either way, there is also a concern here regarding rental rehabilitation not being included in the AP as a major part of their recovery efforts considering almost half their population are renters.	See Section VI.F and VIII.C.3.b
11	**Local Government Grantees Only (Program/Activity Details) Question (b): For each program or activity that will be carried out by the UGLG or through a subrecipient: (b) The threshold factors or applicant eligibility criteria, grant size limits and proposed start and end dates?** **HUD Checklist Answer: For Infrastructure, page 37 – the City listed the 5 general categories that the potential eligible projects may fall under. No threshold factors or applicant eligibility criteria listed because the projects have not yet been identified. The grant size limit is $12.5 million. No proposed start or end dates. The City makes a general statement on page 38 that they anticipate expending all funds awarded within 6 years of grant contract execution between HUD and the City.**	It's concerning that the City has not made more progress it identifying the infrastructure projects they would like to fund with the DR funds. Considering it has been a year since the disasters we would expect to see projects, national objectives and start and end dates identified. The City's Risk Analysis documentation identified the City's capacity gaps to fully administer the DR funds but they did include a timeline in which they identified December 2016 as their target date to hire additional staff. HUD would like to know where they are at with the hiring process. Have job descriptions been developed? When will these jobs be posted and where?	See Appendix J

	HUD Detailed Concern	HUD Comment	Page and Section Where Now Addressed in Action Plan
12	**Local Government Grantees Only (Program/Activity Details) Question (c):** For each program or activity that will be carried out by the UGLG or through a subrecipient: (c) How the projected use will meet CDBG eligibility criteria and a national objective? **HUD Checklist Answer:** For Infrastructure, no National Objective information was included because the specific projects under this Activity have not currently been identified. The list provided on page 37 is illustrative not definitive and serves to give the public an idea of what the City may be able to undertake throughout the process. The guiding principle for all City infrastructure projects will be to protect the LMI population from future losses due to flooding events	It's concerning that the City has not made more progress it identifying the infrastructure projects they would like to fund with the DR funds. Considering it has been a year since the disasters we would expect to see projects, national objectives and start and end dates identified. The City's Risk Analysis documentation identified the City's capacity gaps to fully administer the DR funds but they did include a timeline in which they identified December 2016 as their target date to hire additional staff. HUD would like to know where they are at with the hiring process. Have job descriptions been developed? When will these jobs be posted and where?	See Appendix J
13	**Local Government Grantees Only (Program/Activity Details) Question (e):** For each program or activity that will be carried out by the UGLG or through a subrecipient: (e) Has the grantee identified any ineligible activities (e.g., use of CDBG-DR for forced mortgage payoff, construction of dam/levee beyond original footprint, incentive payments to households that move to disaster-impacted floodplains, assistance to privately-owned utilities, not prioritizing assistance to businesses that meet the definition of a small business , or assistance for second homes)? Are all activities and uses authorized under title I of the Housing and Community Development Act of 1974 or allowed by waiver or alternative requirement published in this Notice? **HUD Checklist Answer:** No pages 35 & 37 - the City has not identified any ineligible activities. The Housing activities and projected uses are authorized under Title 1 of the Housing and Community Development Act. The general Infrastructure categories identified included possible repairs or construction of levee systems. The City did not indicate or acknowledge the prohibition of using CDBG-DR funds to enlarge a levee beyond the original footprint of the structure that existed prior to the disaster event.	Same comments regarding levee projects from above.	See Section VIII.D - The City will not be engaging in levee projects
14	**Conclusion (Pre-Award, Pre-Agreement, and Reimbursement:** The Department expects Grantees to identify pre-agreement costs in their Action Plans. Did the grantee consult with the State Historic Preservation Officers, Fish and Wildlife Service (FWS) and National Marine Fisheries Services (NMFS) when designing a reimbursement program? **HUD Checklist Answer:** No pre-agreement or pre-award costs included in the Action Plan.	These costs must be included in the AP if they want to be reimbursed. They should also include the eligible pre-award eligible activities that they have undertaken.	See Appendix F

	HUD Detailed Concern	HUD Comment	Page and Section Where Now Addressed in Action Plan
15	**Conclusion (Pre-Award, Pre-Agreement, and Reimbursement:** The Department expects Grantees to identify pre-agreement costs in their Action Plans. Did the grantee consult with the State Historic Preservation Officers, Fish and Wildlife Service (FWS) and National Marine Fisheries Services (NMFS) when designing a reimbursement program? **HUD Checklist Answer:** No pre-agreement or pre-award costs included in the Action Plan.	These terms should be defined in the AP.	See Appendix F
16	**Conclusion (Uniform Relocation Act):** Grantees must also define "demonstrable hardship" and "not suitable for rehabilitation" in the Action Plan or in policies and procedures. **HUD Checklist Answer:** No these terms were not defined in the Action Plan.	By this point HUD would expect the City to provide a more detailed projection of expenditures and outcomes based on a more defined list of Infrastructure projects. The City should have more specifics with regards to what projects they will be funding for Infrastructure.	See Section VI.F
17	**Two issues identified in the Required Certifications:**		Certifications have been corrected; please see Section XI

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Tab 1:

Introduction and Funding Background

(Sections I and II)

I. Introduction

The City of San Marcos, Texas (hereafter referred to as "the City") 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.

II. Funding Background

Combined, these two disasters accounted for damage to 1,558 homes and 35 businesses, severely impacting the recovery and growth potential for this community nestled between San Antonio and Austin. The lingering devastation brought by these two floods prompted the U.S. Department of Housing and Urban Development (HUD) to allocate $25,080,000 to an initial Community Development Block Grant Disaster Recovery (CDBG-DR) Fund to assist with ongoing recovery needs. These funds must be utilized for disaster recovery work in the most impacted and distressed areas of the City, as declared in the 2015 disaster declarations and authorized under Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42.U.S.C. 5121 et seq.). Pursuant to this Act, CDBG-DR funds may only be used for disaster related purposes.

In order to assist in the allocation of these funds, the City has completed the following Needs Assessment. This document will quantify the funding needed to repair damage and recoup losses, factoring in the funds already received by the Federal Emergency Management Agency (FEMA) grants, U. S. Small Business Administration (SBA) loans, insurance proceeds from the National Flood Insurance Program (NFIP), other CDBG funds and other funding sources available. The Needs Assessment also assists in prioritizing funds by type and location based on concentration of damage and community needs, with a particular focus on low and moderate income areas, households with special needs and displaced populations.

Tab 2:
Needs Assessment
(Section III)

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III. Needs Assessment

HUD requires that the Needs Assessment evaluate the three core aspects of recovery – **housing** (interim and permanent, owner, rental, single-family and multi-family, affordable and market rate), **infrastructure**, and the **economy** (e.g., estimated job losses or tax revenue loss due to the disaster). By understanding where its critical needs lie, the City will be able to more effectively allocate the funds as needed and described further on in this Action Plan. The City recognizes that there is still data missing from these calculations and therefore cautions that this is an ***estimate of need, not a statement of fact***. Information regarding NFIP payout amounts, FEMA Public Assistance payment amounts, unidentified disaster impacted projects, and more will be continually coming in and will need to be reviewed and incorporated into future revisions of this Needs Assessment and Action Plan. Finally, the City also wants to note that the current allocation is **$25,080,000**, which is not anticipated to be enough to cover the needs outlined below. Therefore, the City will need to seek additional ways to leverage these funds and extend the use of this very limited resource.

A. Housing

1. Prior to the Flooding

a) Baseline Information and Data

The City, home to Texas State University (enrollment approximately 39,979) and a frequent tourist destination, has a very young demographic. Data from the American Community Survey (ACS) Data 2010 – 2014 shows that over 42.4% of the population falls in the 18-24 age cohort, with another 24.3% of the population in the 25-44 bracket, while only 6.7% are older than age 65. This young population, and the transient nature of students, lends the housing environment in the City to heavily lean towards rental housing rather than home ownership.

As of 2014, there were 18,782 occupied housing units within the City, with 72.8% of all housing units being rentals and only 27.2% of the housing units being owner occupied (ACS Data 2010 – 2014). Based on the total occupied households from all income brackets including both renter and owner occupied units: Less than 1% live in substandard housing without complete plumbing and/or complete kitchens.

- 1.3% are considered to be “severely overcrowded” with more than 1.51 persons per room.
- 2.3% are considered to be “overcrowded” with 1.01 to 1.5 persons per room.
- 36.6% of homeowners (1,121 households) expend over 30% of their monthly income on housing costs.
- 75.1% of renters (9,660 households) expend over 30% of their monthly income on rent.

HUD considers any family that expends more than 30% of their monthly income on housing to have a housing cost burden. This is just one of the serious housing problems that HUD looks for in a community. Others include the presence of a disability in the household, substandard or unsafe housing and overcrowding. Of all of these, the primary statistically significant serious problem in the City is the existence of a high cost burden on families, especially for those who rent. Additionally, 33% of housing units are more than 35 years old - this imparts maintenance costs that can be prohibitive for low income households.

There are 5,630 non-family households in The City that have a cost burden that exceeds 30% of their monthly income and 3,925 non-family households with a cost burden exceeding 50% of their montly income. The majority of these are renters. By contrast, there are only 30 non-family households who live in overcrowded (more than 1/per room) conditions. The 2010-14 ACS indicates that 32.8% of the population is individuals living alone and 13.5% of the population has less than a high school diploma. Medium Gross Rent is $919/month (ACS 2010-14) with median non-family income $1,788/month ($21,456/year). The City of San Marcos has the lowest per capita income along the IH35 corridor between Austin and San Antonio.

b) Race and housing choices

The residents of the City, as indicated in the most recent census data, are primarily White or Hispanic in origin; the two races combined make up over 83% of the citizenry. By contrast, the minority population (not including the Hispanic or Latino origin) of the City is just 16.2% as of the 2014 ACS data, however, as in many jurisdictions, this cohort of population is severely cost burdened and impacted by low wages and high housing costs. Over 30% of the minority families (African American, Asian, or "Some Other" race as identified in the Census) were at or below the Poverty Level in 2014, and 20.4% of the Hispanic families were as well. As the majority of these families will be renters (given assumptions on income and housing units that can be afforded), any housing assistance program that supports recovery efforts in the most impacted areas identified below will be serving this cohort of the LMI population that HUD requires. These families will also be those most impacted by the housing cost burden listed above, and could therefore be seen as having 2 (or more) housing problems as identified by HUD. The City will make sure that these populations are provided every opportunity to make use of any appropriate CDBG-DR funds from this allocation.

c) *Disabled households or victims of domestic violence*

The Hays-Caldwell Women's Center, a San Marcos non-profit organization that provides services, including an emergency shelter, for victims of family violence estimates in 2014 approximately 250 adult clients asked for housing assistance. Of those adults, 135 were families with children; 3 were disabled; and 4 were male adults. Following the floods in 2015, shelter assistance requests have gone up strikingly, over 200% in some instances as shown in the chart below. For most shelter residents, the primary barrier to securing housing was the lack of affordable housing in our area.

Within the city limits of San Marcos, the number of persons with a disability that need housing assistance is difficult to ascertain. However, a review of the 2008-2012 CHAS--Table 6 data shows that where at least one person has a self-care or independent living limitation, 11% reported a disability, including 5% under 18; 9% aged 18 to 64; and 45% over 65. It can be assumed that many of the households with self-care/independent living limitations need some form of housing assistance, especially renter households with an annual income less than 50% AMI, housing cost burden and the need for accessibility improvements. Through housing applications and case management the City will continue to engage the community during implementation so that the households with disabled family members receive appropriate assistance.

The following chart shows the households in both rental and owner-occupied housing. Those with at least one housing problem (as identified above) are shown and sorted by annual household income:

Households where at least one member has a self-care or independent living limitation	**Renter Occupied**	**Renter % of Income Category**	**Owner Occupied**	**Owner % of Income Categories**	**Total**
All Households	550	50%	555	50%	1,105
Households w/income at or below 30% AMI	140	78%	40	22%	180
Households w/income above 30% but less than 50% AMI	180	97%	5	3%	185
Households w/income above 50% but less than 80% AMI	20	20%	80	80%	100
Households w/income above 80% AMI	55	20%	220	80%	275

(Source: www.huduser.org/portal/datasets/cp/chas/data_download_chas.html)

d) Increased risk of homelessness

Approximately 8% of all households with an annual income at or below 50% AMI have children six years old or younger. If we assume that the percent of households with children having a housing cost burden is similar to the population as a whole, then it can be estimated that 284 rental and 20 owner-occupied extremely low income households have a housing cost burden of 50% or greater. A cost burden this high puts the families at imminent risk of becoming homeless. There is a lack of homeless prevention dollars in the City. The City does not receive rapid re-housing assistance or Emergency Solutions Grant funds. The City does not have resources to provide this form of assistance.

The high cost of rental housing in the City creates instability and an increased risk of homelessness as a by-product. Very low income households living in aging housing have limited resources for maintaining and repairing their homes; if no repairs are made, serious deficiencies can leave the home uninhabitable and create a risk of homelessness or overcrowding. The low or extremely low income households with at least one person 75 years or older are also in danger of becoming homeless or having to double-up with families or friends as options for affordable living decrease and assisted living is not affordable.

e) Pre-Flood Sources of Housing Funds

Prior to the Floods, the City regularly programmed approximately $500,000 annually in CDBG funding. As of 2015, these funds had been allocated into the following "High Priority" categories:

- Affordable Housing
- Public Services
- Public Facilities/Infrastructure/Transportation
- Clearance Activities
- Program Administration

Given pre-existing contracts and set asides, the ability of the City to utlize these funds on disaster related activities can be difficult and therefore should not be relied upon as actual post-disaster funding. The amount of CDBG funding that the City can use to assist in disaster related activities is approximately $311,000. These funds have been allocated to third party contractors who have already used $35,812 to assist in the repair and rehabilitation of houses damaged by the floods.

f) Additional Sources of Funding

While there are many non-profit and philanthropic organizations in the City, the majority of them exist for very specific and limited purposes. This does not enable them to provide long term disaster recovery assistance, so cannot reliably be counted as a source of long term funding. Organizations such as the United Way, Red Cross and the Blanco River Regional Recovery Team (BR3T) all provided assistance immediately following the floods, however, the ability to continue providing ongoing funding is very limited.

The City does use up to $450,000 from the General Fund budget to provide annual grants to local non-profit organizations that provide services to the low, very low, and homeless population, including support to the three shelters located within the City. The City also utilizes their regular annual CDBG funding to provide public services such as supporting the Hays-Caldwell Women's Center. The City has also provided funding over the past several years to the Southside Community Center for a housing rehabilitation program. This program helps prevent homelessness by ensuring that the owner occupied housing for low and very low income families remains decent, safe, and sanitary.

g) Conclusion

The pre-flood housing needs in the City centered around the lack of affordable housing.. Though few units are lacking plumbing or kitchen facilities, there is a need for minor to moderate housing rehabilitation to prevent further deterioration as well as a need to demolish unsafe/unsound housing, replacing with a safe and code-compliant home where appropriate. The remainder of this section will discuss the unmet need and provide recommendations on the allocation of CDBG-DR funding.

2. Unmet Needs

a) 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.

b) FEMA Damage Assessment

One of the largest and most important tasks of disaster recovery is identifying, documenting, and reporting the costs of all damages incurred by the disaster event. Immediately following a disaster, resources are scarce and expediency and timeliness are critical. However, it is important to identify the impact of those damages to the City and its residents through:

- Data collection;
- Housing and Business Surveys; and
- Planning and initiating housing inspections.

Immediately after the flood waters receded, the City, in a joint effort with FEMA, initiated planning to conduct residential damage assessments. The following activities were performed:

- Critical data sources were identified in order to calculate estimated damage values;
- Geographic Information Systems (GIS) was implemented to map damage assessment;
- U.S. Department of Housing and Urban Development Housing Quality Standards were identified as the acceptable minimum standard for health and safety; and
- Total FEMA Verified Loss (FVL) was determined from the 1,738 claims to be $7,093,633 – this represents the total cost that FEMA estimates residents were subjected to as a result of their loss. It is important to note that FVL is not a direct measure of total damage, simply a snapshot in time of how impacted a particular applicant was by the flood. Additionally, multiple claims on the same property may not be funded, thereby increasing the number of claims (1,738) versus the actual damaged properties (1,558).

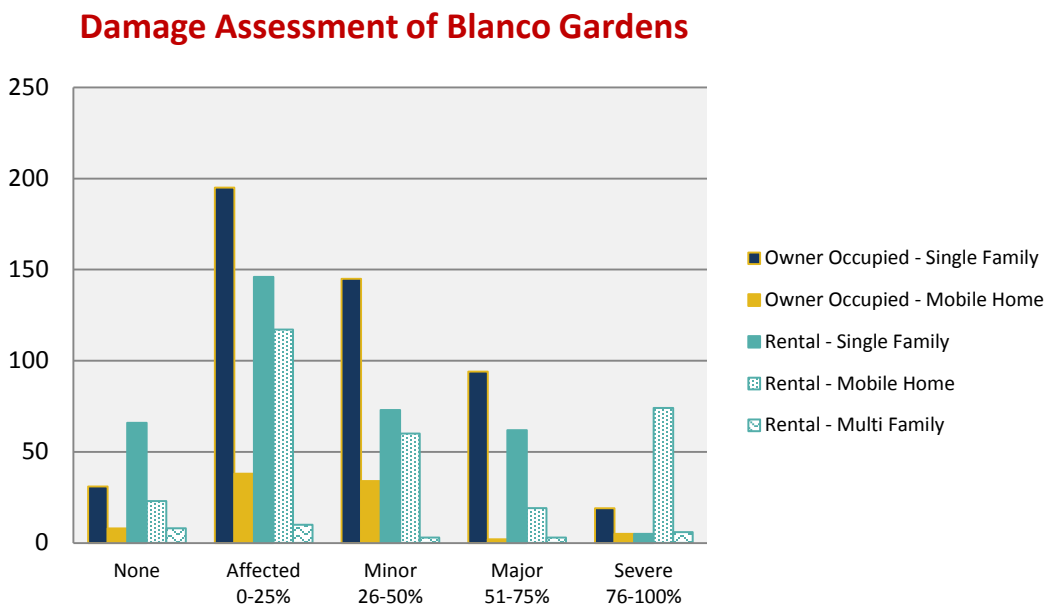
Conducting Damage Assessment Inspections

Initial damage inspections involved calculating a Damage Level (DL) from “Level 0” to “Level 4”, with “Level 0” meaning the unit suffered no damage in the flood and “Level 4” meaning the flood completely destroyed the unit and it could not be salvaged. Housing units that scored a “Level 3” or “Level 4” are considered uninhabitable; however, units that score a “Level 3” are considered repairable. These damage levels equate to established and well defined FEMA damage levels. The “Damage Percentage” represents the percentage of the structure that was damaged.

Damage Percentage by Damage Level		
Damage Level	**FEMA Description**	**Damage Percentage Range**
Level 0	No Damage	0%
Level 1	Affected	0-25%
Level 2	Minor	26-50%
Level3	Major	51-75%
Level 4	Severe	76-100%

Initial Inspection Findings

According to initial disaster estimates, flood insurance claims and other data sources, 1,558 housing units were damaged in the two floods. The vast majority of the damage, impacting 1,246 homes, occurred in the Blanco Gardens neighborhood and immediately adjacent areas. Consequently, this Needs Assessment will base the majority of its calculations on this population. As shown in the table below, within the areas most impacted by the floods, 675 were rental units and 571 were owner occupied units. In the same area, 136 housing units received no damage to the primary housing structure, or had damage well below the threshold to be considered in FEMA’s estimate. This indicates that over 89% of the units within this area were damaged in some manner, with initial estimates indicating that approximately 109 units received “Severe” or significant structural damage and will need to be completely rebuilt or replaced.



Following the floods, the City conducted multiple public workshops to determine the extent of damage to homes; minutes from these meetings are available and attached as exhibits to the City's Action Plan for Disaster Recovery.

From these meetings, and from flood insurance data, we know that over 78% of the housing units were not covered by flood insurance, and are therefore eligible for assistance from FEMA. FEMA has provided the victims in the City $4,333,990 for Individual Assistance related to housing, while the SBA has approved $3,357,700 in low-interest loans for home repair or replacement.

c) Overall HUD Unmet Needs Methodology

The method that HUD uses to determine Unmet Need is described in great detail in the Federal Register. **Unmet Need, at its very basic level, is defined as that amount of funds necessary to make the City whole again following a disaster.** Unmet Need also takes into account the amount of funds and resources that a city has already received from other external sources such as FEMA, NFIP or the SBA, as well as any other sources of funds that the City might have that could be directed to help solve these needs. Finally, no responsible jurisdiction would consider a Needs Assessment complete without discussing the cost of completing activities that will keep the City from incurring this same type of damage in the future. Unfortunately, this number is very hard to quantify, so as a result, unless a project has recently been studied or engineered, knowing exactly what "cost" mitigation activities will add to the formula of unmet needs is very difficult to determine.

For the purposes of this Needs Assessment, the City will use the following HUD established methodology to determine the remaining unmet need under Housing as well as the other categories of Infrastructure and Economic Development.

HUD has published guidance documents for the establishment of Unmet Housing Needs as attached to the Federal Register authorizing this allocation (published June 9, 2016). According to this guidance, HUD uses the following methodology for estimating unmet needs. The following information is taken from the Appendix to the Federal Register. It should be noted that this is **guidance** on how HUD would calculate unmet need; the City will endeavor to follow this guidance as much as the data permits.

The data HUD staff have identified as being available to calculate unmet needs for qualifying disasters come from the following data sources: [1]

- FEMA Individual Assistance program data on housing-unit damage as of December 21, 2015;

[1] NFIP dollar amounts have been requested, but are currently unavailable.

- SBA for management of its disaster assistance loan program for housing repair and replacement as of January 13, 2016;
- SBA for management of its disaster assistance loan program for business real estate repair and replacement as well as content loss as of January 13, 2016; and
- FEMA- estimated and -obligated amounts under its Public Assistance program for permanent work, Federal and State cost share as of February 3, 2016.

d) Calculating Unmet Housing Needs

FEMA and SBA

According to HUD: *The core data on housing damage for both the unmet housing needs calculation and the concentrated damage are based on home inspection data for FEMA's Individual Assistance program. For unmet housing needs, the FEMA data are supplemented by SBA data from its Disaster Loan Program. HUD calculates "unmet housing needs" as the number of housing units with unmet needs times the estimated cost to repair those units less repair funds already provided by FEMA (and other sources), where:*

- Each of the FEMA inspected owner units are categorized by HUD into one of five categories:
  0. Minor-Low: Less than $3,000 of FEMA-inspected real property damage.
  1. Minor-High: $3,000 to $7,999 of FEMA-inspected real property damage.
  2. Major-Low: $8,000 to $14,999 of FEMA-inspected real property damage and/or 1 to 4 feet of flooding on the first floor.
  3. Major-High: $15,000 to $28,800 of FEMA-inspected real property damage and/or 4 to 6 feet of flooding on the first floor.
  4. Severe: Greater than $28,800 of FEMA-inspected real property damage or determined destroyed and/or 6 or more feet of flooding on the first floor.
- For the purposes of categorizing damage in San Marcos, the levels above correspond to the Levels 0-4 listed above as follows (applicable to Rental units as well):
  - *None: No Damage*
  - *Minor-Low = San Marcos Level 1, Affected*
  - *Minor-High = San Marcos Level 2, Minor*
  - *Major-Low = San Marcos Level 3, Major*
  - *Major-High and Severe = San Marcos Level 4, Severe*

To meet the statutory requirement of "most impacted," homes are determined to have a serious level of damage if they have damage of "major-low" or higher. That is, they have a real property, FEMA-inspected damage of $8,000 or flooding over 1 foot. Furthermore, a homeowner is determined to have unmet needs if the homeowner received a FEMA grant to make home repairs. For homeowners with a FEMA grant and insurance for the covered event, HUD assumes that the unmet need "gap" is 20 percent of the difference between total damage and the FEMA grant.

- FEMA does not inspect rental units for real property damage so personal property damage is used as a proxy for unit damage. Each of the FEMA inspected renter units are categorized by HUD into one of five categories:
  - *Minor-Low: Less than $1,000 of FEMA-inspected personal property damage.*
  - *Minor-High: $1,000 to $1,999 of FEMA-inspected personal property damage.*
  - *Major-Low: $2,000 to $3,499 of FEMA-inspected personal property damage and/or 1 to 4 feet of flooding on the first floor.*
  - *Major-High: $3,500 to $7,499 of FEMA-inspected personal property damage and/or 4 to 6 feet of flooding on the first floor.*
  - *Severe: Greater than $7 ,500 of FEMA-inspected personal property damage or determined destroyed and/or 6 or more feet of flooding on the first floor.*

For rental properties, to meet the statutory requirement of "most impacted," homes are determined to have a high level of damage if they have damage of "major-low" or higher. That is, they have a FEMA

personal property damage assessment of $2,000 or greater or flooding over 1 foot. Furthermore, landlords are presumed to have adequate insurance coverage unless the unit is occupied by a renter with income of $30,000 or less. Units occupied by a tenant with income less than $30,000 are used to calculate likely unmet needs for affordable rental housing. For those units occupied by tenants with incomes under $30,000, HUD estimates unmet needs as 75 percent of the estimated repair cost.

- The average cost to fully repair a home to code for a specific disaster within each of the damage categories noted above is calculated using the average real property damage repair costs determined by the SBA for its disaster loan program for the subset of homes inspected by both SBA and FEMA. Because SBA is inspecting for full repair costs, it is presumed to reflect the full cost to repair the home, which is generally more than the FEMA estimates on the cost to make the home habitable. If fewer than 100 SBA inspections are made for homes within a FEMA damage category, the estimated damage amount in the category for that disaster has a cap applied at the 75th percentile of all damaged units for that category for all disasters and has a floor applied at the 25th percentile.

Given that the SBA awarded 88 loans to citizens of San Marcos, the City will utilize the average of these loans as the basis for the estimate to completely repair a substantially damaged housing unit. This number is pro-rated based upon the damage percentage ratios shown in the charts below and estimates that the current cost to repair homes to a pre-flood state is approximately $80,176. It is understood that this "damage universe" is a small percentage of the actual number of damaged units, however, the current lack of NFIP payout information makes this the only solid and reliable piece of data to represent reconstruction costs.

To obtain estimates for unmet needs, only properties receiving a FEMA grant are included in the calculation (since these are the cases assumed to have insufficient insurance coverage). Furthermore, the FEMA grant amount and all SBA loans are subtracted out of the total estimated damage to obtain a final unmet needs estimate. Although flood insurance payouts have been issued, and must be counted against the Unmet Need, the amount of those payouts is unavailable at this time.

The following chart shows the latest comprehensive damage estimate for housing units within the most impacted area of the City, and represents the basis for our unmet needs calculation. Given that the total costs to repair are not fully known at this time and that the majority of the impacted units are less than 50% damaged, it should be noted that the final costs may deviate significantly from this estimate. Therefore, this number should be seen as the maximum cost to repair at this point in time. Once firm costs to repair are determined, and additional NFIP payout information is included, this damage estimate will most likely change.

Damage Repair Estimate of Unmet Need in Affected Flood Areas				
Damage Type	**Damage %**	**Est. Cost to Repair (as % of SBA average) $**	**Area Units #**	**Total Damage Estimate $**
None	0%	$0.00	136	$0.00
Affected	25%	$20,044.00	506	$10,142,264.00
Minor	50%	$40,088.00	315	$12,627,720.00
Major	75%	$60,132.00	180	$10,823,760.00
Severe	100%	$80,176.00	109	$8,739,184.00
		Total	**1,246**	**$42,332,928.00**

** This total does not include the 136 homes in the area that received no structural damage to the main housing unit or were below the damage threshold established by FEMA.*

Insurance Proceeds

Standard homeowner's insurance does not cover flooding, however it is important to have protection from the floods associated with hurricanes, tropical storms, heavy rains and other conditions that impact the U.S., FEMA created the National Flood Insurance Program (NFIP) to help provide a means for property owners to financially protect themselves. The NFIP offers flood insurance to homeowners, renters, and business owners if their community participates in the NFIP. Participating communities agree to adopt

and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding. Properties that were located in the FEMA flood zone along the Blanco and San Marcos Rivers were able to collect insurance proceeds from the NFIP. To date, NFIP claims have been processed for 503 properties (409 owner occupied and 94 rental). This represents potentially an additional $28,901,437 in funding that has been provided to the citizens of the City to assist with their flood recovery, and will reduce the overall unmet need for housing.

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. Therefore, the City estimates that there are still 581 rental units within this area, and possibly more across the City, that may need Disaster Recovery assistance. Units within the 100-year flood plain that received significant damage (meeting the FEMA classifications of Major or Severe), may be reconstructed, but will at minimum have to be elevated to two feet above the Base Flood Elevation. Those adjacent to the flood plain will not require elevation and can be rehabilitated or reconstructed depending on the level of damage. In all circumstances, LMI residents within these units may be provided relocation assistance to other units within the City while their unit is being repaired or replaced.

Public and HUD Assisted Housing Needs

During the Memorial Day and All Saints floods of 2015 the San Marcos Housing Authority sustained damages of approximately $1,300,000 to 100 units of their 287-unit inventory. The repairs are now 94% complete and are expected to be 100% complete by January 2017. The majority of the units are occupied by persons/families well below 30% of the local median income. The San Marcos Housing Authority has been forced to use resources originally intended for improvements to other facilities and has delayed those improvements for an indefinite period since other sources of revenue have been exhausted. Since the floods, the San Marcos Housing Authority has received approximately $1,161,000 in assistance, broken out as follows:

San Marcos Housing Authority Assistance	
United Way Contribution	$70,000.00
Private Cash Donation	$40,000.00
TML Flood Insurance (All Saints)	$168,000.00
FEMA	$233,000.00
San Marcos Investiment Corp Grant	$100,000.00
San Marcos Investiment Corp Loan/Advance	$400,000.00
Housing Authority Capital Funds	$150,000.00
Total	**$1,161,00.00**

Therefore, based upon the revised damage estimate and work completed to date, the San Marcos Housing Authority no longer has a need for additional funds to repair and rehabilitate the remainder of their impacted units. Due to Federal budget restrictions, the San Marcos Housing Authority is unable to increase the number of public housing units or Section 8 Vouchers and therefore the City will not be exploring the creation of additional public housing units with CDBG-DR funding.

The San Marcos Housing Authority is authorized to issue up to 228 Section 8 Housing Choice Vouchers. Of this total, 4 households were impacted by the Memorial Day flood and 3 by the All Saints Flood. All 7 families were able to be rehoused by the Housing Authority at different locations following the floods and therefore no outstanding or unmet need exists for HUD assisted housing residents.

Other Sources of funds

Thanks to the generosity of many of the non-profit organizations that volunteered their time and assistance to victims of these floods, over 45 families have received over $183,000 of housing assistance. The assistance provided to date has been for temporary shelter, damage repair and relocation. Other agencies are still providing assistance to affected residents of the City, and their funds will be calculated as they become known.

Multiple non-profit organizations came to the City and provided volunteers, food and other non-housing related assistance. While this help is certainly significant in assisting the citizens to recover from the flood, it was not directed to address housing needs and therefore is not a part of the unmet needs calculation for housing.

Displaced Households

Based upon information provided by the San Marcos Housing Authority, of the 100 families displaced from San Marcos Housing Authority properties as a result of the two floods, 53 families have returned to their homes, 34 families have chosen not to return, 13 families have returned to other San Marcos Housing Authority properties, and one family has transferred to the San Marcos Housing Authority's Section 8 Program and relocated away from the area. While it is discouraging that 35 families have voluntarily left the City, it is important to note that this will provide the San Marcos Housing Authority a chance to bring additional families off their waiting list and into secure housing. Beyond this information, the City does not have evidence, anecdotal or otherwise, that citizens remain displaced or have relocated to other jurisdictions as a result of continuing housing issues from the floods.

Homelessness

The Texas Homeless Coalition, the organization that provides the Balance of State homeless service, was contacted by the City and they do not have any data on homelessness in San Marcos for 2015. However, there are three homeless shelters within the City; one targeted to victims of domestic violence, one for youth under the age of 18, and one open to the general homeless population. Overall, the City cannot state that homelessness has increased as a result of these floods. While there is evidence of increased activity (such as an increased use of shelter showers) at the local shelters immediately following both events, that increase in activity could partially be as a result of the influx of volunteers who came in to assist with the recovery, not only as families displaced from their homes. Additionally, tracking

the numbers at the shelters since the floods occurred indicates that the overall homeless count in the City has remained statistically constant. There remains a high risk for homelessness given that the pre-flood conditions of high cost burden and high maintenance costs of housing due to the age of the housing stock still exist, however the City cannot positively conclude that the floods contributed to a rise in homeless populations.

e) Hazard Mitigation Activities for Housing

One of the more prevalent needs related to housing is the ability to remove chances for repetitive loss. In these two floods, of the 1558 housing units damaged in the floods, FEMA and NFIP claim data indicates that 75 of them were damaged in both events, causing a repetitive loss situation that equaled $760,165 of repetitive payments. Since the events were so close together in time, many residents were not able to elevate their home to come in compliance with Base Flood Elevation (BFE) regulations, nor were they able to secure Flood Insurance as required under the FEMA programs. Subsequent to the flood events, the City is in the process of adopting new BFE regulations and revised the Flood Maps for the City. Consequently, the City needs to conduct additional research to find ways to reduce the possibility of future flood impacts.

The City has investigated potential mitigation measures for the properties in the Blanco Gardens Area, the area most impacted by the Floods. The research provides recommendations regarding the relative benefit and cost of two options for flood mitigation to properties in an area generally described as "Blanco Gardens". The options include the acquisition of flood prone properties and the elevation of structures. Based on preliminary data, the acquisition of all properties within the flood prone areas would cost upwards of $42M; a prohibitive cost once the cost of building new housing and relocating current homeowners, as well as the mental stress such a process would place on the residents is included. A more feasible alternative would be the elevation of those structures that are currently below the BFE, a process that would cost an estimated minimum of $14.9M.

While this Needs Assessment does not recommend specific projects, the City will investigate the possibility of Hazard Mitigation activities similar to the two listed above as part of their housing allocation in order to increase sustainability and resilience within the community.

f) Conclusion and Summary of Unmet Need for Housing

The housing needs in the City center around the lack of affordable housing – especially rental units, as well as the need to prevent continued damage from future floods. Though few units are lacking plumbing or kitchen facilities, there is a need for minor to moderate housing rehabilitation to prevent further deterioration as well as a need to demolish and reconstruct unsafe/unsound housing. The chart below summarizes the City's funding sources, and represents an estimate of unmet need related to housing to the best of our ability with the current data; discussions with the public and with City leadership will continue to refine this information and prioritize the assistance needed. At this time, it appears that the priority for utilization of CDBG-DR funding (related to housing) will be for housing rehabilitation and for the implementation of repetitive loss and hazard mitigation activities which may include buyouts or housing elevation

Remaining Unmet Housing Need	
Total Need	**$**
Cost to repair	$42,332,928.00
Hazard Mitigation needs	$14,900,000.00
Previous Benefits	**$**
FEMA IA provided	($4,333,990.00)
SBA Loans	($3,357,700.00)
NFIP claims **	($17,037,400.00)
Other Sources	($461,000.00)
Total Unmet Housing Need	**$32,042,838.00**

* Indicates only potential Elevation measures as discussed in the narrative above; a combination of buyout and elevation will significantly change this number.

** NFIP dollar amounts have been requested, but are currently unavailable. The chart currently reflects best guess estimates and will be updated once that information has been received.

B. Infrastructure

Amendment #2 updates the Needs Assessment to reflect the results of the Infrastructure Feasibility Study. This study was undertaken to determine those infrastructure projects that meet the National Objective and provide have the greatest impact on the health, safety and protection to LMI citizens in the flood impacted area. Please see Section B-9. and 10.

The two floods combined accounted for $13,382,000 worth of estimated damages to vital City facilities and infrastructure. The City has applied to FEMA for Public Assistance to cover the original outlay the City has had to make to cover these costs, and is anticipating that some of these damages will be covered and will be reimbursed. These funds have been allocated as demonstrated below for the repair, replacement, or restoration of disaster-damaged infrastructure as well as costs incurred for disaster clean-up or emergency actions taken to protect lives or property. Immediately following the floods, City officials began the collection and analysis of the infrastructure data, understanding the need to expedite the review and get the information to FEMA in a timely manner. The City is diligently following up on its submission to FEMA and is continuing to submit information related to the October flood even as this Action Plan is being drafted.

The City, in conjunction with FEMA, is working to develop multiple Project Worksheets (PWs) to repair damages caused by the floods. Federal Declarations #4223 and #4245 were published May 29th and November 25th therefore allowing the process of recovery to begin in San Marcos. As of June 1, 2016 a total of $6,769,827 has initially been identified by the City as needed in order to repair and/or replace disaster impacted facilities. The Presidential declaration set for this disaster included a 75 percent cost share therefore leaving 25 percent of all dollars ($1,642,456 to date) obligated to the City.

The estimated funds are identified in Categories A-G. Each Category is represented by different functions within the program. Categories A and B are considered Emergency Measures: Category A is specifically for Debris Removal and Category B is for Emergency Protective Measures. Categories C through G are for the Permanent Work groups. Category C is defined for Roads and Bridges. Category D is for Water Control Facilities. Category E addresses damages to Buildings, Contents, and Equipment. Category F is for all Utilities and Category G addresses Parks, Recreational and Other Facilities. Out of the all of the eligible activities under the Infrastructure Category that the City has identified to date, there is approximately $1,642,456 left that the City has to fund. This represents the amount not covered by insurance and anticipated FEMA payouts. It should be noted that the figures in the Categories listed below are currently estimates (except where noted as funds being received), reflecting what the City has identified as costs incurred as a result of the floods.

It should be noted that much of the infrastructure unmet need within the City cannot be measured by utilizing FEMA requests for assistance as it is not related or directly attributable to literal damage to infrastructure, **but rather a failure of existing infrastructure to prevent repetitive flooding and loss to housing stock.** Improvements to the City's critical drainage and flood prevention infrastructure would assist in resolving the repetitive damages sustained to the housing stock due to flooding.

1. Category A –Debris Removal

The flooding of 2015 created thousands of tons of debris ranging from damaged houses and infrastructure to soils and sediments deposited in the City's storm water system. The City removed debris from 38 designated collection sites, home sites and public facilities. The citywide debris removal projects, the largest debris removal projects, are complete at this time. A summary of the costs and needs are as follows:

Category A breakdown			
Flood	**Damage**	**FEMA PA**	**Unmet need**
Memorial Day	$ 62,323.00	$ 46,742.25	$ 15,580.75
All Saints Day	$ 102,181.00	$ 76,636.00	$ 25,545.00
Total	**$ 164,504.00**	**$ 123,378.25**	**$ 41,126.25**

2. Category B –Emergency Protective Measures

A variety of emergency protective measures had to be taken before and after the flooding in 2015, but most specifically the Memorial Day Flood. The following activities were undertaken by the City following the two events:

- Search & rescue.
- Emergency Medical Care.

- Emergency mass care and shelter was provided.
- Provision of food, water, ice and other essential needs at central distribution points.
- Activation of a Local Emergency Operations Center (EOC) to coordinate and direct the response to the disaster event.
- Emergency measures to prevent further damage to facilities
- Removal of health & safety hazards and disposal of dead animals.
- Pumping of trapped floodwaters.
- Pumping of septic tanks or decontamination of wells.
- Control of rodents or insects that pose a serious health hazard, but not when they are merely a nuisance.
- Construction of emergency protective measures to protect lives or improved property.
- Restoration of access when work was done.
- Building inspections. Safety inspections that are necessary to establish if a damaged structure posed an immediate threat.
- Eliminate or reduce an immediate threat to life, public health, or safety.
- Eliminate or reduce an immediate hazard that threatens significant damage to improved public or private property.
- Bracing & shoring damaged structures to protect against further damage to the structure to protect the general public.
- Closure of public parks, particularly those adjacent to the rivers to protect the safety of citizens attempting to access the inundated areas.

Beyond the activities that the City Emergency Management Division performed, the San Marcos Housing Authority has also received $41,000.00 under this Category, specifically to provide improvements for the physically challenged and to improve emergency access to the affected units.

A summary of the remaining costs and needs in this Category are as follows:

Category B breakdown			
Flood	**Damage**	**FEMA PA**	**Unmet need**
Memorial Day	$ 269,950.00	$ 202,462.50	$ 67,487.50
All Saints Day	$ 150,000.00	$ 112,500.00	$ 37,500.00
Total	**$ 419,950.00**	**$ 314,962.50**	**$ 104,987.50**

3. Category C –Roads Systems and Bridges

As a result of the flooding in 2015 over 25 roadways and culverts, along with a major railroad trestle and other bridges were damaged in the City. Damages to these roadways included:

- Pavement failures including potholes, spalled and cracked pavement;
- Washouts;
- Missing/damaged signage and traffic signals;
- Damaged railroad trestles and bridging; and
- Blocked and damaged culverts.

The following chart shows the FEMA PA summary for this Category. In addition to the Project Worksheets in this area, the City has identified a number of other activities that would be required for Hazard Mitigation. The costs associated with these activities are identified in the Hazard Mitigation section further on in this section.

Category C breakdown			
Flood	**Damage**	**FEMA PA**	**Unmet need**
Memorial Day	$ 439,785.00	$ 329,838.75	$ 109,946.25
All Saints Day	$ 2,027,000.00	$ 1,520,250.00	$ 506,750.00
Total	**$ 2,466,785.00**	**$ 1,850,088.75**	**$ 616,696.25**

4. Category D –Water Control Facilities

During the floods of 2015, many of the City's critical drainage facilities were damaged or severely over taxed. The proper functioning of a City's drainage system is crucial to protecting the infrastructure of the City and the safety of its citizens from future weather events. As of the completion of this report, the City has identified the following funding amounts needed to address the repairs needed for its water control facilities; a total of 2 major treatment plants and facilities sustained damage as a result of the flood.

Category D breakdown			
Flood	**Damage**	**FEMA PA**	**Unmet need**
Memorial Day	$ 44,650.00	$ 33,487.50	$ 11,162.50
All Saints Day	$ 528,000.00	$ 396,000.00	$ 132,000.00
Total	**$ 572,650.00**	**$ 429,487.50**	**$ 143,162.50**

5. Category E –Buildings, Contents, and Equipment

The floods of 2015 impacted many of the City's critical and important public and private buildings. A quick and thorough response to repairing these buildings and replacing their contents is critical to the City's recovery. Several projects have been identified and are being submitted to FEMA for the creation of Project Worksheets for both floods, but the October flood caused considerably more damage to City property. Among the activities which the City is seeking funding for are projects such as:

- Replacement of ten (10) City-owned vehicles, including multiple damaged fire trucks and emergency management personnel vehicles; and
- Repairs to fencing and other mechanical components of major City-owned buildings.

The San Marcos Housing Authority has received $291,000 from FEMA for repairs to the required ADA compliant and accessibility ramps in its complexes as well as other buildings within their housing complexes, however, the City itself has not received any funding to this point. The chart below illustrates the Unmet Need calculation for this Category.

Category E breakdown			
Flood	**Damage**	**FEMA PA**	**Unmet need**
Memorial Day	$ 788,000.00	$ 591,000.00	$ 197,000.00
All Saints Day	$ 1,031,000.00	$ 773,250.00	$ 257,750.00
Total	$ 1,819,000.00	$ 1,364,250.00	$ 454,750.00

6. Category F –Utilities

The City's principle water main received significant damage as a result of the October flood, at a cost of $476,550 to repair and return to full capacity. The repairs have been completed, and the City is waiting for the reimbursement from FEMA for this project. Additional needs under this Category for repairs and upgrades to sewer and water infrastructure account for another $695,169. All of these activities are included in the costs listed in the chart below. Additionally, the San Marcos Housing Authority estimates that another $200,000 is needed to upgrade and repair the storm sewer and drainage systems at their properties.

Category F breakdown			
Flood	**Damage**	**FEMA PA**	**Unmet need**
Memorial Day	$ 171,719.00	$ 128,789.25	$ 42,929.75
All Saints Day	$ 38,338.00	$ 28,753.00	$ 9,585.00

San Marcos Housing Authority repairs	$ 200,000.00	$ -	$ 200,000.00
Total	**$ 210,057.00**	**$ 157,542.25**	**$ 52,514.75**

7. Category G –Parks, Recreational, and Other Facilities

The City saw damage at 17 parks which included: repairs to soccer playing fields, trails, playgrounds and fencing, replacement of trash cans & BBQ grills, replacement of park entry gates and signage as well as damage to a park foot bridge. Damage to fencing also occurred at the San Marcos Regional Airport. The chart below again summarizes the infrastructure need under this Category.

Category G breakdown			
Flood	**Damage**	**FEMA PA**	**Unmet need**
Memorial Day	$ 1,365,400.00	$ 1,024,050.00	$ 341,350.00
All Saints Day	$ 80,000.00	$ 60,000.00	$ 20,000.00
Total	**$ 1,445,400.00**	**$ 1,084,050.00**	**$ 361,350.00**

Of note, but cannot be categorized in dollars, the City's Community Activity Center was to serve as the emergency shelter location during the flooding. Access to the Activity Center is restricted to entrance and exist on E. Hopkins Street and is bordered to the west by the San Marcos River. As a result of the flooding, the Activity Center was inaccessible to the community during the flooding event, and in fact, cars became trapped on E Hopkins Street just southeast of the Activity Center during the flooding event, as can be seen in the photo below. An unmet need identified, as a result, is an alternate location within the City that can serve as both a community center/activity center and a fully functional emergency sheltering location in times of disaster.

Photo courtesy of Expressnews.com

8. FEMA Public Assistance Unmet Need

Due to the damages incurred from the flooding of 2015, the City needs approximately $1.7Mto restore and complete projects identified throughout the community that received direct damage from the flooding. The goals of these projects are to allow damaged buildings, parks, and other facilities to return to pre-flood conditions. To date, the City has received funding of approximately $330,000 for these projects. A summary of the total damages (referred to as project cost), funding received (FEMA and others), and unmet needs is outlined in the table below.

Summary of Calculable FEMA PA Program Unmet Need			
FEMA Public Assistance Category	**Project Cost**	**FEMA PA**	**Unmet Need**
A - Debris Removal	$164,504.00	$123,378.00	$41,126.00
B - Emergency Protective Measures	$419,950.00	$314,962.50.00	$104,987.50
C - Road Systems and Bridges	$2,466,785.00	$1,850,088.75.00	$616,696.25
D - Water Control Facilities	$572,650.00	$429,487.00	$143,163.00
E - Buildings, Contents, and Equipment	$1,819,000.00	$1,364,250.00	$454,750.00
F – Utilities	$210,057.00	$157,542.75.00	$52,514.25.00
G - Parks, Recreation and Other Facilities	$1,445,400.00	$1,084,050.00	$361,350.00
Total	**$7,098,346.00**	**$5,323,759.00**	**$1,774,587.00**

9. Unmet Need for Public Infrastructure/Resilient Critical Infrastructure Activities

As noted in the Housing section above, the City is determined to address the conditions that have allowed for repetitive losses due to flooding. Not only have there been these two events within six months of each other, but in the last 20 years there have been multiple flooding events that have caused loss within the City. Residents of the City have increasingly indicated to the City Council and other leaders that they want the infrastructure improved to prevent this ongoing occurrence. Additionally, research indicates that had the infrastructure prior to these events been of a sufficient and appropriate nature, much of the damage to homes and businesses could have been alleviated or mitigated. Therefore, it is the opinion of the City leaders that much of the damage to Housing was exacerbated by a failure of the infrastructure in place, and to stop this from happening in the future, the City must invest its Recovery money in upgrades to its Infrastructure system.

The City has evaluated multiple projects with activities under each Category from above that could provide the repair and replacement of public infrastructure resulting in the improvement in the resiliency and sustainability of the City in the face of future floods and other events. The CDBG-DR Infrastructure Study analyzed eight projects located in the areas most damaged by the floods. These project costs for Public Infrastructure improvements are enumerated in the table below.

In addition, City staff has been working on options to reduce the floodwater overflow into the across the City in addition to the overflow channel and upstream detention being analyzed by the Army Corps of Engineers. While this Action Plan is not the location to fully flesh out these projects, and HUD specifically limits the amount of funding that the City can use on Army Corps projects, the City will likely reserve the HUD allowed amount for Planning. Using these funds to amend the City's Hazard Mitigation Plan, whether stand alone or as part of a larger Comprehensive Plan update, will provide the City with a perfect opportunity to fully evaluate the costs and benefits of multiple alternatives, and then choose the projects that best accomplish the goals of this Action Plan. Incorporating these types of activities into this Needs Assessment will add roughly $50 million to the overall need total. It should be noted, however, that many of these activities and projects are inter-related, and therefore will have an overlapping of cost and potentially benefit. Therefore, once all potential projects are vetted as the City enters its implementation phase, this cost may go down as activities are combined or streamlined for efficiency and to remove potential duplications of effort.

This Needs Assessment recommends the categories that were addressed by the projects from the Feasibility Study. Based upon the results of the study the City will select projects that meet the National Objective of benefit to low mod citizens of the City through the repair and replacement of public infrastructure and address the greatest priorities.

Public Infrastructure Categories	Public Infrastructure needs
A - Debris Removal	$ -
B - Emergency Protective Measures	$ -
C - Road Systems and Bridges	$ 616,700
D - Water Control Facilities	$ 19,633,300
E - Buildings, Contents, and Equipment	$ -
F – Utilities	$ 1,000,000
G - Parks, Recreation and Other Facilities	$ 1,100,000
Total	**$ 28,350,000**

10. Conclusion and Summary of Unmet Need for Infrastructure

The Chart below summarizes the City's unmet need related to Infrastructure from both the FEMA Public Assistance Unmet Need and Public Infrastructure projects identified in the CDBG-DR Infrastructure Feasibility Study. Discussions with the public and with City leadership will refine this information and prioritize the assistance needed. At this time, it appears that the priority for utilization of CDBG-DR funding (related to infrastructure) will be for the implementation of Public Infrastructure projects (See Appendix J).

Remaining Unmet Infrastructure Need	
Category	**Amount**
FEMA PA Categories	$ 1,774,587
Hazard Mitigation Categories	$ 28,350,000
Total Unmet Need (Infrastructure)	**$ 30,124,587**

C. Economic Revitalization

While the commercial and economic sectors of the City experienced damage and loss as a result of the two Flood Events, current data leads us to believe that the impacts, as well as the eventual recovery needs, are not as steep as those in the Housing and Infrastructure sectors. Most businesses in the flood path were covered by insurance, and anecdotal evidence gained from multiple business surveys and damage assessment "walks" conducted on behalf of the City indicate that even those businesses that may not have had insurance have recovered and are moving forward. While some small businesses had issues reopening due to the need to comply with recent changes to the flood ordinances, the assistance they need may more likely be able to come from outside sources and not the City.

Initial damage estimates indicated that 35 businesses were damaged as a result of the floods, with the hardest hit group being the hotel trade and the Industrial Park: five (5) hotels were within the flood path and reported loss of use of the first floor and lobby areas, with 124 rooms being damaged or unavailable for use immediately after the events. This accounted for approximately 50% of the hotel rooms in that specific area and prevented those hotels from being able to provide shelter to families who were forced from their homes, thus exacerbating an already tenuous housing situation and preventing the hotels from "selling" their rooms to travelers. Other hotels in the City were able to make rooms available, but as the initial May event occurred during an already busy tourist season, the loss of those 124 rooms accounted for an aggregate loss of $39,329.43 in revenue for the May flood time period.

As of April 30, 2016, SBA loan data shows that from the two Flood events, 29 businesses applied for SBA assistance, with 15 of those applications being approved. SBA has currently provided the City business owners with $4,227,300 of assistance. Additionally, 30 businesses have filed insurance claims with the NFIP.

One final critical piece of information to note, of the businesses that were impacted in these flooding events, none of them were forced to lay off or relocate workers as a result of the loss in operations capacity or damage. Therefore there was no negative effect on the size of the workforce after the floods, further indication that the need for assistance in this Category is minimal to non-existent.

Conclusion and summary of Unmet Economic Development Need

Given that the business industry seems to have recovered itself, and that it has the adequate resources to affect any additional recovery needed, the City does not anticipate allocating any CDBG-DR funds under the Economic Development category.

D. Additional Hazard Mitigation activities

As has been mentioned in each of the above sections, Hazard Mitigation activities will need to be undertaken in nearly all sectors of the City to safeguard against the losses incurred by these floods, and the multitude of floods that have inundated the area over the last 20 years, so that they do not continue to occur. While some activities are currently being researched and vetted, the City knows that many more projects will be required in order to keep the City safe over the upcoming years. To that end, the City will most likely engage in multiple planning activities, both internally and as part of the greater region that includes Austin and San Antonio, to determine what Hazard Mitigation projects will be required. It is anticipated that the City will complete a new Comprehensive Plan that includes a detailed and specific Hazard Mitigation Plan, complete with implementation schedules and projects. The cost for these activities is unknown at this time, but the City anticipates allocating a portion of its CDBG-DR funds for the planning necessary, as well as to early infrastructure projects that are cost beneficial and reduce the potential for loss in the LMI populations that HUD expects us to serve.

E. Final Unmet Needs Summary and Application to the Action Plan

Just over a year and a half into the recovery process following the first of the 2015 floods, the City is steadily making progress in defining its need and the activities that we will need to continue making our community whole. Unfortunately, given the nature of all disaster recovery efforts, fully defined and enumerated need requirements will not be completely known even once the CDBG-DR funds are expended and the citizens feel that they are whole again. This estimate is simply that, and should be used to guide the direction of funds under this Action Plan, but not accepted as final fact. The City will continue to refine the data listed throughout this Needs Assessment and will take action to address additional needs as they come up. The chart below details the current Unmet Need estimate for the City.

Total Unmet Need	
Category	**Amount**
Housing	$ 32,042,838
Infrastructure	$ 30,124,587
Economic Development	$ -
Total Unmet Need	**$ 62,167,425**

The City anticipates that this number will grow as the Action Plan is finalized and moves into implementation, specifically in the infrastructure and hazard mitigation categories. The Hazard Mitigation category alone will significantly increase as we begin to propose projects that will help eliminate or reduce repetitive losses and will improve the long-term sustainability of our City. As noted in the introduction to this Needs Assessment, the current allocation of CDBG-DR funds, $25,080,000, is well below the amount necessary to solve the "problem" for everyone affected by these floods. However, these funds are not provided to the City to solve

every problem: they represent an effort by HUD to assist the City in initiating our long term recovery, and get the ball rolling.

The City has explored and continues to explore alternate funding streams that could supplement the CDBG- DR funding. Those funding sources are identified within Section IV.B. (Leveraging Funds) of this document. During implementation of these activities, the City will need to continue to seek ways to leverage these funds against other grants, General Funds and other sources to further extend the use of this very precious resource.

The remainder of this Action Plan will enumerate the potential programs that the City will create under the Housing and Infrastructure categories, focusing primarily on activities that will repair still damaged houses within the City's most impacted areas and begin to lay the groundwork for the Hazard Mitigation activities. It is anticipated that the Infrastructure projects will actually produce the greatest cost/benefit and impact on the resiliency of the City and benefit the LMI population, therefore it is likely that the City will spend the larger portion of its allocation in that Category. However, given that this is still a HUD funded program, the City understands that its first priority will be to undertake activities that will affect the still unmet repair and recovery needs of impacted citizens.

Tab 3:

Action Plan

(Sections IV-XI)

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IV. Funding Allocation and Prioritization Method

The City anticipates expending all funds awarded within the six year required time frame. The City will identify specific project related timelines as each project plan is identified and finalized.

A. Budget Table

City of San Marcos		
Housing	$7,524,000	
SF Owner Occupied Rehabilitation, Reconstruction, or Buyout	$5,000,000	22%
SF 1-4 Unit Rental Rehabilitation, Reconstruction, or Buyout	$2,524,000	
Infrastructure - *See below for itemized projects*	$12,540,000 $19,511,200	58%
Planning	$3,762,000 $5,069,100	15%
Admin	$1,254,000 $1,689,700	5%
	$25,080,000 $33,794,00	

Infrastructure Projects Budget

Midtown/Aquarena Springs	**$ 850,000**
Blanco Gardens	**$ 5,000,000**
Clarewood/Barbara	**$ 2,500,000**
Uhland Road	**$ 4,190,000**
Blanco Riverine	**$ 6,971,200**

The infrastructure projects* were presented in *Substantial Amendment No. 2 and Substantial Amendment No. 4 and are described in Appendix J of the Action Plan.

C. Management of Program Income

The City does not intend to undertake activities that will generate income, but in the event program income is generated, those funds will be used first before requesting or drawing down new CDBG Disaster Recovery funds. If program income is generated as a result of any activity or activities funded by this grants, the City will comply with the requirements found at 24 CFR 570.489.

V. Post Disaster Long Term Recovery Planning

The City will take an integrated approach when developing recovery projects relative to housing, infrastructure, economic revitalization, and overall community recovery.

A. Comprehensive and Land Use Planning

In conformance with Federal Register requirements, the City will use a variety of measures to plan, identify and implement sustainable long-term recovery. The following are examples of some of these measures:

1. FEMA Flood Map Revisions:

A new FEMA study of the Blanco/San Marcos/Guadalupe River Basin has been completed and revised Federal Insurance Rates Maps (FIRM) will be adopted in 2017. The study, in which the City was an active participant, was developed using an FIRM Hydrologic Study for the San Marcos River Basin and calibrated with the 2015 flood events. The FIRM is an interagency study (FEMA, US Army Corps of Engineers, US Geological Service and National Weather Service) which uses best scientific data to develop precipitation frequency and intensity levels not typical in FEMA studies and more reflective of the increasing severity of weather events. The City will adopt the models and data from the update prior to the FEMA 2017 adoption date and use the information in its flood recovery programs.

2. Floodplain Ordinance Revisions

By December 2016 the City will have adopted a revised Floodplain ordinance to minimize flood hazard risk in the community. The revisions will include requirements for elevation to 2 feet above the base flood elevation (increased freeboard), maintenance of access during flood events and limits on floodplain filling in addition to other language changes to strengthen floodplain management. The newer and more stringent standards are consistent with Executive Order 11988 and will be used as part of the City's Flood Recovery Program.

3. Comprehensive Master Plan/Land Use Update:

In 2017 CDBG-DR Planning funds will be used to update the Comprehensive Plan to reflect the updated FEMA floodplain information. This process will revise any conflicts with proposed development intensity areas and flood risk zones. The Comprehensive Plan's future land use map (Preferred Scenario Map) guides future zoning decisions and land use patterns. Identifying flood risk areas with appropriate land use designations will help prevent future damage to structures and loss of life.

4. Building Blocks for Sustainable Communities:

The City has submitted a Letter of Interest to the EPA for technical assistance for "Flood Resilience for Riverine and Coastal Communities." If the City is selected, EPA will provide subject matter experts to review the City's flood risk and recommend sustainable options that can be incorporated into city codes and projects. Should the City be selected for a January/February workshop the outcomes from the workshop will be used in the continued development of flood recovery programs and projects. In the interim the City will use the EPA Flood Resilience Checklist to identify improvements for our resilience to future floods through policy and regulatory tools.

5. Planning for Buyouts:

The City has done an initial buyout assessment considering properties that had repetitive flooding along with substantial damage assessments. There are LMI areas that are adjacent to the Blanco River and existing parkland that may be pursued for buyouts with these HUD funds and Hazard Mitigation Grant sources. Additional analysis will be based on the new FEMA base flood elevations to determine properties that have the greatest future risks and meet the LMI benefit.

B. Consideration of Sustainable and Resilient Building Methods

The City will employ sustainable and resilient construction standards and building methods. All new homes will adhere to construction specifications approved and issued by the City and will emphasize sustainability, flood resiliency, and resistance to repetitive loss. Additionally, the City will require the

use of flood resistant building materials in rehabilitation and reconstruction projects where feasible.

C. Consideration of Racial, Ethnic, Low Income Concentrations

As identified in the Needs Assessment, there are areas within the City that contain higher concentrations of minorities and extreme low/low to moderate income households. The City is committed to targeted outreach to these areas and to other areas with vulnerable populations that have limited access to community assistance and involvement. This targeted outreach will make sure that these populations are provided access to CDBG- DR funds from this allocation.

D. Coordination with Local and Regional Stakeholders

The City has worked with the local community and various stakeholders to assess the community's unmet needs. Specifically, the City established a Task Force that included members from the local and regional area to gain input on the affect the disasters had on their respective areas.

Moving forward, the City will continue to involve local and regional stakeholders including (but not limited to) county officials, emergency response staff, public housing officials, local neighborhood organizations, businesses, and housing advocacy groups as they develop program plans that will assist the community in their recovery.

VI. Approach to Housing Rehabilitation, Reconstruction, New Construction

A. General Construction Standards

Construction methods will be in compliance with Program Construction Specifications and will emphasize high quality, energy efficiency, sustainability, and mold resistance. All rehabilitation, reconstruction and new construction will be designed to incorporate principles of sustainability, including water and energy efficiency, resilience and mitigation against the impact of future disasters. Houses rehabilitated or reconstructed in the City Housing Programs will be designed and built in accordance with applicable code requirements and inspected for quality and compliance by Program Inspectors.

Since the flooding, the City has enacted three separate ordinances in order to protect citizens from future loss:

- Owners or managers of rental properties identified by damage assessment teams to have been flooded in any declared emergency or declared disaster related to any flood event must disinfect or cause disinfection of all interior surfaces used for habitation. Disinfection must be performed before re- occupancy is allowed inside the habitation or residence following a flood event.
- Property owners with rental units located in a special flood hazard area are required to provide notice to their tenants regarding the potential for flooding.
- Structures and uses of structures which lawfully exist prior to the effective date of this ordinance and which do not conform to this article may be continued subject to the following conditions:
    - *In floodway* - Existing structures and uses within a floodway shall not be expanded or enlarged unless the effect of proposed expansion or enlargement does not cause an additional increase in floodway elevation during the occurrence of the base flood discharge, as certified by a registered professional engineer.
    - *Modifications to existing structure* - Any repair, reconstruction or improvement of an existing structure within a floodplain which constitutes substantial improvement shall be undertaken only in full compliance with this article, and the owner shall be required to obtain a floodplain permit before repair, reconstruction or improvement shall begin.

B. Compliance with Green Building Standards

The City is committed to developing an environmentally-conscious Program that incorporates Green Building Standards and other resource-efficient techniques where practical. In compliance with the requirements of FR- 5938-N-01, new construction and replacement of substantially damaged residential buildings will meet an industry-recognized standard that has achieved certification under at least one of the following programs:

- ENERGY STAR (Certified Homes or Multifamily High-Rise)
- Enterprise Green Communities
- LEED (New Construction, Homes, Midrise, Existing Buildings Operations and Maintenance or Neighborhood Development)
- ICC-700 National Green Building Standard
- EPA Indoor AirPlus
- Any other equivalent comprehensive green building program

1. New Construction

New construction activities will follow sustainable building guidelines, using efficient options from site planning through specification design through construction methods. Reconstructions will be built in accordance with all applicable local, state and federal codes, including FEMA floodplain regulations, Texas Government Code, local health and safety codes, and locally adopted construction codes.

2. Rehabilitation Retrofit Checklist Compliance

In keeping with the requirements of FR-5938-N-01, rehabilitation of any nonsubstantially damaged residential building will be subject to compliance with the HUD Community Planning and Development Green Building Retrofit Checklist, found at https://www.hudexchange.info/resources/documents/CPD- Green-Building-Retrofit-Checklist.xls. The Retrofit Checklist outlines key areas of energy efficiency and green building practices for residential rehabilitation projects, including water and energy conservation and indoor air quality.

C. Standards for Quality of Construction Work

As part of the Program, the City shall require that code compliance inspections be conducted by City inspectors. In addition, Program Inspectors shall also perform construction quality and program compliance inspections for each project.

D. Disaster Resistant Housing for At Risk Populations

1. Transitional and Permanent Support Housing and Homelessness Prevention for LMI Individuals and Families

The Needs Assessment shows an increased risk of homelessness as a result of the high cost of rental housing, which creates a significant cost burden for LMI individuals and families. However, the City cannot state that homelessness has increased as a result of the flooding events, as the overall homeless count in the City has remained statistically constant.

The City has sufficient public services throughout the impacted areas to assist in preventing and resolving homelessness and therefore will not need to increase or supplement proposed recovery activities with additional public services. Examples of existing and current public service providers and non-profit support services that assist in long term recovery are:

Public Service Provides Sample List	
Organization	**Service Provided**
Blanco River Regional Recovery Team (BR3T)	Coordination Efforts for Voluntary Agencies
Austin Disaster Relief Network	Unmet Needs Funding Partner of BR3T
Christian Aid Ministries	Volunteer Construction
World Renew Disaster Response	Volunteer Construction
Texas Baptist Disaster Recovery	Volunteer Construction
Southern Baptist Disaster Relief	Volunteer Construction
United Methodist Committee on Relief	Case Management
Presbyterian Disaster Assistance	Volunteer Construction
Lutheran Disaster Response	Construction Management
St. Vincent de Paul	Providing House in a Box Program
Texans Recovering Together	Mental Health Benefits
Southside Community Center	Case Management for All Saints Flood victims
Community Action Inc. of Central Texas	Case Management and Immediate Needs Funding
Catholic Charities	Unmet Needs Funding Partner of BR3T
United Way of Hays County	Unmet Needs Funding Partner of BR3T
NOMADS Mission Volunteers	Volunteer Construction

The City uses up to $450,000 from the General Fund budget to provide annual grants to local non-profit organizations that provide services to the low, very low, and homeless population, including support to all three of the aforementioned shelters. The City also utilizes their regular annual CDBG funding to provide public services such as supporting the Hays-Caldwell Women's Center. The City has also provided funding over a number of years to the Southside Community Center for a housing rehabilitation program. This program helps prevent homelessness by ensuring that the owner occupied housing for low and very low income families remains decent, safe, and sanitary.

Should the need to provide for additional support services become apparent throughout the recovery process, the City will explore ways to provide services such as, but not limited to, transitional housing assistance, down payment assistance, case management services, and legal services. Case management services will also be a part of the City's housing program as designed.

Additionally, through the City's housing program, the City will be rehabilitating and reconstructing both owner occupied and rental single-family housing units, therefore providing for multiple options for those still in need of recovery assistance. All units that are rehabilitated or reconstructed will be built in accordance with the most up to date and resilient construction methods.

The City will take care to protect its very low income individuals from being further burdened by virtue of participating in a housing program. The City understands that many potential applicants have a robust local support system to assist them in moving their possessions to a storage unit and provide them with a place to stay during construction activities. However, some applicants may require supportive assistance. The Program will explore options for providing these individuals with assistance, such as rental and storage assistance during construction. If pursued,

the City will examine reasonable limitations to qualified expenses including HUD Fair Market Rent schedule, Section 8 utility allowances and methods of verification for reimbursement purposes.

In addition, the City recognizes that some housing program applicants may require special accommodations that are consistent with the types listed out in the Americans with Disabilities Act. Wherever feasible, the City will make sure individuals with such requirements are not further burdened by virtue of program participation. Outreach, application intake and all meetings will be hosted at sites with reasonable ADA accommodations. Further, the City will explore cost reasonable housing solutions for applicants with special needs, including but not limited to ramps, visual alarm systems and accessible bathroom accommodations.

E. Plan Installation of Broadband Infrastructure

In compliance with FR-5938-N-01, any new construction or substantial rehabilitation of a building with more than four rental units will also include installation of broadband infrastructure, except in instances where not feasible due to location, structure and/or cost.

F. Household Displacement

The City plans to minimize displacement of person or entities and assist any person or entity displaced as a result of implementing a project with CDBG Disaster Recovery funds. This is not intended to limit the ability of the City to conduct buyouts or acquisitions for destroyed and extensively damaged units or units in the flood plain.

The City will make sure that the assistance and protection afforded to persons or entities under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) are available. The City accepts the HUD waiver of the Section 104(d) requirements which assures uniform and equitable treatment by setting the URA and its implementing regulations as the sole standard for relocation assistance under FR-5938-N-01.

The City may consider exceptions to program policies for applicants who demonstrate undue hardship. Applicants in this situation will be reviewed on a case-by-case basis to determine whether assistance is required to alleviate such hardship. Demonstrable hardship may include, but is not limited to, excessive amounts of debt due to a natural disaster, prolonged job loss, substantial reduction to household income (as defined by 24 CFR 5.611 as Annual Income minus Deductions), death of a family member, unexpected and extraordinary medical bills, disability, etc.

G. Elevation Standards

As part of our resilient construction standards, the City will elevate residential structures to protect against future losses in compliance with HUD guidance (44 CFR 59.1). Per FR-5938-N-01, any residential new construction, repair of substantial damage or substantial improvement of residential structures located in an area delineated as a flood hazard area or equivalent in FEMA's data source identified in 24 CFR 55.2 (b)(1) must be elevated with the lowest floor, including basement, at least two feet above the 1 percent annual floodplain elevation. Residential structures with no dwelling units and no residents below two feet above the 1 percent annual floodplain must be elevated or flood-proofed per 44 CFR 60.3(c)(3)(ii) or successor standard. Applicable State, local and tribal codes with floodplain management standards that exceed these requirements will be followed.

To further promote sustainability and responsible use of federal dollars, Program participants who reside within the FEMA designated floodplain will be required to acquire and maintain flood insurance. This mandated requirement is meant to protect the safety of life and property as well as the investment of federal dollars. The City will develop monitoring mechanisms and compliance guidelines the make sure that all assisted applicants and property owners comply with flood insurance requirements.

VII. Monitoring Standards

A. Quality Assurance Plan

The City plans to remain in compliance with applicable CDBG-DR rules, regulations and requirements, including non-duplication of benefits. The City staff and Program Manager staff will monitor the compliance of applicants. The City will also build monitoring components within all contracts executed with vendors – professional services and construction contractors. Program staff will provide a Quality Assurance / Quality Control function that will serve as an internal checks-and-balance. Upon identification of priorities and activities the City will undertake as identified in the Action Plan, the City will devise a Quality Assurance Plan. The Quality Assurance Plan will outline the activities that will be monitored and the compliance parameters for each activity, including frequency of the monitorings.

The City envisions that it will monitor project activities no less than quarterly to certify compliance and timely expenditure of funds. The plan will also include ongoing completeness reviews of project files to confirm adequate documentation, accounting reviews of cost documentation to certify accuracy of all expenditures, compliance reviews for Fair Housing and Equal Opportunities laws, Section 504, Lead Based Paint, Davis- Bacon Standards, Environmental Standards and other rules or guidelines as applicable.

B. Duplication of Benefits

Duplication of Benefits (DOB) is strictly prohibited. In general, Section 312 of the Robert T. Stafford Disaster Assistance and Emergency Relief Act (42 U.S.C. 5155), as amended, prohibits any person, business concern, or other entity from receiving financial assistance with respect to any part of a loss resulting from a major disaster as to which he/she has received financial assistance under any other program or from insurance or any other source. In order to comply with this law, the City will require that each activity provides assistance to a person or entity only to the extent that the person or entity has a disaster recovery need that has not been met.

Further explanation of the duplication of benefits requirements can be found in Federal Register notice 76 FR 71060 (published November 16, 2011).

1. Housing

To avoid DOB, housing awards will be reduced by the following if such benefits were or will be paid to the household toward any of the activities included in the housing award:

- Federal Emergency Management Agency (FEMA) grants;
- Small Business Administration (SBA) loans identified by SBA; and
- Homeowner Insurance (HOI) proceeds
- National Flood Insurance Program (NFIP)
- Amounts received from other funding sources, such as non-profit entities, in which the intent of the funding has been identified as duplicative

FEMA, SBA, HOI, and NFIP are considered to be a DOB and will be deducted from the construction starting values if the aforementioned assistance was not utilized/spent as it was intended by FEMA, SBA, HOI, or NFIP. The amount of DOB will be obtained from the third party from whom the benefit is derived. In some cases, if after sufficient attempts it is considered unlikely to obtain and verify third party data, an affidavit or inspection may be used in its place as necessary.

All applicable claims (including insurance payments, unpaid claims, lawsuits and settlements) paid to applicants not included in the original benefit determination calculation and/or after their closing appointment, must be subrogated to the CDBG Disaster Recovery Program to prevent a duplication of benefits.

In addition, documentation of possible duplication of benefits must be included in each applicant file even if no funds were received from FEMA, SBA, HOI, NFIP or any other source. A copy of this documentation must be provided to the CDBG Disaster Recovery Program as part of the

application documentation.

All applicants will be required to sign a Subrogation agreement upon application to the program. Applicant awardees must subrogate any additional funds received for damage caused by the flood disaster back to the City. CDBG-DR funding must be funding of last resort and if additional funds are paid to applicant awardees for the same purpose as the housing assistance award they receive through City CDBG-DR funding (i.e., repair or replacement of the damaged structure) after the City has completed repair/rehabilitation project of the housing unit, those funds must be returned to the City of San Marcos.

2. Infrastructure

DOB includes any payments or potential payments made to the grantee by identified parties that represent disaster assistance for activities reimbursable by, or for which funds are made available for the same loss that the CDBG Disaster Recovery Program is providing assistance, which is not limited to flooding recovery payments. Any portion of the DOB that has been determined to be funds spent by the grantee on "Allowable Activities" will reduce the amount considered to be a DOB.

The CDBG Disaster Recovery Program should receive, as part of the grantee file, documentation of a review of possible duplication of benefits from sources such as FEMA, SBA and HOI, among others. This review extends to instances where no funds were received.

C. Internal Audit Policy

To ensure that fraud, waste, and misuse of funds does not occur, effective controls will be in place and monitored for compliance. Part of that control process includes the City hiring an internal auditor to perform independent audit functions for the CDBG Disaster Recovery Program. The internal auditor will audit the disaster funds to certify that all expenditures are for eligible CDBG Disaster Recovery uses as defined in 24 CFR 570. Audit results will be reported directed to the City Council. An independent single audit, as required by 2 CFR 200, will be conducted annually to certify that all grant funds are used in accordance with program requirements.

VIII. Identification of National Objectives and Eligible Activities

A. Administration

In order to effectively administer the Funding, consistent with these federal requirements, and to make sure that the necessary safeguards are provided, and monitoring processes and procedures are established and followed, the City intends to utilize the full allotment of administrative funds allowed under the Federal Register Notice, **$1,689,700.**

1. Projected Use of Funds

The City will act as the lead agency for the administration of the Funding. While the City will administer and disburse the Funding directly to benefit homeowners and other eligible beneficiaries of the Funding, the City may also elect to procure a consultant or a subrecipient to manage the individual programs. Administration of the Funding by the City will provide the assurance that program activities reach affected residents in a consistent and coordinated manner. The City will implement the programs and activities detailed in this Action Plan primarily through dedicated staff, consultants and third-party contractors.

City staff (or designee) dedicated to the administration of the Funding will be responsible for complying with the significant federal requirements related to financial management and control, programmatic compliance and monitoring, affirmatively furthering fair housing, the prevention of

fraud, waste and abuse. These staff members will be responsible for administering all aspects of the City's CDBG-DR Program, including oversight of all consultants and subrecipients, reporting in the Federal Disaster Recovery Grants Administration (DRGR) system, as well as coordinating the activities of other agencies in relation to the flooding recovery. All administrative processes will be managed in a manner consistent with the Certifications offered by the City prior to submission of this Action Plan.

The City staff and their designees will also oversee the extensive federal requirements associated with programmatic compliance and monitoring. Staff members will be responsible for ensuring the overall administration of the Funding complies with all applicable federal requirements. They will monitor other City staff, consultants, subrecipients, and contractors to certify the proper implementation of consistent processes and procedures, particularly as they relate to the identification and prevention of the duplication of benefits. This compliance team will also be responsible for monitoring all the City's contractors and service providers as detailed in the CDBG-DR Compliance and Monitoring Manual, as outlined in the City's Risk Analysis.

B. Planning

1. Projected Use of Funds

To facilitate the long-term recovery of the City, the City is reserving the maximum amount allowed by the Federal Register **($5,069,100)** for Planning Activities. Under this Program, the City will potentially utilize planning funds for the following critical activities:

- An update to the City Capital Improvements Plan. The objective of the Capital Improvements Plan is to provide the City with the ability to plan for the long-term recovery of the City (infrastructure; drainage; storm water; storm sewer; water & sewer);
- Feasibility studies for the construction of infrastructure drainage and hazard mitigation projects that are intended to protect selected neighborhoods from future flooding, thereby reducing the number of homes receiving requiring damage assistance in the future and reducing the repetitive loss amounts incurred by the City;
- A revised and updated Comprehensive Plan to include hazard mitigation and resiliency goals and objectives; An updated Hazard Mitigation Plan, either stand alone or in conjunction with the Comprehensive Plan update; and
- Software and training of staff that will assist the City in meeting Federal requirements and engage in long term planning.
- Further analysis to determine highest priority buyout locations

In addition, a significant and necessary investment has been made in preparation for the receipt and distribution of the CDBG-DR Funding, including the creation of this Action Plan. Accordingly, the City will utilize a portion of these Planning funds to offset the costs incurred to develop the proposed programs and activities through which the Funding will be administered.

C. Housing – Rehabilitation and Reconstruction

1. Projected Use of Funds and Relation to Disaster

The Needs Assessment included at the start of this Action Plan indicates that over 1,500 homes were damaged as a result of these two floods. Of these, a disproportionately high number of the homes were located within or immediately adjacent to the flood affected neighborhoods, and, as a result, the City anticipates most of the applicants for these Housing programs will come from those locations. The City intends to make the funds available to those in the City who meet the criteria identified in Section VIII.C.3 of this document.

The City intends to allocate **$7,524,000** of its CDBG-DR funds to the following Housing activities and does not anticipate funding more than approximately 100 homes:

- Single-Family, Owner Occupied Housing Rehabilitation or Reconstruction
- Single-Family, Owner-Occupied Housing Reconstruction (for homes incurring damage that amounts to greater than 50% of the home's pre-storm value the home will be elevated as required);
- Single-Family, 1-4 Unit Rental Housing Substantial Rehabilitation or Reconstruction for which Elevation will be required
- Elevation w/ Minor Repair; and
- Buyout

The breakout of funds between owner occupied and rental is as follows and was based on the outstanding proportion of owner occupied and rental units that received substantial damage from the flooding (excluding manufactured housing units):

Housing Programs Proposed Breakout of Funding	
Single Family Owner Occupied Rehab/Recon/Buyout	$5,000,000
Single Family 1-4 Unit Rental Rehab/Recon/Buyout	$2,524,000

A graphical depiction of the affect the flooding had on the owner occupied and rental populations can be found in Appendix K, Maps 3 and 4.

The City will not be exploring the option of reimbursement to individuals for work that has already been completed on their damaged or destroyed unit due to the complexity of a reimbursement program as it would be cost prohibitive with the limited funding available to the City at this time. The City would also prefer to concentrate efforts on the most in need within the community and therefore will be focusing on those that do not or have not had the ability to recover on their own.

CDBG-DR funds may be utilized to provide an applicant with up to one year of Flood Insurance, as allowed under the HUD guidelines for this program. The City understands that the cost of carrying flood insurance can become burdensome, especially on LMI households. Elevation of homes that require flood insurance coverage can significantly reduce the cost of flood insurance coverage.

Section 582 of the National Flood Insurance Act of 1994 requires that property owners receiving disaster assistance that triggers the flood insurance purchase requirement be informed that they have a statutory responsibility to notify any transferring owner that they are also required to obtain and maintain flood insurance on the property in perpetuity.

As noted in previous portions of this Action Plan, any home suffering damage at the Major, Severe or Destroyed levels will be required to elevate the home to a level that corresponds to at least two (2) feet above the Base Flood Elevation as currently defined by the City and on the corresponding FEMA flood maps. The City anticipates that any buyouts required by the CDBG-DR guidelines may be in conjunction with the Infrastructure program and those requirements will be detailed under that Activity.

2. Meeting the National Objective

The City intends to utilize the funds allocated for Housing to meet two of the identified National Objectives:
1) direct benefit to the LMI population and 2) to meet Urgent Need. By including the second Objective, the City will be able to serve applicants who otherwise might not qualify based on income alone, yet still meet the criteria defined by HUD for incurring an Urgent Need. The priority of application approval, however, will default to those meeting the LMI criteria.

For all applicants, the following questions will be considered when approving or denying an application. Does the proposed project:

- Benefit LMI persons and/or are located in LMI Areas (i.e. an area where at least 51% of the

households have incomes at or below 80% of the area median income);

- Enable the City to satisfy the federal requirement that at least 70% of the Funding benefit low moderate income persons;
- Address conditions that threaten the health and safety of either the occupants or the public;
- Contribute significantly to the long-term recovery and economic revitalization of the affected area; and
- Enhance hazard mitigation efforts to reduce the chance of loss in future floods or disaster events.

3. Threshold Factors and Eligibility Criteria

Each site must undergo a complete environmental review prior to any commitment of funds. No work can start on a site until the environmental assessment is complete. The City is responsible for the preparation of the environmental review and will provide notice when rehabilitation activities can commence.

Both the site and the homeowner/applicant must meet eligibility requirements as detailed below. This program is not intended to be a first-come, first-served program; prioritization criteria is established in the following Section 4. Potential applicants may be referred by other organizations or may apply directly to the program administrator.

a) Owner Occupied Applicant Eligibility Requirements

The following are threshold requirements, which must be met for an applicant to be eligible for assistance. Eligibility does not assure assistance, since a prioritization strategy will be used and it is expected that there will be more eligible applicants than can be served with available funds. Applicant's home must be located within the updated 100 year floodplain. Income eligibility. The annual household income will be calculated using the **Internal Revenue Service (IRS) Adjusted Gross Income Method** of income determination. To be eligible, the annual household income must be less than 80% of the Area Median Income for the appropriate household size. Proof of ownership. The applicant must have been the owner of the damaged home at the time of the flood(s) as well as the current owner. Standard proof of ownership is a valid deed of trust or warranty deed which cites the applicant's name and that is recorded in the county records. The Texas Administrative Code Section 54.3 allows alternative proof of ownership for the purposes of federally funded disaster recovery programs. Primary residency. The unit to be rehabilitated, reconstructed, or replaced must have been occupied by the applicant as the applicant's principal residence prior to May 23, 2015; for units impacted only by the All Saints Flood, principal residency must have been established prior to October 30, 2015. Principal residency for applicants can be documented through property tax homestead exemptions. If a homestead exemption was not in place at the time of the disaster, an Affidavit of Principal Residency (form to be provided by the City) may be utilized as an alternative method of verification of principal residency. The affidavit must be supported by documentation such as asset verification (income tax returns, credit check, etc.) or utility bills specific to the property address and name of the applicant which were active as of the applicable, above-referenced dates.

1) Temporary Voluntary Relocation. The applicant must acknowledge that there are available resources (such as family or friends) that will allow the residents to temporarily relocate if necessary during the rehabilitation period. The City may consider providing temporary relocation assistance to households that qualify as very low income; i.e. 30% AMI or under.

2) Property taxes. Applicant must furnish evidence that property taxes are current, have an approved payment plan, or qualify for an exemption under current laws. If property taxes are not current, applicant must document that one of the following alternatives have been met:

- The property owner qualified for and received tax deferral as allowed under Section 33.06 of the Texas Property Tax Code;

- The property owner qualified for and received a tax exemption pursuant to section 11.182 of the Texas Property Tax Code; or,
- The applicant entered into a payment plan, and is current, with the applicable taxing authority.

3) Child support. All applicants and co-applicants must be current on payments for child support. If the applicant or co-applicant is not current on child support, that person will be required to enter into a payment plan. Any applicant that enters into a payment plan must supply a copy of the payment plan signed by all applicable parties, along with documentation that they are current on their payment plan.

4) Residency status. The applicant and co-applicant must be U.S. citizens or a legal resident aliens.

5) Mortgage Payments. The applicant must be current on mortgage payments, if applicable.

b) Single Family 1-4 Unit Rental Applicant Eligibility Requirements

The Sing Family 1-4 Unit Rental applications will be taken on a first come-first served basis. Only homes that sustained substantial damage or were destroyed will be considered for program participation. The owner of the rental unit will need to certify that the rental unit(s) will be rented to low to moderate income households for a period of five years. The owner must also be able to show the following:

1) Applicant's home must be located within the updated 100 year floodplain.

2) Proof of ownership. The applicant must have been the owner of the damaged home at the time of the flood(s) as well as the current owner. Standard proof of ownership is a valid deed of trust or warranty deed which cites the applicant's name and that is recorded in the county records. The Texas Administrative Code Section 54.3 allows alternative proof of ownership for the purposes of federally funded disaster recovery programs.

3) Property taxes. Applicant must furnish evidence that property taxes are current, have an approved payment plan, or qualify for an exemption under current laws. If property taxes are not current, applicant must document that one of the following alternatives have been met.

4) **Below please note the Affordability period per amount of assistance per unit:**

Affordability Period

Amount of Assistance per unit	Length of Affordability Period
Less than $15,000	5 years
$15,001 to $40,000	10 years
More than $40,000	15 years
New Construction	20 years

Uniform Relocation Act requirements will apply to landlords that have tenants at the time of application. The City is exploring options on the best way to approach temporary relocation needs for tenants during the program planning process.

4. Owner Occupied Applicant Prioritization to Address provision of housing for all income groups and those at risk of homelessness

The following household characteristics indicate a funding priority:

- Household income. Priority is given to households with the lowest annual income as calculated.

- Disability. If one or more members of a household have a documented disability
- Age. If one or more member of the household is/are less than 18 years of age or 62 years of age or older

Housing program awards are based on the financial need of the household and the condition of the dwelling. Should households have identical financial needs as established by the prioritization system, the condition of the dwelling structure will determine priority. Dwelling condition will be determined by the inspection. If scores remain tied, the application with the earliest date of completion will have precedence. Assistance will be provided in the order of ranking to the extent funding is available. The City may determine a maximum number of households to be assisted regardless of the number of completed applications based on the amount of funds available. The ranked list and ranking calculations will be available for public review.

a) Prioritization Criteria

Each application will be assigned a score or number value based on the following criteria in order to establish the order of those that will be served:

1) Income/Family Size – The program income limit is 80% of the Area Median Income.
2) Number of Handicapped or Disabled
3) Number of Elderly in the Household
4) Household Contains One or More Persons Under the Age of 18
5) Condition of Damaged Dwelling

5. Improving Long-Term Recovery

The City understands that this funding source will not cover all of the unmet need for Housing. However, utilizing these funds in the manner described above will have the following intended outcomes related to the City's long-term recovery. First, it will greatly assist those populations considered the most vulnerable and who have not been able to effect repairs and live in safe/sanitary conditions since the floods. This will set their mind at ease and bring them back into safe and sustainable living conditions. Secondly, and perhaps most importantly to the long-term vitality of this area, targeting the funds to those areas hardest hit, and then elevating those homes who were severely damaged or destroyed, will help to reduce the repetitive loss situation the City experienced. By elevating homes at greatest risk within the flood affected neighborhoods, future losses to floods should be reduced, thereby reducing the City's administrative and physical cost as well as reducing the insurance cost burden for the LMI population.

The City is considering the following maximum benefit amounts for the housing program:

Housing Activity	Cap
Single Family Owner Occupied Rehabilitation	
no elevation	$45,000
with elevation	$60,000
Note: Elevation will be required if rehab costs reach 50% of appraised preflood home value	
Single Family Owner Occupied Reconstruction w/ Elevation	**$196,000**
Buyout to Convert to Greenspace or Limited Use	$250,000
Acquisition for Redevelopment	$250,000
Elevation Only (with minimal interior rehab)	$50,000
Single Family Rental Rehabilitation (1-4 Unit)	

no elevation	$45,000
with elevation	$60,000
Single Family Rental Reconstruction w/ elevation (1-4 Unit)	**$196,000**

D. Infrastructure

The City will designate $12.5 million to infrastructure projects that will alleviate repetitive loss, inundation, and recurring flooding. Any match funding activities will be compliant with CDBG-DR eligibility requirements as well as other federal regulations that may apply. Activities undertaken will focus on projects under the FEMA Public Assistance Categories as listed in the Needs Assessment above, as well as address the Hazard Mitigation measures designed to reduce future repetitive losses. Eligible projects (defined by the Category they may fall under) may include but are not limited to : ***The projects highlighted in the blue color are projects that will be implemented using CDBG DR funds as directed by City Council.***

A. Debris Removal (none proposed as this is an immediate Disaster Recovery level activity and not eligible for CDBG-DR funds);

B. Emergency Protective Measures;
   a. Develop early warning systems
   b. Deploy Reverse Callback systems
   c. Construct Flood gates and barriers

C. ***Road Systems and Bridges; Midtown, Clarewood/Barbara, Blanco Gardens, Uhland Projects***
   a. Culvert repair/replacement
   b. Drainage ditch repair/replacement
   c. At risk road segment repair/replacement
   d. Bridge repair/replacement

D. Water Control Facilities;
   a. Repairs to water treatment plants

E. Buildings, Contents, and Equipment;
   a. Repair and replacement of City owned buildings, equipment, facilities and vehicles if not covered by insurance or another funding source

F. ***Utilities; Midtown, Clarewood /Barbara, Blanco Gardens, Uhland Projects***
   a. Storm sewer system upgrades
   b. Creation of new drainage systems and lines

G. Parks, recreation and other facilities; and

H. Hazard Mitigation activities**:** ***Blanco Riverine Improvements***

The City may also elect to participate in a U.S. Army Corps of Engineers projects as well by contributing the Chief's Report, with a max contribution of $250,000.00, but specific projects under this Activity have not currently been identified.

Potential flood recovery projects were included within the 10-year Capital Improvement Plan adopted by City Council and are attached in Appendix J. The projects were identified through the unmet needs process and are all located in the area most impacted by the floods and in census tracts meeting LMI requirements. The list includes anticipated funding needs and project schedules.

Using HUD-DR planning funds, a Feasibility Study ***was*** conducted to prioritize the infrastructure projects. The privatization matrix included, in order of most important and that will have the most positive impact on the community:

- Impact to low to moderate income population;
- Reduction in water surface elevations;
- Benefit to cost ratios;

- Permitting requirements and ability to achieve project completion within funding timeframes;
- Environmental Impacts;
- Ability to qualify for additional funding sources;
- Creation of emergency access routes; and
- Phasing considerations.

Substantial Amendment No. 2 and Substantial Amendment No. 4 were drafted detailing the description of infrastructure projects and the use of infrastructure dollars under this grant. See the Prioritization Matrix in Appendix J along with the Infrastructure Project Budgets and Project Descriptions. The City will be responsible for implementation of the infrastructure projects through the use of City staff and procured professional services.

Prioritization Results & Ranking - Top Projects

- ***Midtown/Aquarena Springs***
- ***Blanco Gardens***
- ***Clarewood/Barbara Drive***
- ***Uhland Road***
- ***Blanco Riverine***

E. Implementation and Performance Schedule

As mentioned under §V. Funding Allocation and Prioritization Method, the City anticipates expending all funds awarded within 6 years of grant contract execution between HUD and the City. At this time, because the City is still evaluating various infrastructure projects, the City is providing a high level Implementation and Performance Schedule and will amend the Action Plan once more solid information becomes available.

IX. Citizen Participation

A. Identification of Public Meetings Held

The City has made a concerted effort to involve the public prior to and following the release of Federal Register FR-5938-N-01 announcing the availability of $25,080,000 in disaster recovery funding. The public meetings held to date are listed below:

- April 12, 2016; 6pm; Hill Country Church, 1401 Davis Lane, San Marcos, TX 78666
- April 16, 2016; 6pm; Fire Station 5, 100 Carlson Circle, San Marcos, TX 78666
- July 6, 2016; 6pm; San Marcos Activity Center, 501 E Hopkins St, San Marcos, TX 78666

Public meetings included a slide presentation, a community unmet needs survey, and a question and answer session. All materials for these meetings were translated into Spanish, in accordance with City policy related to accessibility of information to non-English speaking families. All information related to these meetings can be found on the City's CDBG Disaster Recovery Website: http://smtxfloodrecovery.com/.

All three public meeting locations were fully accessible to persons with disabilities. The meeting announcements included information on accessibility requests for individuals requiring an interpreter, auxiliary aids, or other services and were posted on the City's established website.

The City took both verbal and written comments from citizens during the meeting and provided an email address for a contact at the City should they have additional questions.

Of note, the public meetings and surveys resulted in a majority of citizens that indicated a preference for spending funding on much needed infrastructure projects in order to avoid repetitive

loss in the future. The City supported those requests and preferences by allocating a majority of the CDBG-DR funding for infrastructure projects that would reduce the number of homes that are located within the floodway or 100 year floodplain as well as reduce the likelihood of repetitive loss moving forward.

B. Creation of Community Stakeholder Task Force

The City's disaster recovery team established a CDBG-DR Needs Task Force. The Task Force is made up of impacted citizens, community leaders, and representatives from human service organizations that served to assist the City in identifying and articulating to HUD the needs of our community. Task Force meetings were held on the following dates and times:

- June 22, 2016; 11:30am; San Marcos Activity Center, 501 E Hopkins St, San Marcos, TX 78666
- July 7, 2016; 11:30am; Fire Station 5, 100 Carlson Circle, San Marcos, TX 78666

Task Force meetings were comprised of a slide presentation which included a refresher of how funding could be spent, survey results from the public meetings, and an open discussion that included a question and answer session about technical requirements of the funding.

C. Publication Methods

The Action Plan was posted at the following locations for a period of 15 days, beginning on August, 19, 2016:

- The City's Disaster Recovery website (http://smtxfloodrecovery.com/)
- At City Hall; 630 E Hopkins St, San Marcos, Texas 78666
- At the Public Library; 625 E Hopkins St, San Marcos, Texas 78666

A copy of the Action Plan may be requested via an open records request if citizens would like a physical copy provided to them rather than downloading it from the City's website.

D. Certification of 14 day Comment Period

1. Method Comments Accepted

Comments were accepted online and via written comment boxes placed at City Hall and the Public Library. Online comments were accepted via a form provided on the City's disaster recovery website; the system will assign a number to each comment as it is received. In addition to comment boxes, written comments will be accepted at City hall in person, via email (floodrecovery@sanmarcostx.gov), or via USPS mail. As physical or email comments are received the City staff will enter those comments into the online tracking system.

2. Inclusion of Comments Received

A summary of the comments received during the public comment period and the reasoned responses and actions have been provided in Appendix H of this Action Plan.

E. Website Development

The City, in anticipation of the CDBG-DR process, began developing a disaster recovery website in April 2016. The City worked with government website vendor Civic Plus to create www.smtxfloodrecovery.com to provide information and interaction with residents. The intent was to create a user-friendly, easy to navigate portal for flood survivors and residents to gather information and leave input.

The site launched in May 2016 and includes sections for policies, community outreach, reports, projects and program information. Additionally, the site also includes a calendar of events and a news section that is updated weekly. The site allows residents to sign up for notification of news and calendar items. Citizens can also interact with the City by using the fillable forms on the website.

Forms are available for the Action Plan public comment period, as well as to report fraud, waste or abuse.

The City believes this online tool will allow the community to take an active role in steering the CDBG-DR process and move the City down the road to recovery.

F. Accessibility of Plan

The City follows ADA-compliant standards for website accessibility and readability. Content and webpage layout is designed with best practices for adaptive aids use in mind. The City also supports accommodation for citizens with limited English proficiency and will publish program documents to the public website in languages other than English based on the need of non-English speaking communities.

G. Citizen Complaint and Appeal Process

The City will appoint a team of City staff and Program Manager staff members who will investigate, resolve and follow-up each citizen complaint. The goal of the City is to resolve complaints within 15 business days when possible. During program operations, citizens may not agree with decision made by the program on specific projects and wish to appeal the program's decision. The program guidelines will include specific procedures and contact information for citizen to file formal appeals or complaints. The program will make every effort to provide a written response within 15 business days when possible to every appeal or complaint.

Information about the right and how to file a complaint shall be printed on all program applications, guidelines, the City's public website, as appropriate and reasonable. Procedures for appealing a City decision on a complaint shall be provided to complainants in writing as part of the complaint response.

A record of each filed complaint or appeal that the City receives will be kept on file. When a complaint or appeal is filed, the City will respond to the complainant or appellant within 15 business days where practicable. For expediency, the City will utilize telephone communication as the primary method of contact, email and postmarked letters will be used as necessary to document conversations and transmit documentation.

The full complaint and appeals process can be found in Appendix E of this document.

X. Amendment Definition and Approach

A. Substantial Amendments to the Action Plan

A Substantial Amendment to the Action Plan shall be defined as:

1) a change in program benefit or eligibility criteria;
2) the addition or deletion of an activity; or
3) the allocation or reallocation of more than $1 million between activities.

Only those amendments that meet the definition of a Substantial Amendment are subject to the public notification and public comment procedures previously identified within the Federal Register and this Action Plan. Specifically, a public notice will be published and comment will be sought when assistance programs are further defined (i.e. change in program benefit or eligibility criteria) or when funding allocations are further refined by type of activity and location, if applicable.

Citizens, other local governmental entities, and our community partners will be provided with advanced notice and the opportunity to comment on proposed Substantial Amendments to the Action Plan. An electronic copy of the proposed Substantial Amendment will be

posted on the official San Marcos Disaster Recovery website. Hard copies will also be made available upon request. Translations and accommodations for residents with disabilities will be made in accordance with the Citizen Participation plan as detailed above. ***No less than fourteen (14) days*** will be provided for review and comment on the Substantial Amendment. Comments will be accepted electronically or in writing. A summary of all comments received and responses will be included in the Substantial Amendment that is submitted to HUD for approval.

- **Non-Substantial Amendments to the Action Plan**

Non-Substantial Amendments are defined as minor, one that does not materially change the activities or eligible beneficiaries. This provision should not be construed as allowing the general administrative budget to exceed the allowable limit. Additionally, a Substantial Amendment is not required in the case where the City is simply requesting additional funding from HUD. HUD must be notified **five days in advance** of a Non-Substantial Amendment becoming effective. Non-Substantial Amendments are not subject to the public notification and public comment procedures previously identified in the Federal Register or this Action Plan, however the City will publish all Amendments, Substantial or Non-Substantial, to the Disaster Recovery website and will be numbered sequentially for ease of identification and reference.

- **Leveraging Funds**

The City is currently exploring other sources of funding and will amend the Action Plan when those sources become apparent or available. The City's 2016 regular CDBG Action Plan includes the allocation of $211,104 specifically awarded to a subrecipient for minor rehabilitation of flood-damaged homes. To date, the City has explored the following options for additional funding to support community recovery:

- Clean Water State Revolving Funds administered by the Texas Water Development Board. The City is in the process of being awarded a $2 million grant for flood mitigation.
- Private funding in the amount of $500,000 specifically identified to address draniage/flooding in the Blanco Gardens neighborhood.
- Hazard Mitigation Grant Programs 404 and 406. The City has applied for funding to both the State and FEMA. The applications are still under review. It is unclear at this time whether this funding will become available during this recovery process.

XI. Certifications

In accordance with HUD guidelines and the Federal Register requirements, the City certifies that:

A. The City will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within its jurisdiction and take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard (see 24 CFR 570.487(b)(2) and 570.601(a)(2)). In addition, the City certifies that agreements with subrecipients will meet all civil rights related requirements pursuant to 24 CFR 570.503(b)(5).

B. The City has in effect and is following a residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the CDBG-DR program.

C. The City is compliant with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by part 87.

D. The Action Plan for Disaster Recovery is authorized under State and local law (as applicable) and that the City, and any entity or entities designated by the City, possess(es) the legal authority

to carry out the program for which it is seeking funding, in accordance with applicable HUD regulations and this Notice. The City certifies that activities to be administered with funds under this Notice are consistent with its Action Plan.

E. The City will comply with the acquisition and relocation requirements of the URA, as amended, and implementing regulations at 49 CFR part 24, except where waivers or alternative requirements are provided for in this Notice.

F. The City will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

G. The City is following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105 or 91.115, as applicable (except as provided for in notices providing waivers and alternative requirements for this grant). Also, the City follow a detailed citizen participation plan that satisfies the requirements of 24 CFR
570.486 (except as provided for in notices providing waivers and alternative requirements for this grant).

H. The City is complying with each of the following criteria:

   a. Funds will be used solely for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas for which the President declared a major disaster in 2015 pursuant to the Robert T. Stafford Disaster Relief and emergency Assistance Act of 1974 (42 U.S.C. 5121 et seq.) related to the consequences of Hurricane Joaquin and adjacent storm systems, Hurricane Patricia, and other flood events.

   b. With respect to activities expected to be assisted with CDBG-DR funds, the Action Plan has been developed so as to give the maximum feasible priority to activities that will benefit low- and moderate- income families.

   c. The aggregate use of CDBG-DR funds shall principally benefit low- and moderate-income families in a manner that ensures that at least 70 percent of the grant amount is expended for activities that benefit such persons.

   d. The City will not attempt to recover any capital costs of public improvements assisted with CDBG-DR grant funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless: (a) disaster recovery grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under this title; or (b) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, the City certifies to the Secretary that it lacks sufficient CDBG funds (in any form) to comply with the requirements of clause (a).

I. The City (and any subrecipient or recipient) will conduct and carry out the grant in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601–3619) and implementing regulations.

J. The City has adopted and is enforcing the following policies:

   a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

   b. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

K. The City (and any subrecipient or recipient) has the capacity to carry out disaster recovery activities in a timely manner; or that the City will develop a plan to increase capacity where such capacity is lacking to carry out disaster recovery activities in a timely manner; and that the City has reviewed the requirements of the notice and the requirements of Public Law 114-113 applicable to funds allocated by this notice, and certifies to the accuracy of Risk Analysis Documentation submitted to demonstrate that this has in place proficient financial controls and procurement processes; adequate procures to prevent any duplication of benefits as defined by

section 312 of the Stafford Act, to ensure timely expenditure of funds; to maintain a comprehensive disaster recovery website; to ensure timely communication of application status to applicants for disaster recovery assistance , and that its implementation plan accurately describes it current capacity and how it will address any capacity gaps.

L. The City will not use grant funds for any activity in an area delineated as a special flood hazard area or equivalent in FEMA's most recent and current data source unless it also ensures that the action is designed or modified to minimize harm to or within the floodplain in accordance with Executive Order 11988 and 24 CFR part 55. The relevant data source for this provision is the latest issued FEMA data or guidance, which includes advisory data (such as Advisory Base Flood Elevations) or preliminary and final Flood Insurance Rate Maps.

M. The City's activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K, and R.

N. The City will comply with

applicable laws. Signed and

Certified by:

Jared Miller, City Manager

Tab 4:
Appendices

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I. Appendices A – K

A. Needs Assessment Graphical Representations

B. Public Meeting Presentations

C. Public Surveys and Results

D. Stakeholder Task Force Presentations

E. Complaint and Appeals Policy

F. Pre-Award Costs for Possible Reimbursement

G. City Council Resolution for Funding

H. Action Plan Public Comment and Response Log

I. Flood Recovery Expenditure Projection

J. Infrastructure Projects for Consideration

K. Additional Maps

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A.

Needs Assessment Graphical Representations

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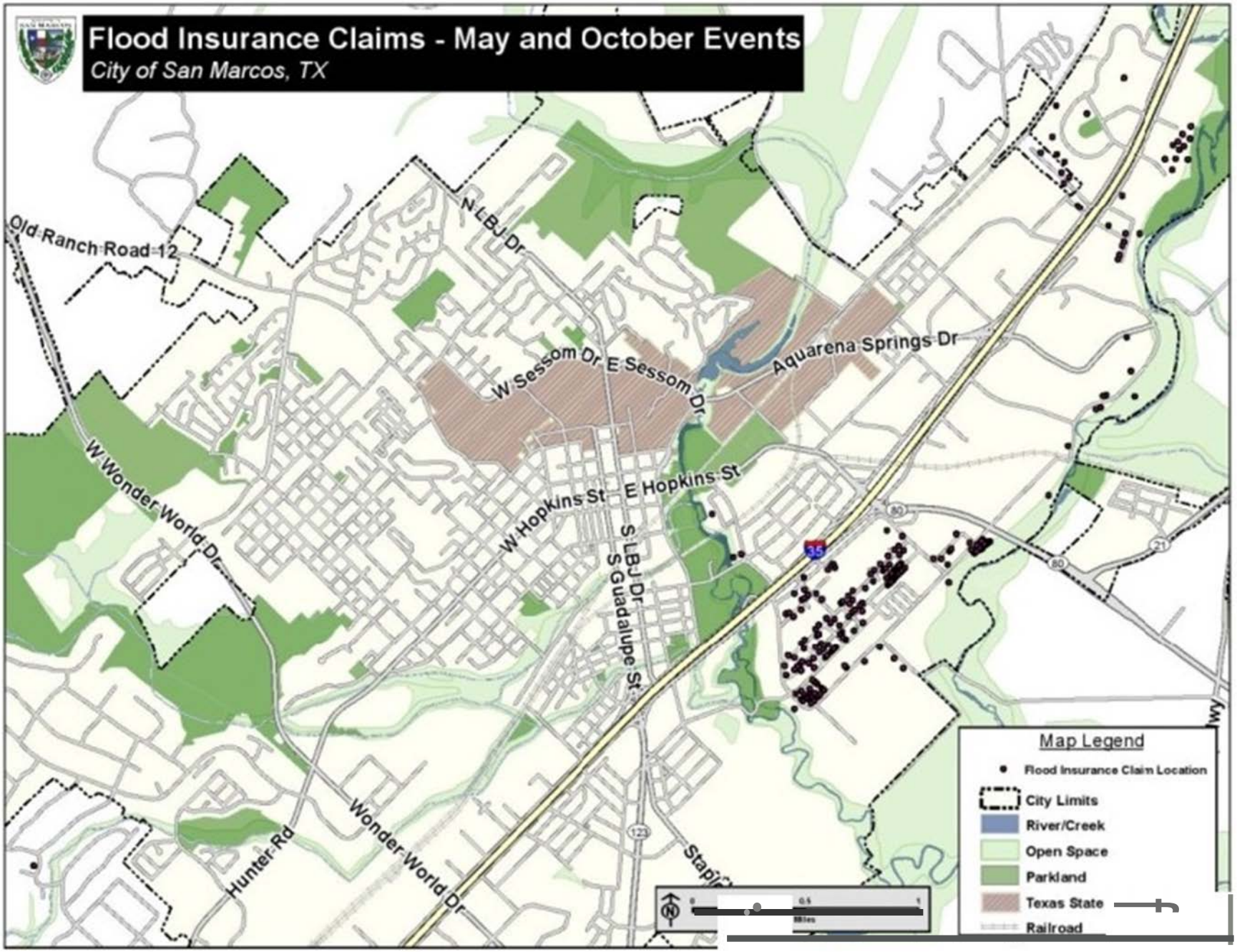
Flood Insurance Claims - May and October Events
City of San Marcos, TX
Old Ranch Road 12
N LBJ Dr
W Sessom Dr
E Sessom Dr
Aquarena Springs Dr
W Wonder World Dr
W Hopkins St
E Hopkins St
S LBJ Dr
S Guadalupe St
Hunter Rd
Wonder World Dr
Map Legend
Flood Insurance Claim Location
City Limits
River/Creek
Open Space
Parkland
Texas State
Railroad

Figure 1 - Concentration of NFIP Claims May and October

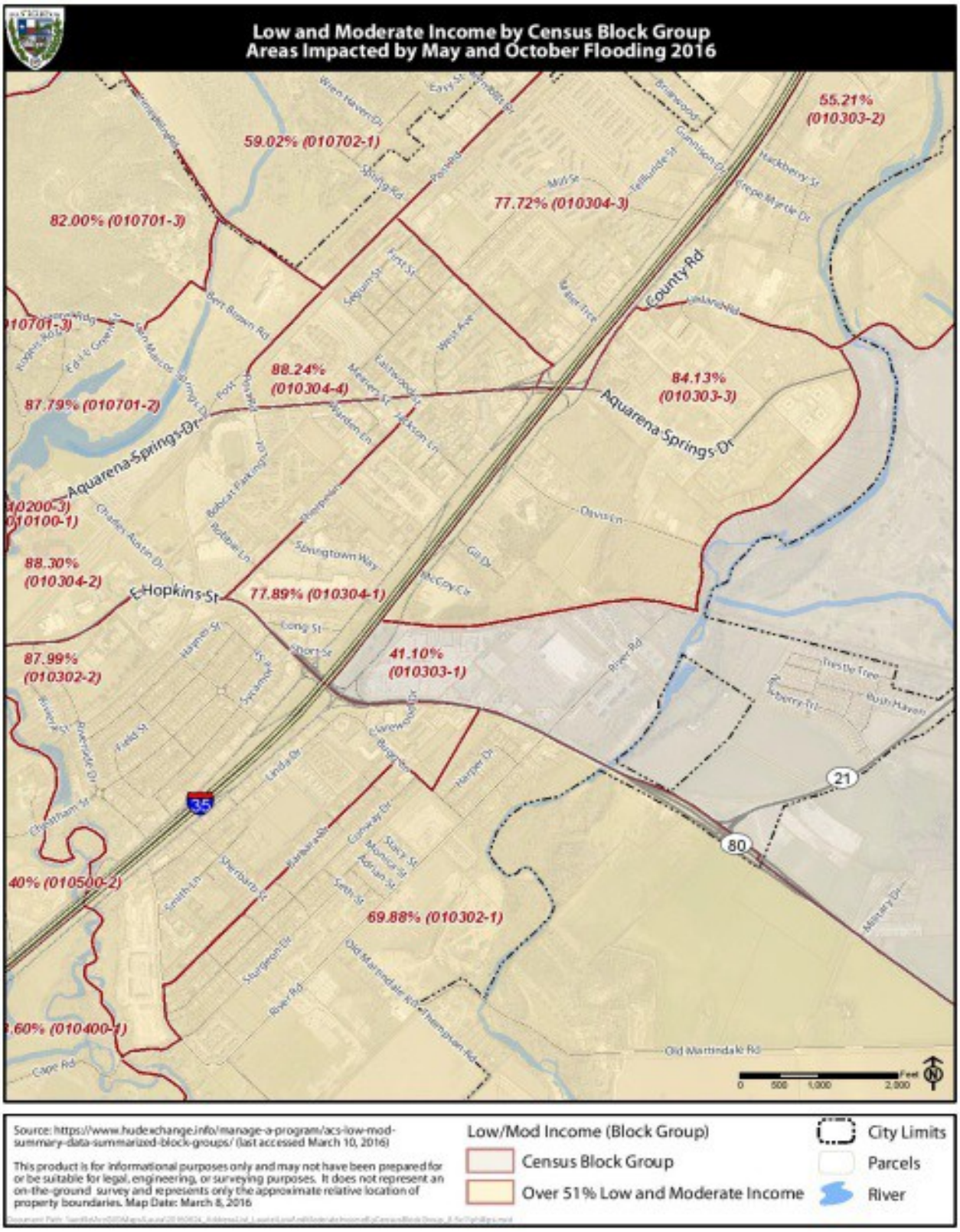

Figure 2 – Overview of LMI Census Blocks relative to damage impacted areas.

B.

Public Meeting Presentations

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San Marcos

CDBG Disaster Recovery

Town Hall Meeting

Informational Packet

July 6, 2016

Photo fvdf

photo courtesy of expressnews.com

Table of Contents

Section 1 – Agenda

Section 2 – Action Plan Schedule

Section 3 – National Objectives and Eligible Activities

Section 4 – Needs Assessment Requirements

Section 5 – Duplication of Benefits Explained

Section 6 – NFIP Requirements Explained

Section 7 – City Contact Information

Section 8 – Community Survey

City of San Marcos
CDBG-DR Needs Assessment Task Force

Meeting Agenda

July 6, 2016

6pm – 8pm

1. Welcome – City of San Marcos (6pm-6:15pm)
2. Presentation of Community Development Block Grant Disaster Recovery (CDBG-DR) Funding Details (6:15pm-7pm)
    - Action Plan Timeline
    - National Objectives and Eligible Activities
    - What is a Duplication of Benefit?
    - What are the National Flood Insurance Plan requirements?
    - Community Needs Assessment Survey
3. Question and Answer (7pm-7:30pm)
4. Public Comment (7:30pm-8pm)

Proposed Action Plan Process Timeline

9/8/2016	Action Plan Sent to HUD for Review and Comment or Approval
9/6 – 9/7/2016	Finalize Action Plan for City Manager's signature
8/19 – 9/2/16	14 Day Public Comment Period
8/3 – 8/18/16	Completion of Draft Action Plan
8/2/2016	Council Action to Award Action Plan Allocations
7/25/16	City Council CDBG-DR Action Plan Workshop
7/7/2016	2nd Disaster Recovery Task Force Meeting
7/6/2016	Town Hall Public Meeting
6/22/2016	1st Disaster Recovery Task Force Meeting
6/22/2016	Effective Date of Federal Register (day 1 of 90 day process)
6/17/2016	Federal Register publication

National Objectives and Eligible Activities

All CDBG-DR activities must clearly address a direct or indirect impact of the disaster and meet a **National Objective**. National Objectives are:

- Activities Benefiting Low/Moderate Income (LMI) Persons;
- Prevention/Elimination of Slums or Blight
- Urgent Needs; requires that the activity or activities alleviate conditions which pose a serious and immediate threat to community health/welfare

Grantees may use CDBG-DR funds for recovery efforts involving the following categories of eligible activities:

Housing
Examples of activities typically undertaken:

- Single Family Owner Occupied
  - Rehabilitation
  - Reconstruction/New Construction
  - Buy Out/Acquisition

- Single and Multifamily Rental Units
  - Rehabilitation
  - Reconstruction/New Construction
  - Buy Out/Acquisition

Infrastructure
Examples of activities typically undertaken:
- Improvements to Roads/Bridges, Water Treatment Facilities, Sewer and Water Lines
- Drainage
- Repair/Replacement/Relocation of Public Facilities
- Erosion Control

Economic Development/Revitalization
Examples of activities typically undertaken:
- Providing loans and grants to businesses
- Funding job training
- Making improvements to commercial/retail districts

Prevention of Further Damage to Affected Areas
Examples of activities typically undertaken:
- Hardening of infrastructure in flooded areas
- Elevation of public utilities

Needs Assessment Requirements

All Community Development Block Grant- Disaster Recovery (CDBG-DR) grantees must go through a process of identifying and prioritizing critical unmet needs for long-term community recovery. Per the Federal Register Notice, at least 80% of the $25,080,000 allocated to San Marcos must address unmet needs within the HUD-identified "most impacted and distressed" areas.

The assessment should take into account work already accomplished, community goals, and the grantee's capacity to plan for, manage, and implement a coordinated long-term recovery process.

The following outlines HUD's suggested process for identifying needs within an affected community and how to prioritize based on capacity:

Assessing the Current Situation
Prior to estimating unmet needs and, ultimately, prioritizing these needs based on capacity and funding availability, grantees must assess critical components of their current, post-disaster setting by:

- Collecting and Updating Pre-Disaster Baseline Data, Post-Disaster Market Conditions Data, and Data on Assistance Provided
- Analyzing Data Collected in Light of the Impact of Short-Term Recovery Efforts
- Identifying Existing, Anticipated, and Potentially Available Funding Sources

Estimating Unmet Needs

- Understand CDBG-DR definition of unmet needs - Unmet needs are needs that are not covered by other sources and can be covered by CDBG-DR funds. CDBG-DR funding should:
    - Addresses broad disaster impacts, not just damages
    - Covers needs not identified in other programs in the areas of housing, infrastructure and economic development

Prioritizing Needs
Given finite dollars to address disaster impacts and build a sustainable, resilient community, a grantee must prioritize the needs for long-term recovery and, in turn, the investment of CDBG-DR funds. Key questions that are helpful to consider when prioritizing need:

- Does the project meet a post-disaster unmet need?
- Is the project sustainable and feasible?
- Can the project be executed in a timely manner?
- Will the project trigger further reinvestment in the surrounding neighborhood? In the community at large?

Duplication of Benefits Explained

Use of CDBG-DR funding cannot duplicate funding available from any other source. Disaster Recovery assistance may be provided by many sources. Examples of those sources are:

- FEMA
- Insurance (ex: homeowners insurance, NFIP insurance)
- Small Business Administration
- Blanco River Regional Recovery Team (BR3T)
- Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
- Religious Organizations

A duplication of benefits (DOB) occurs when a household, person, or entity receives recovery assistance from multiple sources and the total amount of that assistance received adds up to greater than the need for that assistance type. In order to avoid that duplication of benefit, the Federal Register has provided guidance on the best way to calculate unmet need for applicants of the CDBG-DR funding:

1. Assess Need
   Ex: How much will it cost to rehabilitate the damaged home, assist the business that suffered economic damage or repair needed infrastructure?

2. Identify All Available Assistance
   Calculate total assistance available to cover the damage e.g., insurance proceeds, FEMA award, SBA loans, other Federal, State or Local sources, private loan, line of credit, etc. This calculation should include what has been received to date by each funding source

3. Calculate Award

Identify beneficiary's Total Need	$100,000
Total All Assistance Received	$35,000
Total Assistance Determined to be Duplicative	$30,000
Maximum Eligible Award (Item 1 less Item 3)	$70,000

It is important to note, funds awarded by any source must have been spent as they were intended. That means, for example, that if FEMA awarded a recipient $10,000 for home repair but the recipient spent the $10,000 on personal belongings or on replacing a vehicle, CDBG-DR funds in the amount of $10,000 must be backed out on the final award because utilizing those funds to conduct repairs would be duplicating the funding that FEMA had already provided.

Should the City's programs include a housing repair or replacement program; each applicant will be required to provide documentation to support how they have spent the funds that they have received to date. It is important to hold on to receipts or to begin to collect those now.

National Flood Insurance Program Requirements

Any CDBG Program must remain in compliance with the National Flood Insurance Program (NFIP) requirement. Part of building sustainable communities means elevating homes above Base Flood Elevation (BFE), which mitigates future losses by protecting the home from future floods. A compliant Program elevates homes based on the latest issued FEMA floodplain maps (FIRM). Homes are zoned based on the height that water might rise to in a future flood event. Flood insurance rates are calculated based on whether the home is above that height; elevated homes have lower insurance rates.

Per the Federal Register, all structures designed principally for residential use and located in the 100-year floodplain that receive assistance for new construction, repair of substantial damage, or substantial improvement must be elevated with the lowest floor, including the basement, at least two feet above the 100-year floodplain elevation.

This means that in order for CDBG-DR funds to be expended in the hardest hit areas of the City that are within the 100-year flood plain, elevation of the substantially damaged or destroyed structure is not an option but required.

Once a structure is repaired or rebuilt in these areas (and possibly elevated), the recipient of the funding will be required to carry a flood insurance policy moving forward.

Additionally, there may be affected households within the community that were deemed ineligible to receive funds from FEMA following the May and October flooding events due to not carrying flood insurance following a prior disaster in which they received assistance. For those affected households, you may be ineligible to receive further federal assistance and could be disqualified from any CDBG program. Should the City identify a way to assist these households, the types of assistance they will be able to receive from this round of funding will be limited to a few very specific activities. Those activities will be further defined within the final Action Plan and will be open to public comment.

City Contact Information

Website

http://www.smtxfloodrecovery.com/

Email Address -

Floodrecovery@sanmarcostx.gov

Phone Number

512-393-8147

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Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

_____

ADDITIONAL COMMENTS:

FLOOD RECOVERY, RESILIENCY & SUSTAINABILITY

Town Hall Meetings – April 12 & 16, 2016

SAN ARCOS

WHAT'S BEEN DONE

What is the City doing to help with flood mitigation/resiliency?

SAN MARCOS

FLOOD RECOVERY

2015/2016

IMMEDIATE RESPONSE

- Notification/Communications
- Search/Rescue
- Evacuation Center
- Donation Center
- Volunteer Center
- Assessment
- Coordination with Federal, State Agencies & Lawmakers (FEMA)

CURRENT ACTIVITIES

- Blanco River Recovery Team
  - Long-Term Recovery
  - Unmet Needs of Citizens
- Ongoing Infrastructure Repair (Roads, Bridges, Dams,
- City Property)
- Permitting Floodplain Compliance
- Continued Information Gathering and Reporting
- Federal/State Advocacy

GRANT OPPORTUNITIES

- FEMA Public Assistance Grants for May & October Floods
- FEMA Individual Assistance Grants
- HUD CDBG-DR Grant
- Texas Water Development Board Grant
- Environmental Watershed Protection
- Hazard Mitigation Grant Program
- Natural Resource Conservation Service Grant

SAN ARCOS

CDBG-DR GRANT

WHAT IS IT?

- The federal government's Community Development Block Grant (CDBG) provides communities with resources that address a wide range of needs.
- Under this program the federal government also offers grants specifically for disaster recovery related to community resiliency.
- These funds help cities, counties and states become more resilient and recover from disasters, particularly in low-income communities.
- The City's award is for $25 million, but has not yet been issued.

TIMELINE FOR ADMINISTERING CDBG-DR GRANT

HOW CAN THE FUNDS BE USED?

CDBG Broad Criteria

- Disaster Relief
- Long Term Recovery
- Restoration of Infrastructure & Housing
- Economic Revitalization
- Resiliency Projects
- CDBG – DR Appropriation-Specific Requirements Issued in the Federal Register

CDBG-DR EXAMPLES OF ELIGIBILE ACTIVITIES

- Projects that eliminate or significantly decrease the chance of repeated flooding, danger to residents/staff and property loss, such as
  - Dams, Drainage, River Management Projects
- Raising Homes
- Other Home Rehab Projects
- Buyout Programs
- Public Housing
- Shelter/Workforce Center
- Preparedness Solutions

EQUAL HOUSING OPPORTUNITY

WHAT DO YOU DO IN THE MEANTIME FOR FLOOD PROTECTION?

- Family Evacuations Plans
- Emergency Notifications
- Family Preparedness Plans
- Communicate Needs

WHAT ABOUT MY OTHER NEEDS?

The Blanco River Regional Recovery Team is a 501c3 organized to aid in long-term recovery following 2015 Flood.

Long-term recovery refers to the need to reestablish a healthy, functioning community that will sustain itself over time. Services include case management for unmet needs, repair/rebuilding, emotional support, volunteer management.

801 W. MLK, San Marcos TX 78666 US
(Inside the Dunbar Recreation Center)
Telephone: 512-677-9701
Email: blancoriverregional@gmail.com
Website: www.br3t.org

BLANCO RIVER
Regional Recovery Team

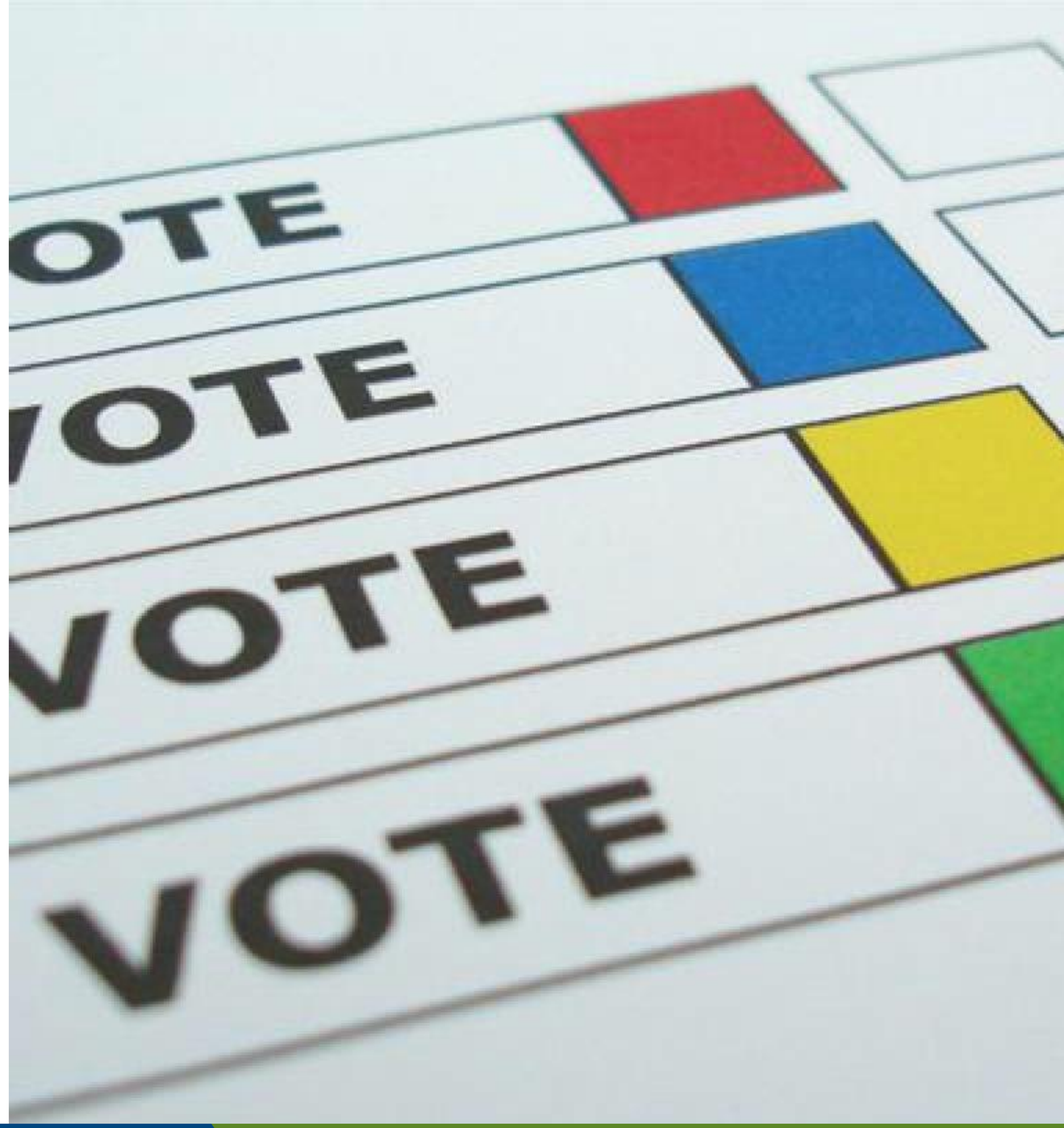
HOW CAN I SHARE MY OPINION/GET INFORMATION?

- Contact us at FloodRecovery@sanmarcostx.gov
- Fill out an “idea card” today and leave it in the idea box
- Attend the upcoming City Council Flood Workshop on April 25
- Provide input on the CDBG-DR Action Plan
- Follow us and share ideas on City social media
- Visit the San Marcos HUD-CDBG Disaster Recovery Website (currently under construction)
  - Will link from the City website at www.sanmarcostx.gov

SAN ARCOS

SHARE NOW!

TAKE OUR QUICK POLL

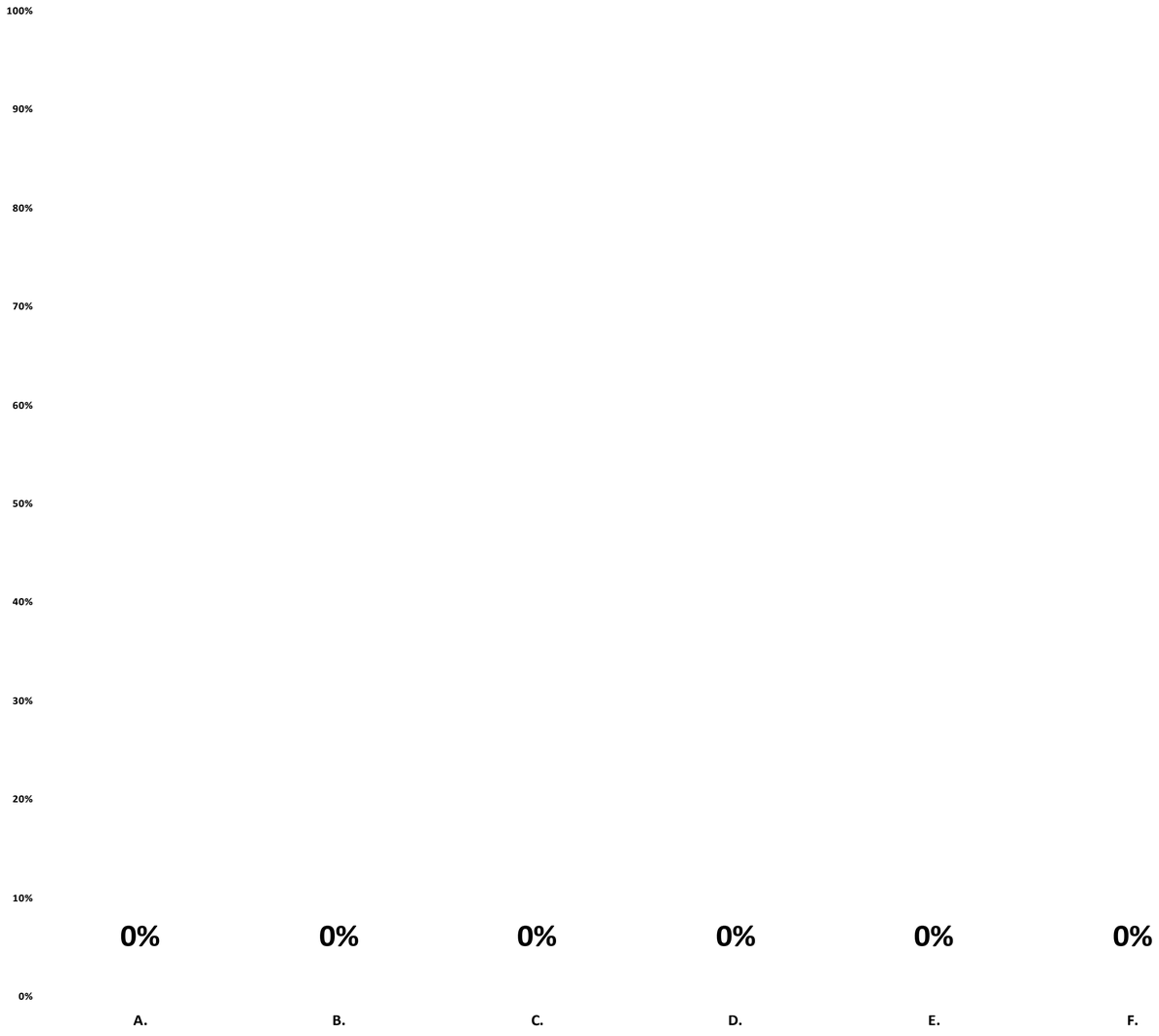


WHAT IS YOUR FAVORITE COLOR?

A) Red
B) Blue
C) Green
D) Yellow
E) Purple
F) None of the above

WHAT IS YOUR FAVORITE COLOR?

A. Red
B. Blue
C. Green
D. Yellow
E. Purple
F. None of the above



ARE YOU A FLOOD SURVIVOR WITH RESIDENTAL PROPERTY DAMAGE?

A) I did not experience property damage
B) I experienced property damage in the Memorial Weekend 2015 Flood
C) I experienced property damage in the October 2015 Flood
D) I received property damage in both floods
E) This question does not apply to me

ARE YOU A FLOOD SURVIVOR WITH RESIDENTAL PROPERTY DAMAGE?

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C. I experienced property damage in the October 2015 Flood

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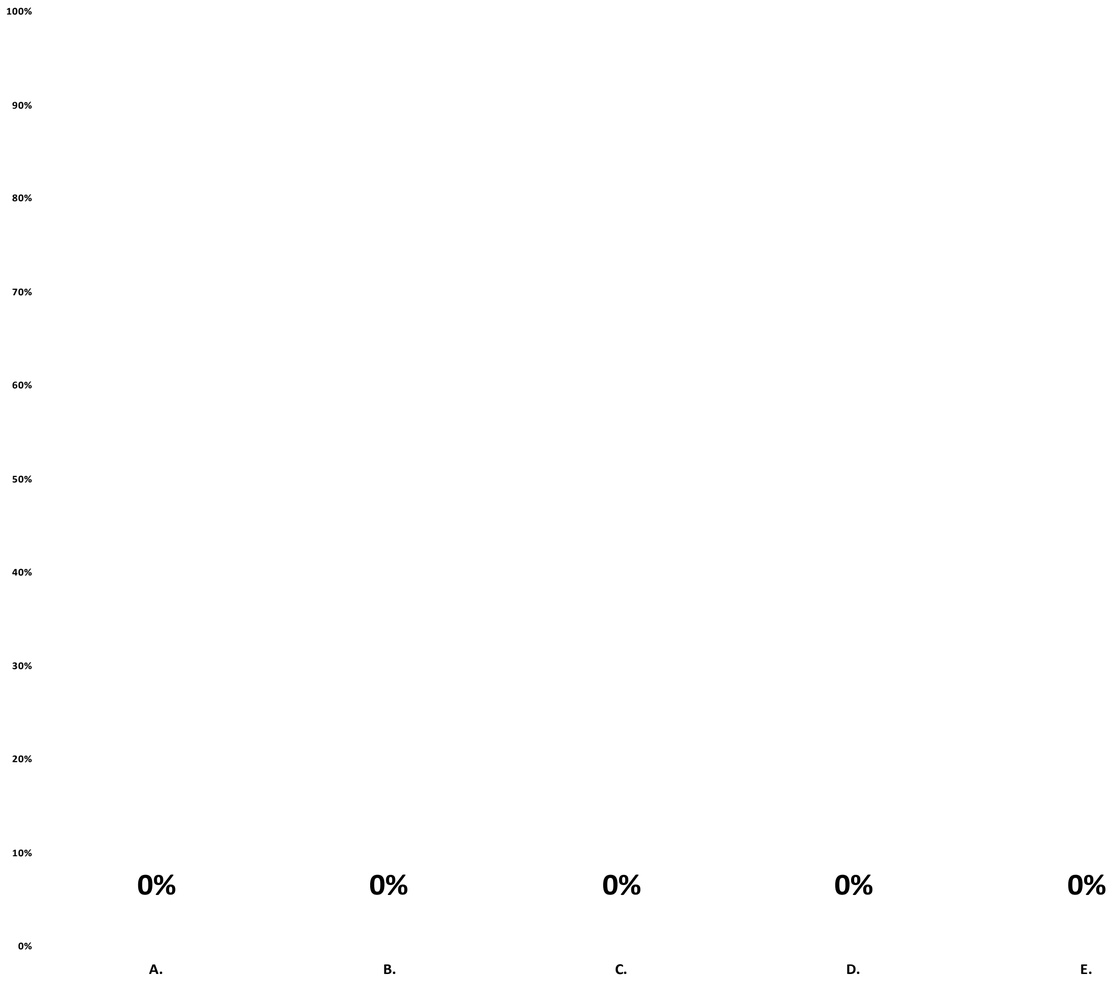

ARE YOU A FLOOD SURVIVOR WITH COMMERCIAL PROPERTY DAMAGE?

A) I did not experience property damage
B) I experienced property damage in the Memorial Weekend 2015 Flood
C) I experienced property damage in the October 2015 Flood
D) I received property damage in both floods
E) This question does not apply to me

ARE YOU A FLOOD SURVIVOR WITH COMMERCIAL PROPERTY DAMAGE?

A. I did not experience property damage

B. I experienced property damage in the Memorial Weekend 2015 Flood

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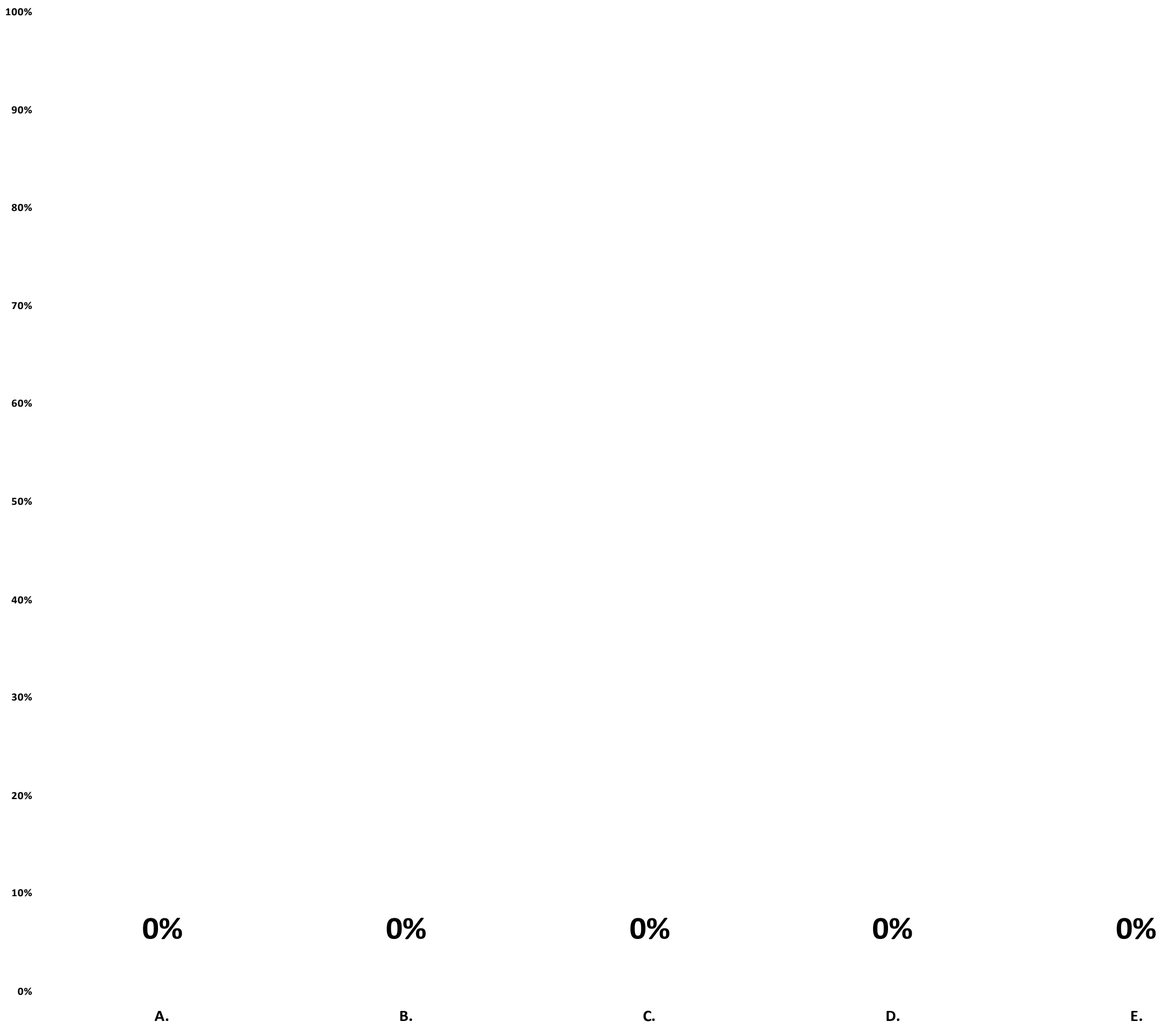

IF YOU RECEIVED RESIDENTAL PROPERTY DAMAGE – DO YOU OWN OR RENT?

A) I own my home
B) I rent a home
C) I rent a townhouse/condo/apartment
D) I live in flood damaged home, but I'm not the owner or a renter
E) This question does not apply to me

IF YOU RECEIVED RESIDENTAL PROPERTY DAMAGE – DO YOU OWN OR RENT?

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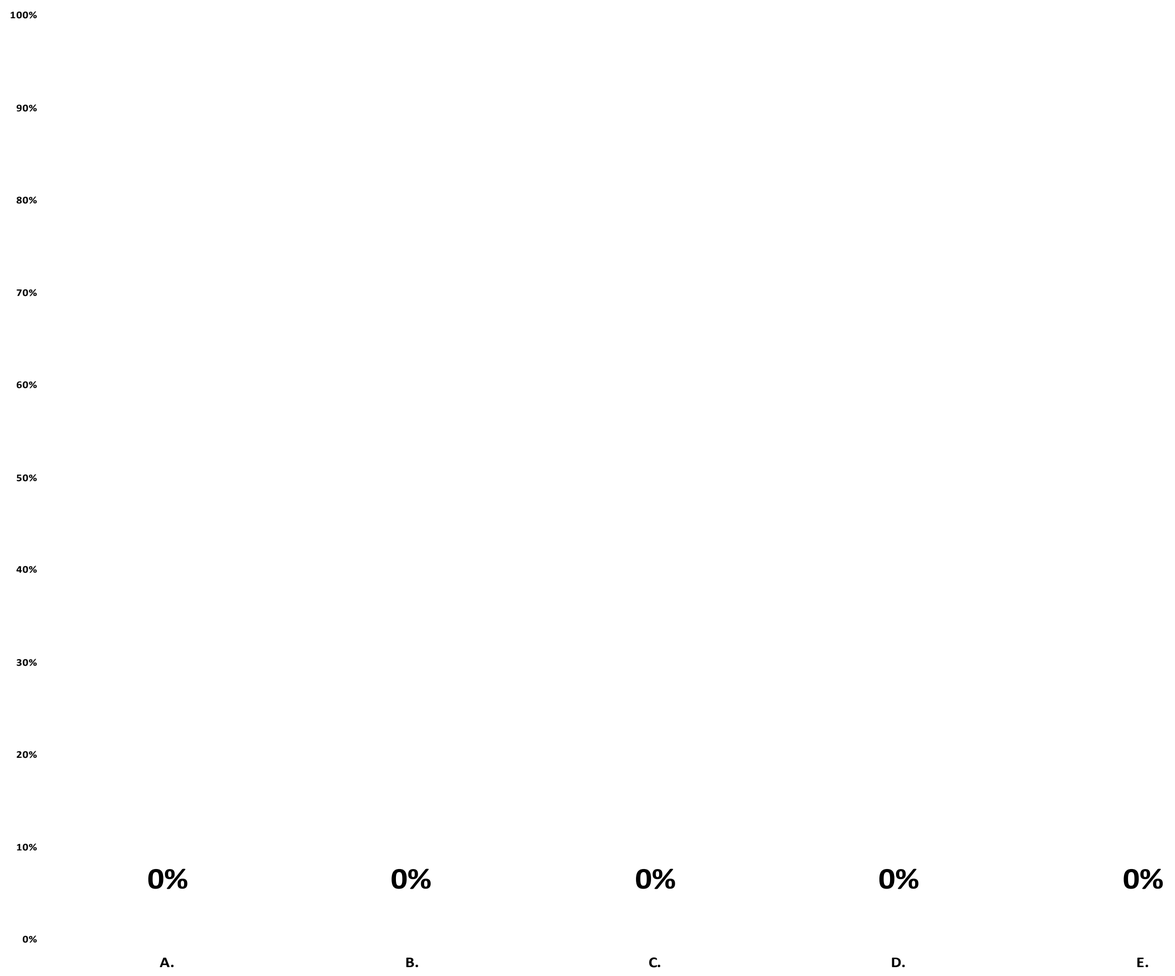


IF YOU RECEIVED COMMERCIAL PROPERTY DAMAGE – DO YOU OWN OR RENT?

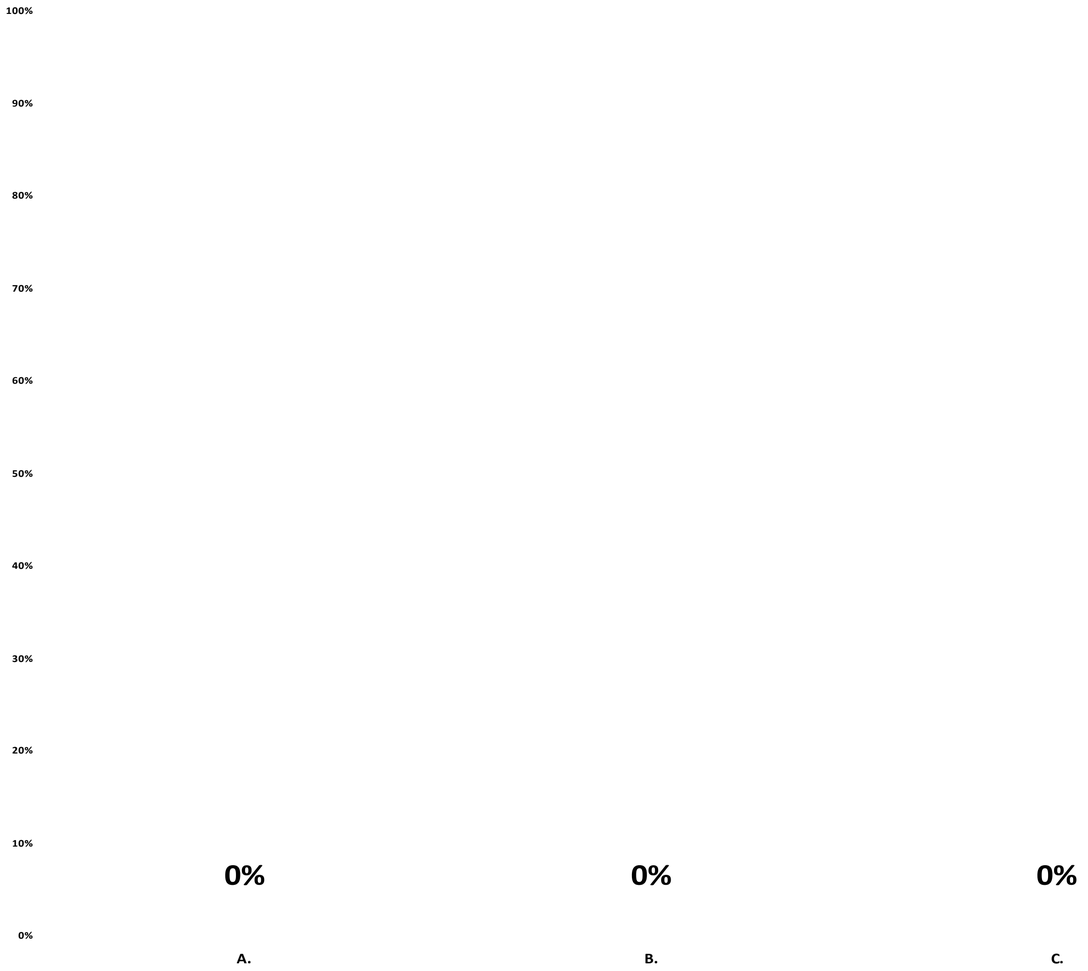
A) I own my commercial property
B) I rent commercial property
C) This question does not apply to me

IF YOU RECEIVED COMMERCIAL PROPERTY DAMAGE – DO YOU OWN OR RENT?

A. I own my commercial property

B. I rent commercial property

C. This question does not apply to me



DO YOU HAVE FLOOD INSURANCE?

A) Yes, before the 2015 flooding events
B) Yes, after the Memorial Day Flood
C) Yes, after All Saints Flood
D) No
E) This question does not apply to me

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A. Yes, before the 2015 flooding events
B. Yes, after the Memorial Day Flood
C. Yes, after All Saints Flood
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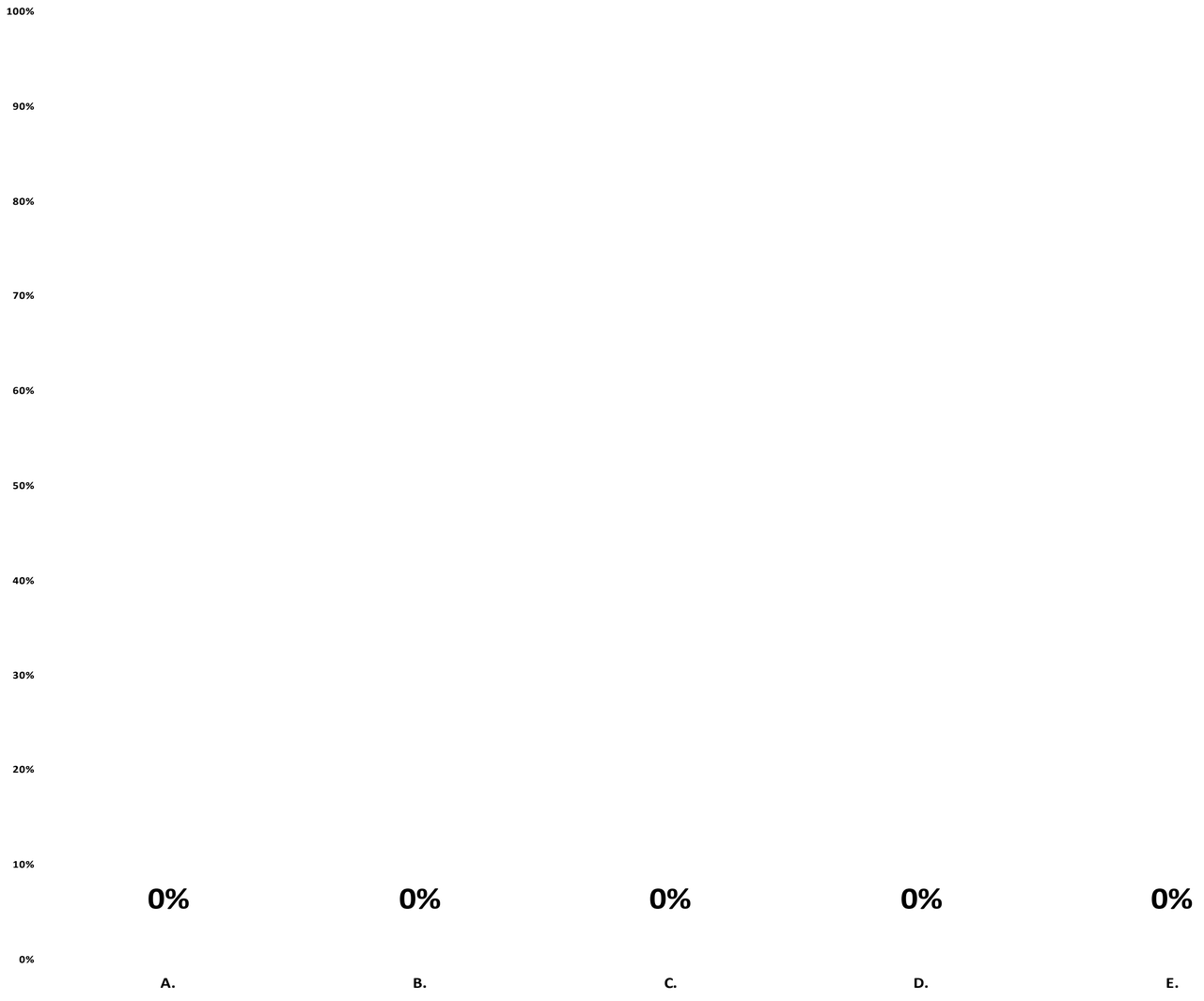

IF YOU ARE A FLOOD SURVIVOR – ARE YOU ABLE TO LIVE IN YOUR HOME?

A) My home is livable
B) My home is only partially livable
C) I was not able to move back to my home after the flood
D) This question does not apply to me

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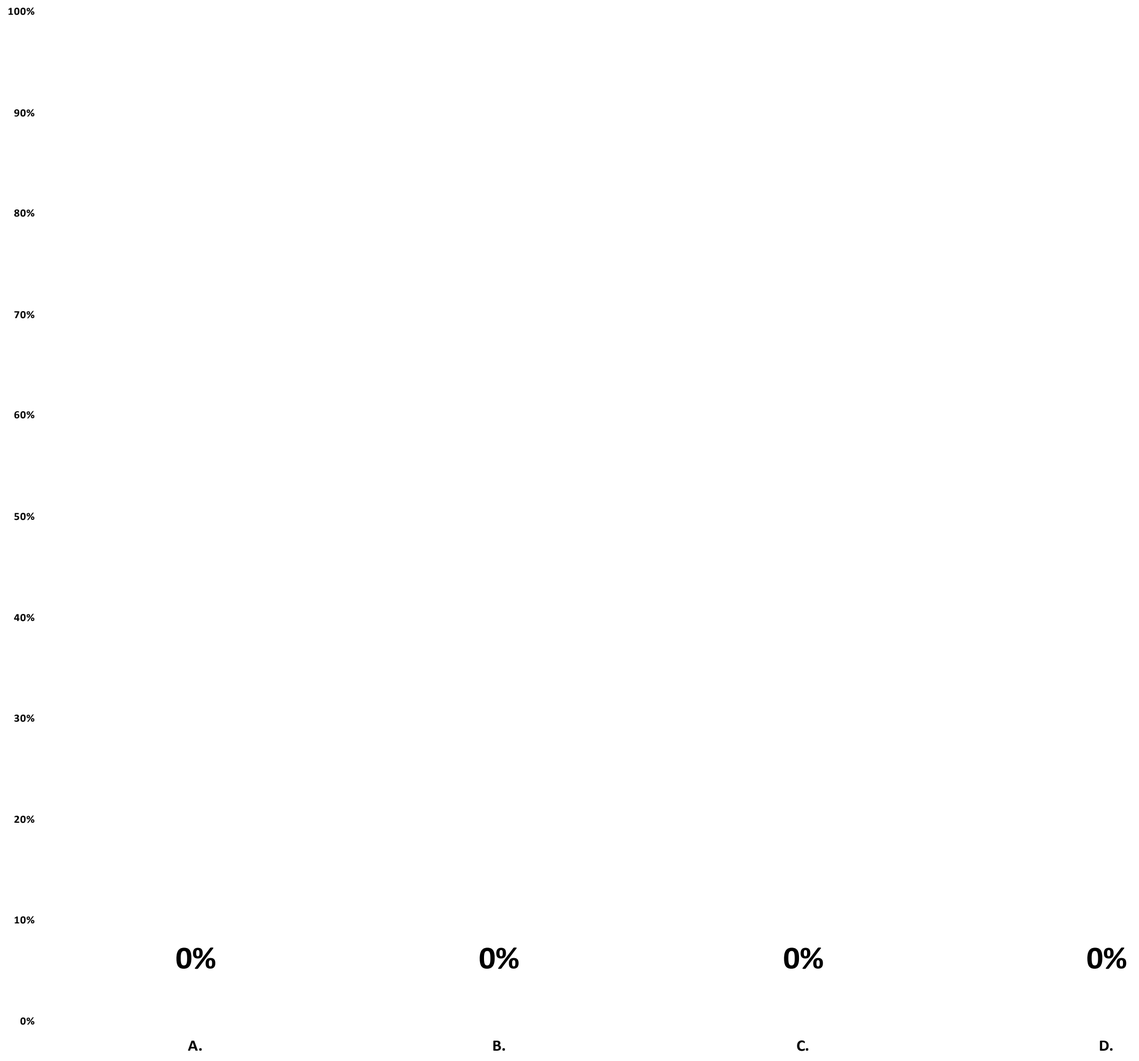

HAVE YOU SUBMITTED A FLOOD PLAIN PERMIT APPLICATION?

A) Yes
B) No, I had damage and I have not submitted an application
C) My home was damaged in both floods, but I have only submitted one application
D) I did not receive flood damage
E) This question does not apply to me

HAVE YOU SUBMITTED A FLOOD PLAIN PERMIT APPLICATION?

A. Yes

B. No, I had damage and I have not submitted an application

C. My home was damaged in both floods, but I have only submitted one application

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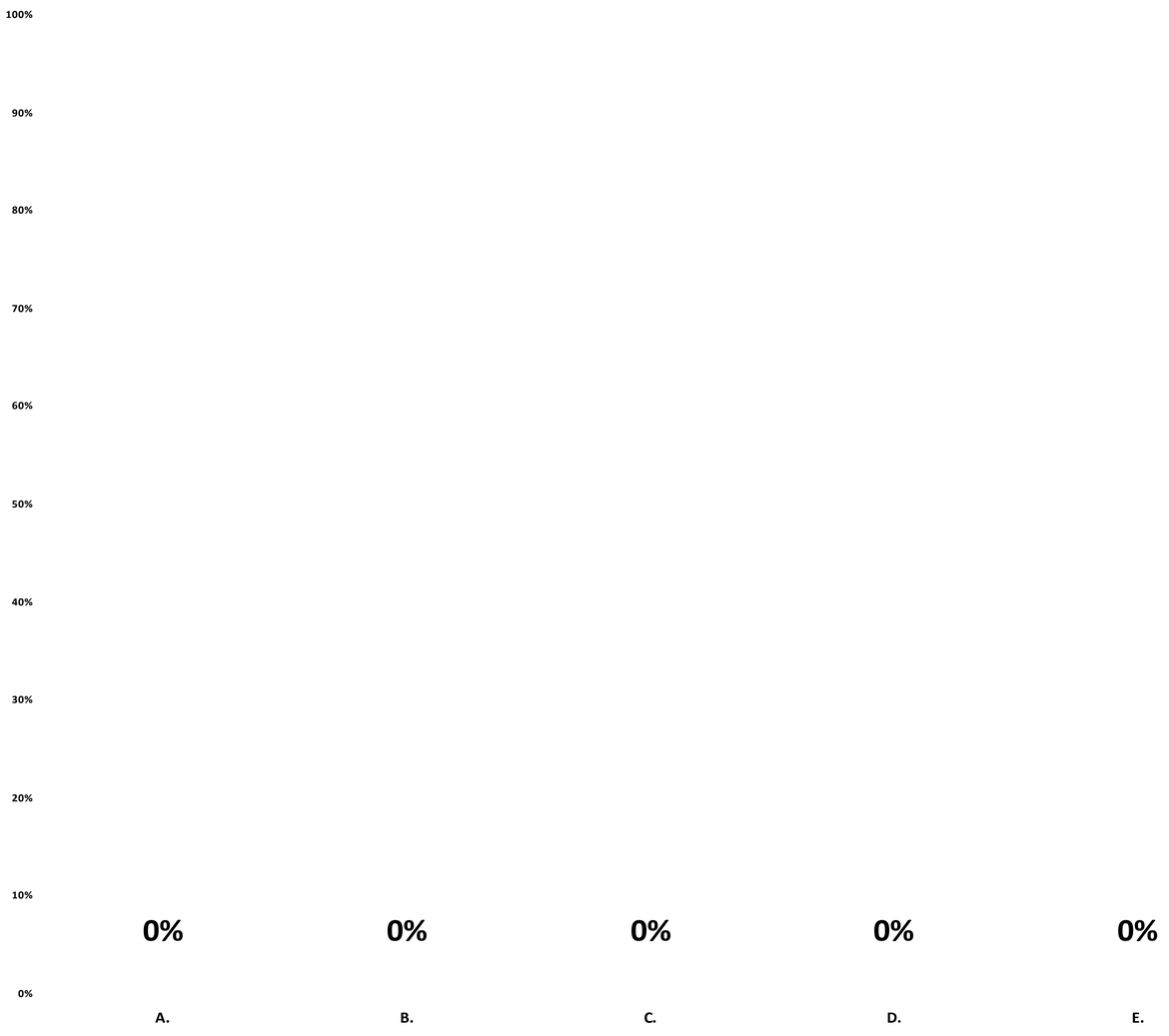
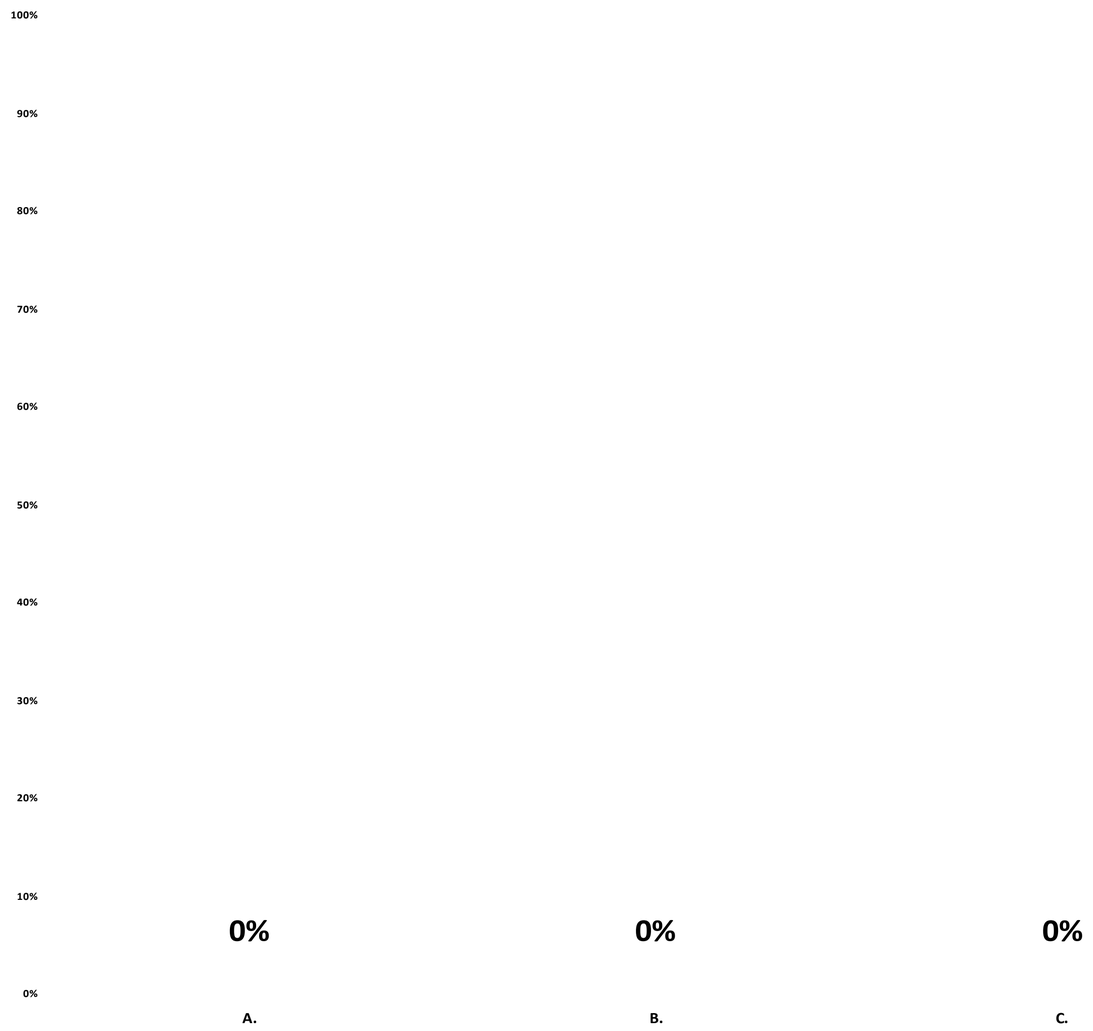


WHAT WOULD YOU LIKE THE CITY TO DO TO ASSIST IN FLOOD RECOVERY?

A) Offer options to help me move out of a flood prone area
B) Make the area I live in less likely to flood in the future
C) Make my home more resilient to flooding

WHAT WOULD YOU LIKE THE CITY TO DO TO ASSIST IN FLOOD RECOVERY?

A. Offer options to help me move out of a flood prone area
B. Make the area I live in less likely to flood in the future
C. Make my home more resilient to flooding



DO YOU HAVE INTERNET ACCESS?

A) Yes, through home internet
B) Yes, through my cell phone
C) Yes, through both my home internet and my cell phone
D) No, I don’t have internet access

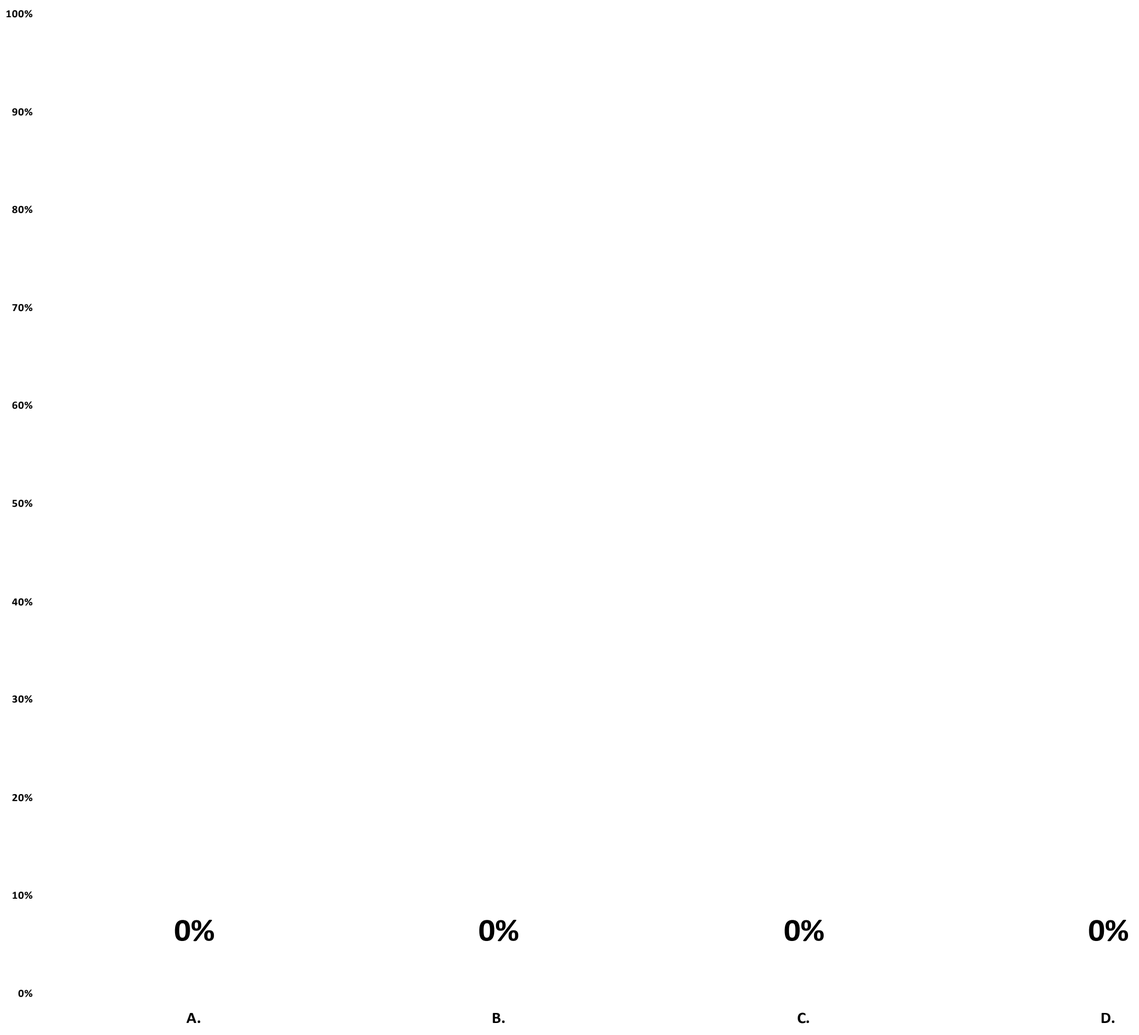
DO YOU HAVE INTERNET ACCESS?

A. Yes, through home internet

B. Yes, through my cell phone

C. Yes, through both my home internet and my cell phone

D. No, I don’t have internet access



HAVE YOU SIGNED UP FOR EMERGENCY NOTIFICATIONS?

A) Yes
B) No
C) I don’t know

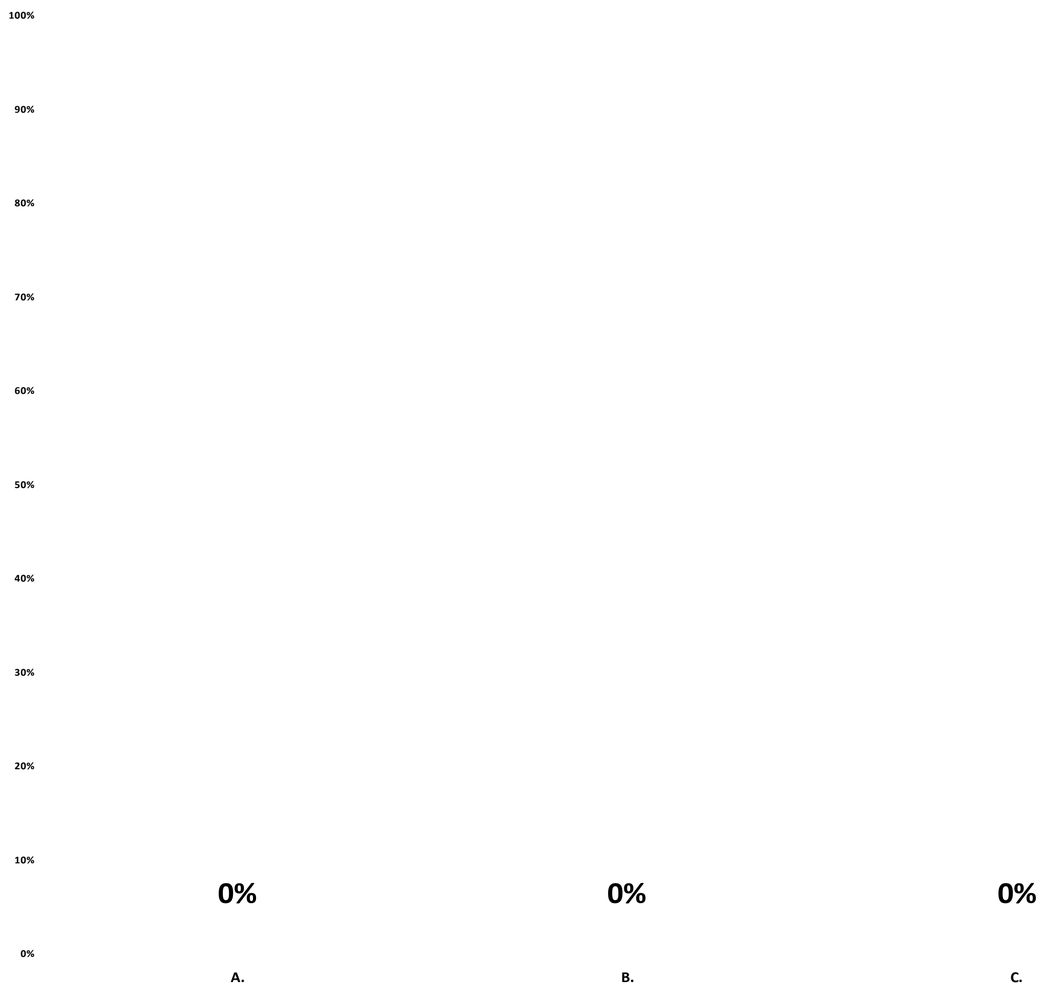
Register your cell phone for emergency alerts: **sanmarcostx.gov/alerts**

HAVE YOU SIGNED UP FOR EMERGENCY NOTIFICATIONS?

A. Yes

B. No

C. I don’t know

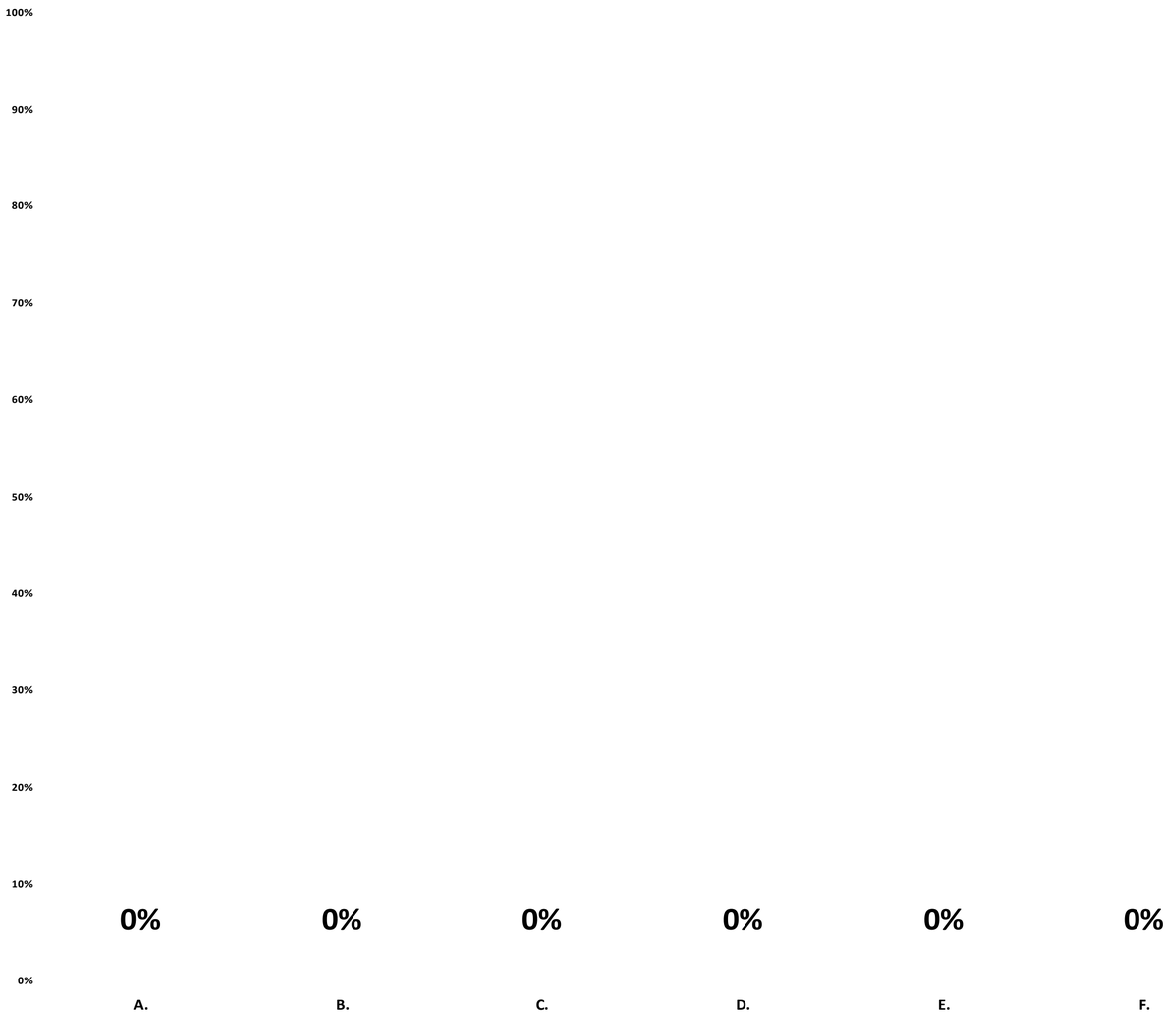


HOW WOULD YOU LIKE TO RECEIVE INFORMATION ABOUT FLOOD RECOVERY?

A) Newspaper
B) Social Media (Facebook/Twitter)
C) Direct Mail
D) Phone Calls
E) Texts
F) Emails
G) Other

HOW WOULD YOU LIKE TO RECEIVE INFORMATION ABOUT FLOOD RECOVERY?

A. Newspaper
B. Social Media (Facebook/Twitter)
C. Direct Mail
D. Phone Calls
E. Texts
F. Emails
G. Other



SAN MARCOS

QUESTIONS FROM THE AUDIENCE?

Response Panel:

- Jared Miller, City Manager
- Ken Bell, Emergency Coordinator
- Laurie Moyer, Director of Engineering/CIP
- Kristi Wyatt, Director of Communications
- Collette Jamison, Assistant City Manager
- Janis Hendrix, Community Initiatives Administrator (CDBG)
- Representative from BR3T

SAN MARCOS

Thank you for attending today's meeting. Please:

1. Turn in your "clicker" before you leave
2. Take home a *Disaster Assistance* magnet
3. Drop off your written comments on an Idea Card

City Council Flood Workshop on Monday, April 25, 2016 at 6:00 p.m. in the Council Chambers

C.

Public Surveys and Results

BLANK

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

NA

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

Houses that are standing need to be protected.

9. The best **infrastructure** solutions for unmet community needs:

in this order

A. Improve drainage to make neighborhoods more flood resistant
B. Improve roads, bridges, other city infrastructure
C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)
D. all of the above

10. What is the best **economic development** solution to the community's flood related unmet needs.

A. Provide loans and grants to businesses Local small businesses
B. Fund job training
C. Make improvements to commercial retail districts
D. Financing other efforts that attract and retain workers in the flood impacted area

Low to medium income areas need healthy food options no more fast food.

11. What is the best solution to the community's **community preparedness** unmet needs?

A. Enhanced emergency notification
B. Technology (flood gauges, warning systems, etc.)
C. Comprehensive plans and other planning tools
D. Flood response and public safety equipment

streets signs that say the area floods is a good start

12. Which area of unmet needs should the City focus most on improving?

A. Housing
B. Infrastructure
C. Economic Development/Revitalization
D. Community Preparedness

Please provide the address of your flood-impacted property:

605 Conway Dr.

ADDITIONAL COMMENTS:

If the area is going to have a focus on revitalization there needs to be an emphasis on preserving Blanco Gardens as a family neighborhood. Local businesses also tend to invest more into becoming a part of a community.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home? after 4 mos needed to repair home
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other SBA loan
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No N/A

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own N/A

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

1203 Barbara

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   - A. Yes
   - B. No

2. If you experienced flood damage – are you able to live in your home?
   - A. Yes
   - B. No
   - C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   - A. Own
   - B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   - A. FEMA .2 %
   - B. Insurance – 99.8 %
   - C. Blanco River Regional Recovery Team (BR3T)
   - D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   - E. Religious Organizations
   - F. Other Volunteers for clean-up only
   - G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   - A. Yes
   - B. No

6. Did you receive damage to your commercial property?
   - A. Yes
   - B. No NA

7. If you received commercial property damage – did you rent or own?
   - A. Rent
   - B. Own NA

8. The best solution to community unmet **housing** needs:
   - A. Repair homes (this may require elevation of the home)
   - B. Tear down and rebuild homes
   - C. Relocate to a less flood prone area
   - D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:
622 Conway Dr. – San Marcos

ADDITIONAL COMMENTS: Unfortunately, after living at our home for 30yrs, we will be selling and moving to another location. This planning process is good & well-intended but I don't believe anything will be inplace to prevent or minimized risk of flooding before the next flood-risk period.

P.S. – In 1998, we had 2in. of water in our converted carport. In 2015 we had 14in. in May in our house + 4in. in the house in Oct.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes → we are now after Lemos living
   B. No
   C. If no, I have relocated to ma trailer

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes N/A
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent N/A
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

1901 LISA LANE, SAN MARCOS, TX

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

1115 N Barbara Drive

ADDITIONAL COMMENTS:

~~Need water storage storage water~~
~~Areas other of Hwy 8 bridge left side~~
water storage in 3 areas on blanco river, open fields

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area
   E. ~~none of the~~ none of the

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

_____

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own N.A

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
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10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

1407 River Rd

ADDITIONAL COMMENTS:

FURTHER EDUCATION NEEDED FOR HOMEOWNERS, CURRENT AND FUTURE, TO HELP ENSURE IN CASE OF FUTURE DISASTERS THAT ASSISTANCE WILL BE PROVIDED.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes Oct flood
   B. No May flood

6. Did you receive damage to your commercial property?
   A. Yes
   B. No N/A

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own N/A

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

A. Improve drainage to make neighborhoods more flood resistant
B. Improve roads, bridges, other city infrastructure
C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

A. Provide loans and grants to businesses
B. Fund job training
C. Make improvements to commercial retail districts
D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

A. Enhanced emergency notification
B. Technology (flood gauges, warning systems, etc.)
C. Comprehensive plans and other planning tools
D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

A. Housing
B. Infrastructure
C. Economic Development/Revitalization
D. Community Preparedness

Please provide the address of your flood-impacted property:

804 CONWAY DR. San MARCOS

ADDITIONAL COMMENTS:

We would like to feel safe. We are elderly (80 + 72 yrs) and it is very hard to move, when you don't have where to land when all your life savings is ~~all~~ in this home. All we want is to not flood anymore.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other S.D.E.B.
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No N/A

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

   Reduce taxes

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

Smith Lane, San Marcos

ADDITIONAL COMMENTS:

Stop building in flood plains
Make parks or non-housing areas.
If new levees are made - would present families be "grandfathered in"
Let families have tax exemption for living in area.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

   We've never flooded prior to 2015

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

There is no Bypass Project

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
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12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

ADDITIONAL COMMENTS:

Flood mitigation to prevent future floods, ie: Flood control dams on Blanco (like Purgatory dams)

Not re-Route Blanco River.
(1) Cost prohibitive
(2) River will return to its original channel
(3) Do Not affect downstream areas - Martindale, etc)

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   ✓ C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   ✓ A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   ✓ B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   ✓ A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

ADDITIONAL COMMENTS:

Mona King
2101 River Rd
San Marcos Tx 78666
512 3960217

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own – property is residential

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

709 Barbara Drive, San Marcos, Texas

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

   FIRST FLOOD NO, SECOND FLOOD we were in the grace period and insurance WASN'T IN effect.

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

   N/A

8. The best solution to community unmet **housing** needs:

   A. Repair homes ~~(this may require elevation of the home)~~
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

HELP RESIDENTS FIX THEIRE HOMES SO THEY CAN WORK AND HELP THE ECONOMY

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

807 CONWAY DRIVE

ADDITIONAL COMMENTS:

WHY ARE THE STREETS IN THE FLOODED AREA BEING REPAVED AND NOTHING IS BEING DONE ABOUT THE DRAINAGE 1/2 to 3/4 OF THE BLANCO GARDENS NEIGHBORHOOD HAS NO DRAINAGE UNDER THE ROAD.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   NA
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area or
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

   NA

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

   NA

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

   Tear down the wood & Apts on River Rd.

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

Barbara Dr.

ADDITIONAL COMMENTS:

Where is the money coming from to pay for the consulting firm? From HUD funds? Not one penny from the gov. has been given to us & I do not feel that we will see a penny now.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   NA
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

600 Conway Drive

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

   May'15 yes
   Oct'15 no

   It was from rainfall runoff – not rising river.

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance. Did not need any – we paid for the work ourselves or did it ourselves

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

   (we are high up on a hill)

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

the best solution for this funding is housing raising.

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant IN THE NEIGHBORHOOD ONLY
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   NEED FOR HOUSING IS SO GREAT — we can not do this type solution

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification — a radio station that runs during flood events
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

11 Tanglewood

ADDITIONAL COMMENTS:

the housing need for elevation + repair is so overwhelming, please do not siphon off these funds to spend on the bypass idea. It is not practical for a river that floods as high + as often as the Blanco. We need to assess what impacts all the building of apts east of 35 on the Blanco had on flood plain.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

727 Belvin St

ADDITIONAL COMMENTS: 727 Belvin St.

my basement and others on my block flooded. We did not ask for any kind of assistance. We all did the cleanup ourselves.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to 1302 Monica = 9/2015

   509 Valley street 6/2015

3. If you received residential property damage – did you rent or own?
   A. Own 9/2015
   B. Rent 6/2015

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

1210 Adrian SM TX.
1302 Monica SM TX.

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other SBA
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own N/A

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home) this will require $70.00 to 80,000. plus repair plumbing/Electrical by elevating house
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

Need a Bypass with Blanco River

A. Improve drainage to make neighborhoods more flood resistant
B. Improve roads, bridges, other city infrastructure
C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

?

A. Provide loans and grants to businesses
B. Fund job training
C. Make improvements to commercial retail districts
D. Financing other efforts that attract and retain workers in the flood impacted area

this wouldn't not prevent flooding

waste of Money!!!

11. What is the best solution to the community's **community preparedness** unmet needs?

A. Enhanced emergency notification
B. Technology (flood gauges, warning systems, etc.)
C. Comprehensive plans and other planning tools
D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

A. Housing
B. Infrastructure
C. Economic Development/Revitalization
D. Community Preparedness

Please provide the address of your flood-impacted property:

N. Barbara Dr.

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes - HALLOWEEN FLOOD
   B. No - MEMORIAL FLOOD

6. Did you receive damage to your commercial property?
   A. Yes
   B. No -

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

2009 PECAN ST., SAN MARCOS, TX. 78666

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties
   E River Mitigation
   (Dams, Levees, Diversion channel)

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

909 CONWAY DR

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to family _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance [redacted]
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

1000 Barbara Drive

ADDITIONAL COMMENTS:

Need to look on the drainage:
I live on the ~~corner~~ Corner of Bliss Land & 1000 Barbara Drive and there is no drainage and water can't flow anywhere and it just stands still. I notice after they fix Barbara Dr. Street last week more water stood still. We really need drainage.
Please have someone go check this area.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes FOUNDATION SHIFTING
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No SOMETIMES

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own N A

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

FIX THE DRAINAGE EASEMENTS AND CREATE DETENTION PONDS TO BE FED BY WATER CHANNELED BY THE DRAINAGE EASEMENTS THAT NOW WORK

9. The best **infrastructure** solutions for unmet community needs:

A. Improve drainage to make neighborhoods more flood resistant — SEE COMMENT ON PREVIOUS PAGE
B. Improve roads, bridges, other city infrastructure — OTHER = CULVERTS (SEE FINAL COMMENT BE
C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

A. Provide loans and grants to businesses
B. Fund job training
C. Make improvements to commercial retail districts BY PROVIDING DETENTION PONDS AS PA OF BUILDING PER PROCESS
D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

A. Enhanced emergency notification
B. Technology (flood gauges, warning systems, etc.)
C. Comprehensive plans and other planning tools — AS A PLANNING & ZONING COMMISSIONER, I TRY TO KEEP NEW BUILDING PROJECTS WITHIN OR EXCEEDING GUIDELINES FOR RUNOFF
D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

A. Housing
B. Infrastructure
C. Economic Development/Revitalization
D. Community Preparedness

Please provide the address of your flood-impacted property:

714 BARBARA DR SAN MARCOS TX 78666

ADDITIONAL COMMENTS: I HAVE BEEN PREACHING, BEGGING, AND DOCUMENTING, FOR OVER A YEAR, THE NEED TO REPAIR THE LONG NEGLECTED DRAINAGE EASEMENTS IN BLANCO GARDENS ESPECIALLY. THESE NO LONGER CHANEL STORM WATER. NOT ONLY DO THEY NEED TO BE RE-DUG WHERE THEY ARE NOW FLAT, THERE ARE TREES BLOCKING ANY POSSIBLE WATER FLO WE NEED CULVERTS REPLACED OR INSTALLED. AND THERE ARE NOW NO DETENTION PONDS PRESENT IN THE BLANCO GARDENS AREA. I HAVE IDENTIFIED TWO POSSIBLE LOCATIONS FOR THESE YET TO BE CREATED DETENTION PONDS.

DOUGLAS A. BECKETT
PLANNING & ZONING COMMISSIONER
714 BARBARA DR

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own N/A

8. The best solution to community unmet **housing** needs:

   How does the options A-D help? Options A-D are unlikely to meet our needs.

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties
   E. diversion channel for Blanco or other river mitigation

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

909 Conway Dr.

ADDITIONAL COMMENTS:

I see elevations & changes to homes as being too risky and too expensive. Plus who wants to move out so this work can be done? We just moved home. The price of elevation changes to homes is not cost effective. Buyouts are NOT an option to me. Even if BG becomes greenspace why should we move? We HAD greenspace, but now The Woods is there. Why do they get to stay, but we have to move? A relocation plan is insulting to me. I don't live in a cookie cutter planned communi

The relocation idea sounds like, you're going to move us to a bold infrastructure solution.

"The Projects." Please cooperate with the county and state for

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No N/A

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties and stop building in flood zone.

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant (Green infrastructure)
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

We should understand the Blanco river watershed and how to reduce flooding.

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure (green infrastructure) best management plans
   C. Economic Development/Revitalization
   D. Community Preparedness

Keep the water from entering the neighborhood.

Please provide the address of your flood-impacted property:

N/A But, my storage unit on I-35 was flooded with damage to contents.

ADDITIONAL COMMENTS:

(1) Are potential home buyers or renters warned that the residence is in a flood plain?

(2) Shouldn't builders / developers ~~be~~ not be allowed to build in a floodplain?

(3) Let's focus on the Blanco river watershed.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No water came up to our backdoor and frontdoor

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

None

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

_____

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

This should be determined on a case by case basis.

9. The best **infrastructure** solutions for unmet community needs:

Need more info to answer

A. Improve drainage to make neighborhoods more flood resistant (if no bypass)
B. Improve roads, bridges, other city infrastructure
C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

A. Provide loans and grants to businesses
B. Fund job training
C. Make improvements to commercial retail districts
D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

A. Enhanced emergency notification
B. Technology (flood gauges, warning systems, etc.)
C. Comprehensive plans and other planning tools
D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

A. Housing
B. Infrastructure
C. Economic Development/Revitalization
D. Community Preparedness

Please provide the address of your flood-impacted property:

_____

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

N/A 2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

N/A 3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

N/A 4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

N/A 5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

N/A 6. Did you receive damage to your commercial property?
   A. Yes
   B. No

N/A 7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs: I don't feel qualified to choose.

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

? 10. What is the best **economic development** solution to the community's flood related unmet needs.

I DON'T KNOW.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

N/A

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

ADDITIONAL COMMENTS:

(1) CREATE Blanco River Levee Authority

(2) CONSTRUCT GATED Levee SYSTEM TO CONTAIN FLOOD STAGE EVENTS protecting Com & Res properties

July 6, 2016

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

NA

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

NA

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

NA

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

NA

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

NA

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

NA

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

do not build apts in flood prone areas! We begged you not to approve the Woods Apts

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to locally owned businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

ADDITIONAL COMMENTS:

1. Investigate why Blanco River Village (subdivision behind Walmart on Hwy 281) did not flood.

2. Instead of elevating individual homes, lower the streets. That improves drainage and ~~raising the~~ changes the Base Flood Elevation so the homes are above it.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

_____

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to didn't have to relocate!

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other private
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

A. Improve drainage to make neighborhoods more flood resistant
B. Improve roads, bridges, other city infrastructure
C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

A. Provide loans and grants to businesses
B. Fund job training
C. Make improvements to commercial retail districts
D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

A. Enhanced emergency notification
B. Technology (flood gauges, warning systems, etc.)
C. Comprehensive plans and other planning tools
D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

A. Housing
B. Infrastructure
C. Economic Development/Revitalization
D. Community Preparedness

Please provide the address of your flood-impacted property:

[illegible]

ADDITIONAL COMMENTS:

I selected multiple choices because they all relate to the needs of the Community. Can't just pick one & ignore the others. It would be selfish to pick one and not the other.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   - A. Yes
   - B. No

2. If you experienced flood damage – are you able to live in your home?
   - A. Yes
   - B. No
   - C. If no, I have relocated to Family Members home temp in New Braunfels

3. If you received residential property damage – did you rent or own?
   - A. Own
   - B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   - A. FEMA
   - B. Insurance
   - C. Blanco River Regional Recovery Team (BR3T)
   - D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   - E. Religious Organizations My Church
   - F. Other _____
   - G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   - A. Yes
   - B. No

6. Did you receive damage to your commercial property?
   - A. Yes CM Housing in San Marcos
   - B. No

7. If you received commercial property damage – did you rent or own?
   - A. Rent
   - B. Own

8. The best solution to community unmet **housing** needs:
   - A. Repair homes (this may require elevation of the home)
   - B. Tear down and rebuild homes
   - C. Relocate to a less flood prone area
   - D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

   Both are important

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

   Both are important

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing been out of my house for over a year
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

801 River Rd #265 / Josephine Anderson
(512) 667-8728 Cell

ADDITIONAL COMMENTS:

Taking care of two elders 81 yrs and 64 yrs. old two teens and myself 41 yrs. been displaced for a year after that. Need help with beds and furiture.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your ~~residential~~ rental property receive flood damage?
   - A. Yes
   - B. No

   2½ ft. May 24
   almost same 4 inches less } Oct 30

2. If you experienced flood damage – are you able to live in your home?
   - A. Yes
   - B. No
   - C. If no, I have relocated to renter is gone on May 24 new renter when house is rebuilt

3. If you received ~~residential~~ rental property damage – did you rent or own?
   - A. Own
   - B. Rent

4. If you received ~~residential~~ rental property damage – which agencies have you received assistance from? (Choose all that apply)
   - A. FEMA
   - B. Insurance
   - C. Blanco River Regional Recovery Team (BR3T)
   - D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   - E. Religious Organizations – gutted house after May 24 flood
   - F. Other Bobcat Build – cleaned mud from Oct 30 flood in spring 2016
   - G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   - A. Yes
   - B. No

6. Did you receive damage to your commercial property?
   - A. Yes
   - B. No

   NA

7. If you received commercial property damage – did you rent or own?
   - A. Rent
   - B. Own

   NA

8. The best solution to community unmet **housing** needs:
   - A. Repair homes (this may require elevation of the home)
   - B. Tear down and rebuild homes
   - C. Relocate to a less flood prone area
   - D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

708 Conway Drive

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

   NA

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

DO NOT DIG A BLANCO RIVER BYPASS OR OVER FLOW PROJ

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

NO!

NONE OF THESE IS TOO GOOD.

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

BOTH - YES!

NO TO PLANS

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

_____

ADDITIONAL COMMENTS:

SOCIAL SERVICE NEEDS
- FOOD BANK
- CAR ASSISTANCE
- SOCIAL WORKERS TO REALLY HELP PEOPLE

NEED A RADIO BASED INFO WARNING SYSTEM

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to an apartment

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:
   A. Repair homes (this may require elevation of the home) did not work for us
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

A. Improve drainage to make neighborhoods more flood resistant
B. Improve roads, bridges, other city infrastructure
C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

A. Provide loans and grants to businesses
B. Fund job training
C. Make improvements to commercial retail districts
D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

A. Enhanced emergency notification
B. Technology (flood gauges, warning systems, etc.)
C. Comprehensive plans and other planning tools
D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

A. Housing
B. Infrastructure
C. Economic Development/Revitalization
D. Community Preparedness

Please provide the address of your flood-impacted property:

1209 Conway Dr. San Marcos, Tx 78666

ADDITIONAL COMMENTS:

We have followed the city's rules on getting our permits to repair our home and unfortunetly, we tried to elevate our home and as the home was elevated to 24 inches, it fell back to the ground. Now, our home is beyond damaged and has to be demolished. Our neighbors just repaired their homes and moved back in without permits. The city would not give us a permit until we decided to elevate our home. But why didn't the city enforce the section 8 housing to be elevated. Why was a homeowner granted permit when their property was substantially damaged from the 1st flood (may) Very upset that we are still without a home. My home was my dream home. I don't see how the City could make us satisfied and meet our needs.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA – Flood insurance
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T) - non profit
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other) Fed no
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No N.A

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

127 Riviera

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   - A. Yes
   - B. No

2. If you experienced flood damage – are you able to live in your home?
   - A. Yes
   - B. No
   - C. If no, I have relocated to River Ridge Apartments

3. If you received residential property damage – did you rent or own?
   - A. Own
   - B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   - A. FEMA
   - B. Insurance
   - C. Blanco River Regional Recovery Team (BR3T)
   - D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   - E. Religious Organizations
   - F. Other _____
   - G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   - A. Yes
   - B. No

6. Did you receive damage to your commercial property?
   - N/A A. Yes
   - B. No

7. If you received commercial property damage – did you rent or own?
   - N/A A. Rent
   - B. Own

8. The best solution to community unmet **housing** needs:

   - 1 A. Repair homes (this may require elevation of the home)
   - 2 B. Tear down and rebuild homes
   - 4 C. Relocate to a less flood prone area
   - 3 D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   4 A. Housing
   1 B. Infrastructure
   2 C. Economic Development/Revitalization
   3 D. Community Preparedness

Please provide the address of your flood-impacted property:

1209 Conway Dr San Marcos, TEX

ADDITIONAL COMMENTS:

As a Resident I would like to Know when the City will assist the Need of the residents that are in need.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   n/a
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

_____

ADDITIONAL COMMENTS:

A survey was completed at a previous meeting with similar questions.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance 2nd flood
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes ON the second flood not the first
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No NA

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant , levees
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   1. A. Enhanced emergency notification
   2. B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   1. A. Housing
   2. B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

900 Conway Dr.

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   - A. Yes Both May & Oct.
   - B. No

2. If you experienced flood damage – are you able to live in your home?
   - A. Yes
   - B. No
   - C. If no, I have relocated to New Braunfels

3. If you received residential property damage – did you rent or own?
   - A. Own
   - B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   - A. FEMA Some
   - B. Insurance
   - C. Blanco River Regional Recovery Team (BR3T)
   - D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   - E. Religious Organizations
   - F. Other _____
   - G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   - A. Yes
   - B. No

6. Did you receive damage to your commercial property?
   - A. Yes
   - B. No

7. If you received commercial property damage – did you rent or own?
   - A. Rent
   - B. Own

8. The best solution to community unmet **housing** needs:
   - A. Repair homes (this may require elevation of the home)
   - B. Tear down and rebuild homes
   - C. Relocate to a less flood prone area
   - D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant + re
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

1008 Huckleberry St. San Marcos, TX 78666

ADDITIONAL COMMENTS:

What do we do while we wait for the process to develop? Taxes on our property have already been evaluated + we have received notice (same evaluation as prior to the flood).

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

   no insurance on First Flood
   got Flood Ins. by 2nd Flood.

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

A. Improve drainage to make neighborhoods more flood resistant
B. Improve roads, bridges, other city infrastructure
C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

A. Provide loans and grants to businesses
B. Fund job training
C. Make improvements to commercial retail districts
D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

A. Enhanced emergency notification
B. Technology (flood gauges, warning systems, etc.)
C. Comprehensive plans and other planning tools
D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

A. Housing
B. Infrastructure
C. Economic Development/Revitalization
D. Community Preparedness

Please provide the address of your flood-impacted property:

329 Sherbard Ave. San Marcos, Tx 78666
Mario + Gloria Gonzales

ADDITIONAL COMMENTS:

City needs to buy my home because ~~we~~ myself + my husband are senior citizens. My husband has a heart problem and a bad diebetic he gets tired easy when we had to clean both Floods IF you weren't affected by the Flood you don't Know how it Feels to see your house with water + mud damage to your home and contents the cleaning of Sheds and your yard. On the second Flood just by seeing what we had to clean again it affected his defibulator because he got very upset and angry when I took him to his doctor that check his defibulator he ask what happen ~~on~~ that date. I told him the Flood for the second time.

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

   n/A

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

315 Riverside Dr

ADDITIONAL COMMENTS:

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

   A. Repair homes (this may require elevation of the home)
   B. Tear down and rebuild homes
   C. Relocate to a less flood prone area
   D. Purchase/buyout flood impacted properties

9. The best **infrastructure** solutions for unmet community needs:

   A. Improve drainage to make neighborhoods more flood resistant
   B. Improve roads, bridges, other city infrastructure
   C. Repair, replace or relocate public facilities (i.e. emergency shelters, public housing)

10. What is the best **economic development** solution to the community's flood related unmet needs.

   A. Provide loans and grants to businesses
   B. Fund job training
   C. Make improvements to commercial retail districts
   D. Financing other efforts that attract and retain workers in the flood impacted area

11. What is the best solution to the community's **community preparedness** unmet needs?

   A. Enhanced emergency notification
   B. Technology (flood gauges, warning systems, etc.)
   C. Comprehensive plans and other planning tools
   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

ADDITIONAL COMMENTS: 261 Briarwood Dr.
Do some foot work when it rains go out to the flooding area to see first hand what the problems

Community Unmet Needs Survey

Instructions: Please read the questions below and circle the answer that applies.

1. Did your residential property receive flood damage?
   A. Yes
   B. No

2. If you experienced flood damage – are you able to live in your home?
   A. Yes
   B. No
   C. If no, I have relocated to _____

3. If you received residential property damage – did you rent or own?
   A. Own
   B. Rent

4. If you received residential property damage – which agencies have you received assistance from? (Choose all that apply)
   A. FEMA
   B. Insurance
   C. Blanco River Regional Recovery Team (BR3T)
   D. Social Service Agencies (Red Cross, United Way, Community Action, Southside Community Center or other)
   E. Religious Organizations
   F. Other _____
   G. I did not receive any assistance.

5. If you received flood damage - did you have flood insurance during the flood?
   A. Yes
   B. No

6. Did you receive damage to your commercial property?
   A. Yes
   B. No

7. If you received commercial property damage – did you rent or own?
   A. Rent
   B. Own

8. The best solution to community unmet **housing** needs:

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   A. Provide loans and grants to businesses
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   A. Enhanced emergency notification
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   D. Flood response and public safety equipment

12. Which area of unmet needs should the City focus most on improving?

   A. Housing
   B. Infrastructure
   C. Economic Development/Revitalization
   D. Community Preparedness

Please provide the address of your flood-impacted property:

297 BRIARWOOD San MARCOS TX 78666 (512) 557-7984

ADDITIONAL COMMENTS:

i Need To improve drainage!: imperative

all the Construction Around us is making it worse, Apartments, Hotels, and not enough Drainage (Aspen Heights), (Hilton, Hotel) in our Neibor hood.

The City of San MARCOS Put us in a thight spot when aloud Aspen Weight Apartments To elevate their LAND:

Jesus Velazquez

Comunidad necesidades insatisfechas encuesta

Instrucciones: Por favor lea las siguientes preguntas y el círculo y el círculo la respuesta que se aplica.

1. ¿Su propiedad residencial recibir daño de la inundación?
   A. Sí
   B. No

2. ¿Si ha experimentado daños por inundaciones – puede vivir en su casa?
   A. Sí
   B. No
   C. Si no, no he trasladado a _____

3. Si ha recibido daños a la propiedad residencial - que alquila o es dueño?
   A. Propio
   B. Alquilar

4. Si ha recibido daños a la propiedad - que agencias ha recibido asistencia de? (Elija todo lo que corresponda)
   A. FEMA
   B. Seguro
   C. Blanco River Regional Recovery Team (BR3T)
   D. Agencias de Servicios Sociales (Cruz Roja, United Way, Community Action, Southside Community Center or other)
   E. Organizaciones Religiosas
   F. Otro_____
   G. No he recibido ninguna ayuda

5. Si ha recibido daños de inundación - ¿tiene seguro de inundaciones durante la inundación
   A. Sí
   B. No

6.¿Ha recibido daños a su propiedad comercial?

A. Si
B. No

7. Si usted recibió la propiedad comercial daños - usted alquila o es dueño?

A. Alquilar
B. Propio

8. La mejor solución a las necesidades insatisfechas da vivienda de la comunidad:

A. Reparar Cases (Esto puede requerir la elevación de la casa)
B. Desmontaje y reconstrucción de viviendas
C. Trasladarse a una zona propensa a inundaciones menos
D. Comprar propiedades de inundación impactado

9. las mejores soluciones de infraestructura de necesidades insatisfechas de la comunidad:
A. Mejorar el drenaje de hacer barrios más resistente planta
B. Carreteras, puentes, mejorar otras infraestructuras de la ciudad
Reparar, sustituir o trasladar las instalaciones públicas (es decir, refugios de emergencia, viviendas públicas)

10. ¿Cuál es la mejor solución para el desarrollo económico a las necesidades insatisfechas relacionadas con las inundaciones de la comunidad?

A. Préstamos y donaciones otorgados a las empresas
B. Capacitación para el trabajo del fondo
C. Hacer mejoras en los distritos comerciales al por menor
D. Financiar otros esfuerzos que atraen y retienen a los trabajadores en el área de inundación impactado

11. Cuál es la mejor solución a las necesidades insatisfechas de preparación comunitaria de la comunidad.
A. Notificación de emergencia mejorada
B. Tecnología (Medidores de inundación, los sistemas de alerta)
C. Planes integrales y otras herramientas de planificación
D. Respuesta a las inundaciones y los equipo de seguridad pública

12. ¿Qué área de las necesidades insatisfechas de la cuidad debería centrarse más en la mejorar?

A. Alojamiento
B. Infraestructura
C. Desarrollo económico
D. Preparación de la comunidad

Por favor proporcione la dirección de su propiedad afectada a la inundación:

_____

Comentarios Adicionales:

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D.

Stakeholder Task Force Presentations

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San Marcos

CDBG Disaster Recovery

Needs Assessment

Task Force

Informational Packet

June 22, 2016

photo courtesy of expressnews.com

Table of Contents

Section 1 – Agenda

Section 2 – Eligible Activities Information

Section 3 – Eligible Activities Ranking

Section 4 – Proposed Timeline for Action Plan Submission

Section 5 – Needs Assessment Requirements

Section 6 – July 2016 Calendar

City of San Marcos
CDBG-DR Needs Assessment Task Force
Meeting Agenda

June 22, 2016

11:30am

1. Welcome – **City of San Marcos**
2. Introductions of City Council and Task Force Members – **Collette Jamison, Assistant City Manager**
3. Video of Flooding Impact – Kristi Wyatt, **Communications Director**
4. Overview of CDBG Disaster Recovery Funding – **Marisa Mason and Esrone McDaniels, AECOM**
    - Presentation of Required Schedule
    - Presentation of Eligible Activities and Needs Assessment Requirements
    - Citizen Information and Engagement
5. Task Force Discussion – **facilitated by AECOM**
    - How has each Task Force member been involved in the community's recovery?
    - What are areas of greatest vulnerability?
    - What are some continuing challenges within the community?
6. Identification of Next Steps – **Marisa Mason**
7. Closing Remarks – **Jared Miller, City Manager**

Eligible Disaster Recovery Activities

Grantees may use CDBG-DR funds for recovery efforts involving housing, economic development, infrastructure and prevention of further damage to affected areas. Use of CDBG-DR funding cannot duplicate funding available from the Federal Emergency Management Agency, the Small Business Administration, and the US Army Corps of Engineers.

All CDBG-DR activities must clearly address a direct or indirect impact of the disaster and meet a national objective. National Objectives are:

- Activities Benefiting Low/Moderate Income (LMI) Persons; historically, the Federal Register will stipulate that at least 50% of the funding must go to LMI households; however, there is precedence in applying for waivers if provision is a detriment to the City's priorities.
- Prevention/Elimination of Slums or Blight
- Urgent Needs; requires that the activity or activities alleviate conditions which pose a serious and immediate threat to community health/welfare

Examples of what types of activities are eligible under these categories:

<u>Housing</u>

- Single Family Owner Occupied
  - Rehabilitation
  - Reconstruction/New Construction
  - Buy Out/Acquisition

- Single and Multifamily Rental Units
  - Rehabilitation
  - Reconstruction/New Construction
  - Buy Out/Acquisition

<u>Infrastructure</u>

- Improvements to Roads/Bridges, Water Treatment Facilities, Sewer and Water Lines
- Drainage
- Dam failure due to inundation (cannot enlarge beyond original footprint)
- Repair/Replacement/Relocation of Public Facilities
- Erosion Control

<u>Economic Development/Revitalization</u>

- Providing loans and grants to businesses
- Funding job training
- Making improvements to commercial/retail districts
- Financing other efforts that attract/retain workers in devastated communities

Eligible Activity Ranking

Rank **CATEGORIES** 1 – 3 based on priority (with 1 being the greatest priority). Then rank **ACTIVITIES** in order of priority (with 1 being the greatest priority).

☐ **Housing**

- Single Family Owner Occupied: _____
  _____ Rehabilitation
  _____ Reconstruction/New Construction
  _____ Buy Out/Acquisition

- Single and Multifamily Rental Units: ____
  _____ Rehabilitation
  _____ Reconstruction/New Construction
  _____ Buy Out/Acquisition

☐ **Infrastructure**

_____ Improvements to Roads/Bridges, Water Treatment Facilities, Sewer and Water Lines
_____ Drainage
_____ Dam failure due to inundation (cannot enlarge beyond original footprint)
_____ Repair/Replacement/Relocation of Public Facilities
_____ Erosion Control

☐ **Economic Development/Revitalization**

_____ Providing loans and grants to businesses
_____ Funding job training
_____ Making improvements to commercial/retail districts
_____ Financing other efforts that attract/retain workers in devastated communities

Proposed Action Plan Process Timeline

9/8/2016	Action Plan Sent to HUD for Review and Comment or Approval
9/6 – 9/7/2016	Finalize Action Plan for City Manager's signature
8/19 – 9/2/16	14 Day Public Comment Period
8/3 – 8/18/16	Completion of Draft Action Plan
8/2/2016	Council Action to Award Action Plan Allocations
July 2016	2nd Disaster Recovery Task Force Meeting
July 2016	Town Hall Public Meeting
6/22/2016	1st Disaster Recovery Task Force Meeting
6/22/2016	Effective Date of Federal Register (day 1 of 90 day process)
6/17/2016	Federal Register publication

Needs Assessment Requirements

All Community Development Block Grant- Disaster Recovery (CDBG-DR) grantees must go through a process of identifying and prioritizing critical unmet needs for long-term community recovery. Per the Federal Register Notice, at least 80% of the $25,080,000 allocated to San Marcos must address unmet needs within the HUD-identified "most impacted and distressed" areas.

The assessment should take into account work already accomplished, community goals, and the grantee's capacity to plan for, manage, and implement a coordinated long-term recovery process.

The following outlines HUD's suggested process for identifying needs within an affected community and how to prioritize based on capacity:

Assessing the Current Situation
Prior to estimating unmet needs and, ultimately, prioritizing these needs based on capacity and funding availability, grantees must assess critical components of their current, post-disaster setting by:

- Collecting and Updating Pre-Disaster Baseline Data, Post-Disaster Market Conditions Data, and Data on Assistance Provided
- Analyzing Data Collected in Light of the Impact of Short-Term Recovery Efforts
- Identifying Existing, Anticipated, and Potentially Available Funding Sources

Estimating Unmet Needs

- Understand CDBG-DR definition of unmet needs - Unmet needs are needs that are not covered by other sources and can be covered by CDBG-DR funds. CDBG-DR funding should:
    - Addresses broad disaster impacts, not just damages
    - Covers needs not identified in other programs in the areas of housing, infrastructure and economic development

Prioritizing Needs
Given finite dollars to address disaster impacts and build a sustainable, resilient community, a grantee must prioritize the needs for long-term recovery and, in turn, the investment of CDBG-DR funds. Key questions that are helpful to consider when prioritizing need:

- Does the project meet a post-disaster unmet need?
- Is the project sustainable and feasible?
- Can the project be executed in a timely manner?
- Will the project trigger further reinvestment in the surrounding neighborhood? In the community at large?
- Does the project/program exacerbate pre-disaster market vulnerabilities? For example, if the community had a soft housing market prior to the disaster and the community is choosing to rebuild an overabundance of housing projects, the recovery efforts could recreate the original pre-disaster market vulnerability.

THE FINE PRINT:

According to § VI.A.a.(1) of the Federal Register published on June 17, 2016:

"The action plan must include an impact and unmet needs assessment. Each grantee must develop a needs assessment to understand the type and location of community needs to enable it to target limited resources to areas with the greatest need. Grantees receiving an award under this notice must conduct a needs assessment to inform the allocation of CDBG-DR resources. At a minimum, the needs assessment must evaluate three core aspects of recovery-housing (interim and permanent, owner and rental, single-family and multifamily, affordable and market rate, and housing to meet the needs of pre-disaster homeless persons), infrastructure, and the economy (e.g., estimated job losses).

The assessment must also take into account the various forms of assistance available to, or likely to be available to, affected communities (e.g., projected FEMA funds) and individuals (e.g., estimated insurance) to ensure CDBG-DR funds meet needs that are not likely to be addressed by other sources of funds. Grantees must also assess whether public services (i.e., job training, mental health and general health services) are necessary to complement activities intended to address housing and economic revitalization needs."

"A needs assessment must take into account the costs of incorporating mitigation and resilience measures to protect against future hazards, including the anticipated effects of climate change on those hazards."

Additionally, according to § VI.A.a.(8), the Needs Assessment process and Action Plan must include:

"A description of how the grantee will encourage the provision of housing for all income groups that is resilient to natural hazards, including a description of the activities it plans to undertake to address: (a) the transitional housing, permanent supportive housing, and permanent housing needs of individuals and families (including subpopulations) that are homeless and at-risk of homelessness; (b) the prevention of low-income individuals and families with children (especially those with incomes below 30 percent of the area median) from becoming homeless; and (c) the special needs of persons who are not homeless but require supportive housing (e.g., elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents, as identified in 24 CFR 91.315 (e) or 91.215(e) as applicable). Grantees must also assess how planning decisions may affect racial, ethnic, and low-income concentrations, and ways to promote the availability of affordable housing in low-poverty, nonminority areas where appropriate and in response to natural hazard-related impacts."

July 2016 (United States)

August 2016

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27 3rd Quarter	28	29	30	1	2
3	4 Independence Day New Moon	5	6	7	8	9
10	11 1st Quarter	12	13	14	15	16
17	18	19 Full Moon	20	21	22	23
24	25	26 3rd Quarter	27	28	29	30
31	1	2 New Moon	3	4	5	6

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E.

Complaint and Appeals Policy

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CITY OF SAN MARCOS CDBG AND CDBG-DR COMPLAINT AND APPEAL POLICY

A. Resolution of complaints and appeals

("Complaint(s)") will be handled sensitively and fairly. Complete and thorough program documentation and contractual agreements, careful implementation of policies and procedures, and clear and respectful methods of communication will help prevent and resolve complaints.

B. Information about the complaint process and how to file

A complaint shall be printed on all program applications, guidelines and subrecipient web sites in all local languages, as appropriate and reasonable.

C. Types of Complaints:

a. Policy: There are two types of complaints; formal and informal.
   i. Informal: Informal complaints may be verbal and can come from any party involved in the application process, including the homeowner or building contractor. A written procedure for handling these complaints is not required.
   ii. Formal: Formal complaints are written complaints, including faxed and emailed statements. A written procedure for dealing with formal complaints is required.

D. Informal Complaints

a. Informal complaints may be verbal, and can come from any party involved in the process, including the homeowner or building contractor.
b. The person receiving the complaint will obtain all pertinent details including:
   i. Name, address, and contact information for the person lodging the complaint;
   ii. Address of the property that is the subject of the complaint;
   iii. Details of the complaint to include the names of program personnel previously contacted;.
c. Program administration staff will provide a response that explains the relevant policy.
d. A person who calls the City to file an Informal complaint ("Complainant") will be advised on how to file a formal complaint if their complaint cannot be immediately resolved.
e. The person receiving the complaint will log all informal complaints into the City's complaint tracking system, including details of the response provided.

E. Formal Complaints

a. Formal complaints are written statements of grievance and are resolved through a documented set of procedures that comply with federal regulations.
b. The City will accept formal complaints as follows:
   i. Appeals of eligibility determinations;
   ii. Allegations of discrimination or other violations of the Fair Housing Act;
   iii. Complaints regarding construction quality or methods;
   iv. Appeals of an inspection result or interpretation of the City's construction codes and policies;
   v. Complaints regarding the conduct of a contractor, construction personnel, or program support personnel.
c. The Director of Planning and Development Services (Director) or her designee is responsible for resolving formal complaints.

i. Allegations of Fair Housing Act violations will be referred to the San Antonio office of the FHEO Division of the U. S. Department of Housing and Urban Development. The complainant will be notified of this action and provided with contact information for the FMEO office.
ii. Complaints regarding construction quality or methods or appeals of an inspection result or interpretation of the City's construction codes and policies may be referred to the City's Construction Board of Appeals when appropriate. A meeting of this Board will be scheduled within 20 calendar days of acceptance of the complaint. The complainant will be informed that the complaint is being referred to the Board and will be provided written notice of the time and date of the Board's meeting.

d. Formal complaints must be in writing and may be submitted in the following ways:
   i. By mail to City of San Marcos, Attention: Director, Planning and Development Services, 630 E. Hopkins, San Marcos TX 78666;
   ii. By delivery to the attention of the Director of the City's Planning and Development Services Department, 2nd Floor of the Municipal Building, 630 E Hopkins, San Marcos TX 78666.
   iii. By fax to the attention of the Director at 855-759-2843;
   iv. By email to: floodrecovery@sanmarcostx.gov
e. The City will provide assistance in the preparation of the written complaint upon request for persons with a disability. Requests for assistance should be made to the City of San Marcos ADA Coordinator at 512-393-8065 (voice) or by e-mail to ADArequest@sanmarcostx.gov.
f. Formal complaints must be submitted within 15 calendar days of the occurrence of the event leading to the complaint/appeal.
g. Formal complaints shall include:
   i. Name of the complainant;
   ii. Contact information of the complainant;
   iii. Description of the circumstances of the complaint and date of incident occurrence;
   iv. Name(s) of any contractor, construction workers, and/or program administrative staff who have knowledge of the incident;
   v. Address of the property that is the subject of the complaint;
h. Complaints with insufficient data or submitted by a third party with no standing in the incident about which the complaint is being submitted need not be accepted.
i. The Director or designee will review and investigate the formal complaint including making an initial determination that the complaint/appeal is complete, relevant, and has standing.
j. If the complaint is found to be incomplete, the complainant will be allowed a reasonable time, not to exceed ten calendar days, to provide the missing information.
k. When a complaint is not accepted, the City will notify the complainant in writing within 5 working days with an explanation of why the complaint was not accepted. The complaint that was not accepted will be logged into the City's complaint tracking system with a notation that the compliant was not viable.
l. Complaints that are accepted will be logged into the City's complaint tracking system with a notation of the date the complaint was accepted.
m. A written Notice of Complaint Resolution Determination will be provided to the Complainant within 20 calendar days of the complaint acceptance date. Complainants will receive review by the Construction Board of Appeals
n. The documentation of the complaint will include:
   i. Name and contact information of the complainant;
   ii. Description of the complaint;
   iii. Name of each person contacted in relation to the complaint;
   iv. Summary of the results of the review or investigation of the complaint;

v. Summary of the resolution of the complaint and any corrective action that was implemented, where warranted; and,
vi. Date the complainant was notified of the resolution of the complaint and the date the complaint was closed.

F. Complainant has the right to appeal

The resolution determination of the Director on the grounds that the determination did not follow the procedures outlined in this policy. The appeal should be submitted in writing to the U. S. Department of Housing and Urban Development within ten calendar days of the issuance of the Notice of Complaint Resolution Determination. The notice may be delivered:

i. By mail to CPD Director, U. S. Department of Housing and Urban Development, H. F. Garcia Federal building, 615 East Houston St., Suite 347, San Antonio TX 78205
ii. By delivery to the address listed above
iii. By fax to the attention of the CPD Director at 210-472-6825
iv. By email to: elva.f.garcia@hud.govThe City has the right to change, modify, waive, or revoke all or any part of this policy with the concurrence of the City Attorney.

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F.

Pre-Award Costs for Possible Reimbursement

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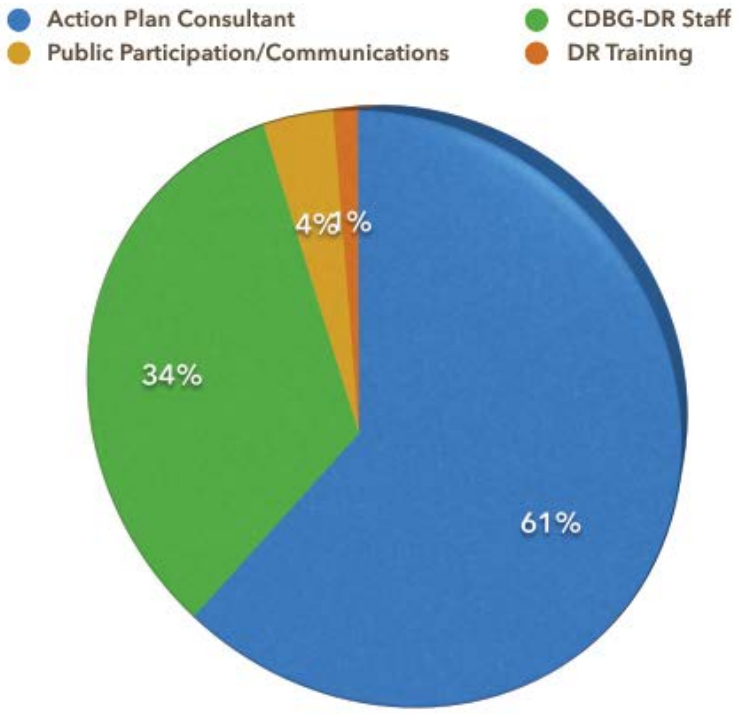
PRE-AWARD EXPENDITURES

SUMMARY BY CATEGORY

Eligible Activity	Budget	DR Category
Action Plan Consultant	$100,000.00	Planning Category
CDBG-DR Staff	$56,000.00	Administration Category
Public Participation/ Communications	$6,000.00	Planning Category
DR Training	$2,000.00	Administration Category
Website Development & Maintenance	$4,000.00	Administration Category
Total	$168,000.00	



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G.

City Council Resolution for Funding

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City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes
City Council

Tuesday, August 2, 2016 | **5:00 PM** | **City Council Chambers**

630 E. Hopkins

I. Call To Order

With a quorum present, the regular meeting of the San Marcos City Council was called to order by Mayor Guerrero at 5:03 p.m. Tuesday, August 2, 2016 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Council Member Prather arrived after roll call at 5:07 p.m.

Present: 7 - Mayor Daniel Guerrero, Mayor Pro-Tem John Thomaides, Council Member Jude Prather, Deputy Mayor Pro Tem Lisa Prewitt, Council Member Jane Hughson, Council Member Melissa Derrick and Council Member Scott Gregson

III. Invocation

A moment of silence was observed.

IV. Pledges Of Allegiance - United States And Texas

Council Member Derrick led the assembly in the Pledges of Allegiance.

EXECUTIVE SESSION

1. 5:00PM Executive Session in accordance with Section § 551.071 of the Texas Government Code: Consultation with Attorney - to receive advice of legal counsel regarding issuance of a Certificate of Occupancy for The Woods of San Marcos; and to receive advice of legal counsel regarding pending litigation, Cause No. 15-0544 -- Nicholas Flores Lara, et al. v. City of San Marcos, Texas in the District Court 274th Judicial District Hays County, Texas; and in accordance with Section §551.087 of the Texas Government Code: Economic Development - to receive a briefing and deliberate regarding the potential offer of Economic Development Incentives to Project Texas; and in accordance with Section §551.072 of the Texas Government Code: Real Property - to receive an update regarding negotiations for the sale of City real estate comprised of three tracts of land known as the "Leah Tract," comprised of a 1.378 acre tract out of the J.M. Veramendi Survey No. 1, Abstract No. 17, a 25.05 acre tract, being Lot 1 of the Cottonwood Parkway Addition and a 1.36 acre tract, being Lot 10A of the Municipal Airport Subdivision.

For: 7 - Mayor Guerrero, Mayor Pro-Tem Thomaides, Council Member Prather, Deputy Mayor Pro Tem Prewitt, Council Member Hughson, Council Member Derrick and Council Member Gregson

Against: 0

18. Consider approval of Resolution 2016-104R approving the allocation of Community Development Block Grant- Disaster Recovery (CDBG-DR) funding in the amount of $25,080,000.00 for the 2016 CDBG-DR Action Plan in compliance with Federal Register Notice #5938-N-01; setting City priorities for the use of CDBG-DR funding; authorizing the City Manager to act as the Official Representative of the City in matters related to the CDBG-DR Program and Action Plan; and declaring an effective date.

Main Motion: A motion was made by Council Member Gregson, seconded by Council Member Hughson, that Resolution 2016-104R be approved.

Motion to Amend: A motion was made by Council Member Hughson, seconded by Council Member Gregson, that Resolution 2016-104R be amended by including the following numbers: Administration: 5% - $1,254,000 Planning 15% - $3,762,000, Housing 30% - $7,524,000, Infrastructure 50% - $12,540,000. The motion carried by the following vote:

For: 7 - Mayor Guerrero, Mayor Pro-Tem Thomaides, Council Member Prather, Deputy Mayor Pro Tem Prewitt, Council Member Hughson, Council Member Derrick and Council Member Gregson

Against: 0

Main Motion: that Resolution 2016-104R be approved. The motion carried by the following vote:

For: 7 - Mayor Guerrero, Mayor Pro-Tem Thomaides, Council Member Prather, Deputy Mayor Pro Tem Prewitt, Council Member Hughson, Council Member Derrick and Council Member Gregson

Against: 0

19. Receive a presentation from Winstead PC on the proposed City of San Marcos Guiding Principles for the 85th session of the Texas Legislature and hold discussion of possible legislative support resolutions to be provided to the Texas Municipal League Resolutions Committee; and Consider approval of Resolution 2016-105R adopting guiding principles for the City's Legislative Action Program for the 85th Session of the Texas Legislature in 2017.

A motion was made by Deputy Mayor Pro Tem Prewitt, seconded by Council Member Prather, that Resolution 2016-105R be approved. The motion carried by the following vote:

RESOLUTION 2016-104R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS, APPROVING THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT- DISASTER RECOVERY (CDBG-DR) FUNDING IN THE AMOUNT OF $25,080,000.00 FOR THE 2016 CDBG-DR ACTION PLAN IN COMPLIANCE WITH FEDERAL REGISTER NOTICE #5938-N-01; SETTING CITY PRIORITIES FOR THE USE OF CDBG-DR FUNDING; AUTHORIZING THE CITY MANAGER TO ACT AS THE OFFICIAL REPRESENTATIVE OF THE CITY IN MATTERS RELATED TO THE CDBG-DR PROGRAM AND ACTION PLAN AND DECLARING AN EFFECTIVE DATE.

RECITALS:

1. The City has received notice from the U.S. Department of Housing and Urban Development (HUD) that funding in the amount of $25,080,000.00 has been approved under the Community Development Block Grant – Disaster Recovery program for disaster recovery efforts in response to the 2015 flood events.

2. The City Council has determined that the use of CDBG-DR funding in response to the 2015 flood events in compliance with Federal Register Notice 5938-N-01 will assist the City in completing disaster recovery and resiliency projects in the areas of infrastructure, housing, economic development and hazard mitigation/preparedness.

3. The City Council has determined that a fair and equitable method is in place to allow the City to adjust the 2016 Action Plan project funding as may be necessary.

4. The City has conducted public outreach to solicit extensive citizen participation and comments regarding the use of HUD CDBG-DR funding. As a result of this outreach effort, the City Council has provided direction to staff regarding the distribution of the allocation.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The following allocations are approved for inclusion in the 2016 CDBG-DR Action Plan and will be awarded with funding amounts established based on the total funding amount of $25,080,000.00.

CDBG-DR Allocation Description	Amount
Housing	$ 7,524,000.00
Infrastructure	$ 12,540,000.00

Economic Development	$ 0.00
Planning	$ 3,762,000.00
Program Administration	$ 1,254,000.00
TOTAL:	**$25,080,000.00**

PART 2. The City Manager, is designated as the official representative of the City and is authorized to act in all matters related to the CDBG-DR Program, the submission of the Action Plan, amendments to the Action Plan, all understandings and assurances contained in the Action Plan and to provide additional information as required on behalf of the City.

PART 3. This resolution shall be in full force and effect from and after its passage.

ADOPTED this the 2nd day of August, 2016.

Daniel Guerrero
Mayor

Attest:

Jamie Lee Case
City Clerk

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Action Plan Public Comment and Response Log

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This log is a record of public comments regarding the San Marcos CDBG-DR Action Plan. The Action Plan was made available to the public from August 19 – September 2, 2016. Comments were gathered via website submittal, paper drop offs, and emails. The comments received were editorial and general in nature or address issues that are not directly related to the Action Plan or CDBG-DR process and reflect “no change”.

The City’s HUD CDBG-DR team has provided responses to the comments as best as the information currently available allows. The team will also make editorial, clarity, and other edits to the Plan if necessary. This Comment Log and all responses was provided to the San Marcos City Council at the September 6, 2016 City Council meeting prior to the submission of this Action Plan to HUD, and have been included with the Action Plan as Appendix G.

#	Date	Source	Element	Comment	Response
1	8/22/16	Online Form	Housing; 35	**Form Question:** Did you experience flood damage? **Answer:** No **Comment:** Our family would like the city to know that we would prefer a buy-out. My wife was in a car accident years ago and still has issues because of it to this day (rods and screws in her back). Last flood she and the dogs had to be evacuated and I don't know what we would do once kids got here. It has gotten to the point that when it rains at night we just don't really sleep well anymore. If there is not a neighborhood buyout a lot of flood prevention work would have to be done before we felt safe again.	Comment duly noted. No change to Action Plan necessary at this time.
2	8/26/16	Online Form	Section VI. Approach to Housing Rehabilitation, Reconstruction, New Construction	**Form Question:** Did you experience flood damage? **Answer:** No **Comment:** Stop building in the flood zone	The City will design all rehabilitation and reconstruction projects to incorporate principles of sustainability, including resilience and mitigation against the impact of future disasters and flooding. Additionally, as is required, construction projects will be properly vetted and approved through the City’s Permitting Department. We will gladly pass along this suggestion to their office as evidence of public desire to consider flood zones as part of the permitting process. No change to Action Plan necessary at this time.

#	Date	Source	Element	Comment	Response
3	8/29/16	Submitted at City Hall in writing	Housing – General	**Form Question:** Did you experience flood damage? **Answer:** No **Comment:** He stated that he doesn't have a computer so he can review the plan, but his comment is positive on buyouts.	Comment duly noted. No change to Action Plan necessary at this time.
4	8/29/16	Online Form	Infrastructure – General	**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** Dredge the Blanco River below hwy 80 bridge. Take out the curve in the Blanco River at that location.	The City is exploring a number of options for creating better and more sustainable infrastructure and reducing repetitive loss and flooding within the City of San Marcos. We appreciate and will consider your suggestion. No change to Action Plan necessary at this time.
5	8/30/16	Online Form	Overall plan for recovery	**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** While I see the need for the city of San Marcos to act for the benefit of its citizens, I see this plan as a shallow solution to a major, long range plan. The elected officials are responding in a very predictable manner, trying to stay elected. Please consider the following points. 1. The city government of San Marcos has been irresponsible in the past by allowing the commercial and private development of known flood hazard areas. This is one of the main reasons that flooding is a continual problem in the city. You just cannot dodge this point with a strait face. 2. Mitigating hazards faced by San Marcos by sending your flood water downstream is not a solution; it only creates increased levels of hazard for those that do not vote in your precincts. The bypass plan is a bad idea that will be totally opposed at	The City is exploring a number of options for creating better and more sustainable infrastructure, reducing repetitive loss and flooding within the City of San Marcos, and assisting those with outstanding unmet housing needs. We appreciate and will consider your comments. No change to Action Plan necessary at this time.

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				every level. San Marcos has not managed its own house very well; why do you think you can get away with putting downstream communities at risk without addressing your own problems? 3. Finding housing for your own displaced citizens should be your number one priority; this is a better use of your federal funds than digging a ditch. 4. Caving in to commercial developments that operate for their own benefit while damaging local communities is bad policy for water and flood management. This includes the apartment complex by the river and plans for a new HEB. The continued out of control development that affects flood plains and runoff management will only intensify water problems. 5. You are not alone in this process of finding solutions to flood hazards and San Marcos River Management. Please make efforts to broaden your focus and look beyond the doorstep of your city hall. 6. As a final point, I must reiterate that your plans for developing a bypass for water out of the Blanco River Basin will be totally and forcefully opposed by your neighbors. Maybe you think you can redraw your water boundaries, but you simply cannot be allowed to cause harm	
6	8/30/16	Online Form		**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** We live outside the flood zone-but the heavy downpours in both disasters caused flooding in our split level home. We are not seeking any assistance. We do emphathize and understand the	At the time of the Needs Assessment development the data in hand drove the suggested allocation proportions; however, the numbers are always open for revision as new and better data becomes available. The Needs Assessment is a fluid document that

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				anguish caused by the floods though). However, we do believe that the majority of the $25 million federal assistance should go to housing assistance for flood victims-- not just 30%. The City's plan calls for 50% for infrastructure and 20% for planning and administration. Infrastructure needs could be addressed through bond elections; aid to individual flood victims cannot. The city should see how much administration / planning could be absorbed in-house. The long term infrastructure repairs ARE important. The $12.5 million barely touches the $83 million need. But the causes and the fixes are regional in nature and should be addressed long term through state & federal grants, county contributions and city bond elections. At stake here is the survival of a family neighborhood with affordable housing. As the city's data indicate, San Marcos has urgent housing needs and a high level of low income families and residents. Please reconsider this plan and dedicate more funding to help the families in SF homes and public housing who were devastated by the two disasters and have yet to recover. Thank you.	requires change as needs change or are identified. The City will continue to assess need throughout the recovery process and will change allocations proportions accordingly. Comments duly noted. No change to Action Plan necessary at this time.
7	8/30/16	City Hall Email Address	Infrastructure-General	Dear City Officials, I have been following the news stories of the $25 million grant from the federal government to the City of San Marcos for the purpose of recovering from both the 2015 Memorial Day Flood and the All Saints Flood the following October, and putting into place policies and infrastructure to mitigate future flood damage. We did not suffer any loss during the first flood but suffered mightily from the second. And we do not live anywhere near the river. The closest landmark to our residence is the observation tower at the Wonder World tourist attraction at Bishop and Prospect Streets. We did not have flood insurance which would	The City is exploring a number of options for creating better and more sustainable infrastructure and reducing repetitive loss and flooding within the City of San Marcos. We appreciate and will consider your suggestion. No change to Action Plan necessary at this time.

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				probably not covered all our losses since so much occurred outside the house on the property. We got about 2 inches of water inside the house--a first! We did lose the ground level sun porch at the back of the house and much of the raised deck on one side of the house. The water was so high and the flow so intense it floated one of our 1500 gallon rainwater tanks through a fence to the other side of the creek. We lost much of the fencing, outside sheds and structures, and many items of personal property. The FEMA inspector came and after viewing all the loss gave us a grant of $4300 to help with our recovery. I wrote a letter to the City Manager shortly after the flood detailing some of the loss but never received a response. I have included a copy of that letter. I understand that the residents along the river are in dire need of all sorts of relief and changes to infrastructure to mitigate future damage. But what about the residents who live elsewhere in the city and also suffered? We live right next to a "wet weather" creek that channels runoff from the properties beside and behind us on almost 3 sides. This is normally a dry creek bed that only runs when we get a lot of rain. That "runoff" includes water straight from the sky, plus that which is channeled down the same creek bed from up near Prospect and Quarry Streets and beyond, and from the city drainage system which catches water from the south, or west, side of Bishop Street and funnels it under Bishop to the back side of the Wonder World tourist attraction and thence downhill to the normally dry creek bed and through our property. We estimate that the flash flood that occurred here Friday morning on October 30 must have been at least 4 feet deep when it came over the creek sides. Is there anything the city can do to help prevent this in the future? Could some of the water be diverted before it reaches our property and those downstream from us? Could the under-the-street culvert I	

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				mentioned on Bishop be redesigned so that it doesn't cause massive amounts draining down the hill on Bishop to join the massive amounts of water coming down the natural creek bed? Could a wall be built, at least on the residence side of the creek, to prevent so much water from flooding against the house? I know the city has a lot to take care of with a limited amount of money, but I'm afraid the residents along the river will get all the attention and all the funds when there are other equally vulnerable and at-risk residents elsewhere in the city who went through a hellish experience in October and afterwards and are needing attention as well. We are looking for help in finding a solution to mitigate such damage in the future. I have also enclosed some photos of some of our damage. Thank you for your attention and consideration	
8	8/31/16	Online Form	Infrastructure-General	**Form Question:** Did you experience flood damage? **Answer:** Left Blank **Comment:** Any recovery must begin with the recovery of the San Marcos river. These actions should include removal of trash, debris, trees and branches and "strainers" that impede flow or present safety hazards to humans in the river. Some bank and tree stabilization may also be required. The river recovery should go from below Rio Vista park to the junction with the Blanco River. This must be done for flood minimization. An additional step would be to reclaim the river for the people of San Marcos and the general public. The minimum would be to replace the foot bridge, clear/open/develop public points of access: 1. down to I-35 2. access, facilities, parking at 299 (Sturgeon Dr.) 3. provide other public access points down to the	The City is exploring a number of options for creating better and more sustainable infrastructure and reducing repetitive loss and flooding within the City of San Marcos. We appreciate and will consider your suggestion. No change to Action Plan necessary at this time.

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				Blanco River junction Sadly, I do not believe that the Memorial Day event was a "worst case" scenario for the City of San Marcos. What if the Blanco rain event took place over the upper San Marcos River watershed overlapping significantly into the Purgatory Creek (Purgatory Creek is not mentioned once in the report - Why?) and Blanco Watersheds? Before this is arbitrarily dismissed think of all the significant rain events in the region in the last 18 months. Planning should begin with studies by "hydrologist specialists" mapping the Purgatory Creek, San Marcos River and Blanco River (below Wimberly) watersheds. With the resultant water flow models various scenarios can be studied. (I first became involved with this discipline during studies of rain events in Seattle where flows into and around Lake Washington were very environmentally sensitive due to salmon migration and the fact that Bill Gates lives there). The "what if" studies can provide a range of resultant conditions that will allow development of best responses.	
9	8/31/16	Online Form	Housing-Elevation	**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** Please consider helping residents living in this neighborhood raise their homes to a proper height so that we may continue to live here.	The City plans to design its housing program(s) in a way that creates long term resiliency against flooding. Comment appreciated and duly noted. No change to Action Plan necessary at this time.
10	8/31/16	Online Form	Housing-Elevation	**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** Please consider helping residents living in this neighborhood raise their homes to a proper height so that we may continue to live here. (note, although this entry appears to be a duplicate, it was entered under a different name)	The City plans to design its housing program(s) in a way that creates long term resiliency against flooding. Comment appreciated and duly noted. No change to Action Plan necessary at this time.

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11	9/1/16	Online Form	Housing-Elevation	**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** I feel that money should be used in lift-up our house.	The City plans to design its housing program(s) in a way that creates long term resiliency against flooding. Comment appreciated and duly noted. No change to Action Plan necessary at this time.
12	9/2/16	Online Form	Infrastructure	**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** I am strongly against the proposal to divert Blanco flood waters. I pay outrages school taxes to SMISD so I should have a voice. I live in Guadalupe County on the San Marcos river. We also received flood damage. How can you even consider putting my neighbors and I in more danger by diverting the water into our neighborhoods. I have my doubts regarding your engineers, look how well the Woods project turned out. I am apalled that you think my life and property are not as important as the people living in San Marcos. A possible better solution is to construct a resovior in less populated area on the upper Blanco river. If San Marcos ISD does not tax me out of my home I guess you will try to flood me out.	The City is exploring a number of options for creating better and more sustainable infrastructure, reducing repetitive loss and flooding within the City of San Marcos, and assisting those with outstanding unmet housing needs. We appreciate and will consider your comments. Comment appreciated and duly noted. No change to Action Plan necessary at this time.
13	9/2/16	Online Form	Infrastructure	**Form Question:** Did you experience flood damage? **Answer:** No **Comment:** Having lived in San Marcos since 1981, having recently built a new home on the SM River, and having kept close eye on San Marcos river and city politics over the years, I submit this comment about the proposed bypass plan being considered by SM leaders using HUD funding. Several years ago the SM leaders at that time approved the development of a massive apartment t complex on the SM River, despite significant scientific evidence that such structure would create severe flooding problems for	The City is exploring a number of options for creating better and more sustainable infrastructure, reducing repetitive loss and flooding within the City of San Marcos, and assisting those with outstanding unmet housing needs. We appreciate and will consider your comments. Comment appreciated and duly noted. No change to Action Plan necessary at this time.

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				nearby long standing housing. Indeed that very scenario played out twice in 2015, creating the housing disaster that has now led to this request for federal relief funds. The concept of a river bypass is ill conceived. Despite supposed Corps of Engineers endorsement of such plan (reference Louisiana for one of many Corps debacles), any such successful diversion of a natural river would only exchange one set of flooding victims to others downstream. But the mist likely scenario would be that many millions more dollars would be needed to study, engineer, buy out land, install the system. That additional funding is far from certain, and the ability to enact such structure before the next big flood is even less likely. And those issues don't even begin to explore the ecological impacts to the river and riparian systems already designed by nature. Spending the money on current flooding victims is much smarter than the foolish waste of time and money that the bypass would create. Thank you.	
14	9/2/16	Online Form	Infrastructure	**Form Question:** Did you experience flood damage? **Answer:** No **Comment:** My objections to the proposed Balance River Bypass are these: The plan ignores scientific evidence that a healthy riparian zone is the best flood prevention. The plan would bypass the normal riparian zone, creating a superhighway conduit for greater downstream impact. The plan would have impact on communities such as Prairie Lea, Martindale and Luling downstream which would have no vote in this matter. Established flood plain maps would no longer be accurate, putting current home owners at new risk for	Comment appreciated and duly noted. No change to Action Plan necessary at this time.

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				flooding. River divergence has rarely worked well in the past, as example the Mississippi River. San Marcos should consider using this funding by removing the apartment complex that created much of this damage through irresponsible building practices. Perhaps attention should be focused on upstream flood prevention as well. Thank you.	
15	9/2/16	Online Form	Infrastructure and housing	**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** The board of directors of San Marcos River Foundation and I as staff for SMRF are very concerned about the inclusion of the Blanco River Bypass project in the funding needs for infrastructure in this plan for the $25 million in federal funds. This project is also called the Blanco Overflow project. We know that projects like this, which seek to direct floodwaters elsewhere to avoid the city residents, sound simple on paper and beneficial to city residents currently living in a flood plain affected by the Blanco River floods. It is often expressed to these residents who have been flooded, as "a way to stop flooding permanently". We think that is over-simplified, and residents do not understand exactly what a bypass or overflow project would mean, nor how it is engineered for certain kinds of floods, nor its costs, nor its impacts in cases of more severe flooding than the project is designed to handle. San Marcos is definitely in an unusual location, just downstream from steep hills which gather rainfall and send it swiftly through our city. Also it is in an area that has some of the most extreme rainfall events in the world, due to its geographic location where Gulf of Mexico moisture flows inland and meets hills. In fact, for almost 20 years, our organization has been raising	Comment appreciated and duly noted. No change to Action Plan necessary at this time.

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				the alarm to elected officials in San Marcos about high volume rainfall events happening around us here in central Texas. Many of these are even more extreme than those that San Marcos has received in recorded history. The May 2015 event is not the worst that we can expect---it is only about half of the volume of rainfall events around us, based on historical records of U.S.G.S gauges. We attach a 1 page history of such central Texas events that we have used to educate elected officials since the 1998 flood in, to help calculate the volume of the floods in other watersheds, compared to San Marcos. Our concern about the Blanco Bypass project being included in the infrastructure funding totals for the $25 million from HUD is that the Bypass project will be eventually found to be impractical, involving extreme cost overruns, delays and perhaps termination of the project. This happens around the country, and often the engineering promises are far from fool proof. It could simply transfer the flood risk to another set of people. Land acquisition would be extremely expensive with land prices in the IH 35 corridor in Central Texas being high. Such a bypass would require much acreage in a very flat landscape where the bypass is proposed. Longterm there would be high costs to maintain such a huge structure after flood damage occurs. Even digging a deep trench to handle floodwater would take large acreages to protect those living downstream along the route, from being flooded once the bypass creates the new route for floodwaters. The spot where the bypass would then meet the San Marcos River also has many homeowners living on it as well, and they would need to be protected, as well as all those living close and downstream. It would not be enough for engineers to to just protect all these residents for a 100 year flood event. The city would have to think about what would happen when the bypass capacity is overpowered by	

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				larger floods than those engineered for. We fully expect much larger floods since they happen all around us in central Texas. We need to be sure we are not exchanging one set of flooding victims for another. The reality (check our one-pager) is that we can expect much higher floods than the FEMA 100 year flood plain lines would lead people to expect. The combination of climate change and our already extreme rainfall events in central Texas overpowering such a bypass or overflow trench, are a danger to all those who live at the point where the bypass would meet the San Marcos River, as well as all along the bypass route, and also those living on the San Marcos river within a few miles below the bypass exit point. We are confident that these concerns, along with environmental concerns in altering a river course (which always leads to erosion and transport of massive amounts of soil that would then flow into the San Marcos River), would eventually show such a bypass project or overflow project to be impractical, too expensive and too harmful to both the residents in the new route and to the rivers and their ecosystems. Thus spending this limited amount of HUD funding toward that Bypass project would be a waste of precious resources. For these reasons, we believe the HUD funding given to the city needs to be used in sensible ways to improve infrastructure and drainage inside city limits, other than this enormous bypass project. And funds should be spent mostly on funding the housing needs that are so overwhelming in the city since the floods of 2015. Repairs and raising of houses are the urgent priorities for this financial assistance, along with purchasing those houses most likely to flood again, to allow that flood plain land to be left open as a buffer against flooding in the future. Some drainage infrastructure in those unbuilt riparian buffer zones, could be planted properly or structured to better	

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				absorb floodwaters. This would be smarter than assuming that human engineering re-routes of an ancient river system are going to be successful. There are too many examples of re-engineered rivers that have failed in our country's past, lessons that we should certainly heed from Louisiana and Florida. Note that the re-location/buyouts of homes in flood plains need to be done in a way that gives those homeowners some chance of buying a home in a non-flood-vulnerable spot. Underpinning the recovery efforts should be good efforts, like the ones the city has already undertaken, to NOT BUILD ANY MORE in places that will flood, and NOT MAKING FLOODING WORSE by building upstream of San Marcos in spots that will cause increased flooding downstream. We must work to avoid flood amnesia, which has certainly happened over and over in the past, and led to our city allowing thousands of apartments, homes and businesses to be built in the 100 year flood plain. Even if a building is slightly elevated on a pile of dirt to rise out of the 100 year flood plain (which we realize is allowed by FEMA) the resident's cars are destroyed in the parking lots or driveways. Damage occurs to such buildings as well since we seem to have floods that too often exceed the 100 year or 1% risk lately. The financial and emotionally devastating effect of allowing building in the 100 year flood plain is too harmful to our community in the long run.	
16	9/2/16	Online Form	Housing - Elevation	**Form Question:** Did you experience flood damage? **Answer:** Yes **Comment:** First my vote is for raising the homes to FEMA/SM City code height. Reason being, the neighborhood was established before all the surrounding construction. Current residential area impact should ALWAYS be the first priority before any surrounding construction is even considered, much	The City plans to design its housing program(s) in a way that creates long term resiliency against flooding. Comment appreciated and duly noted. No change to Action Plan necessary at this time.

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				less started. We all know the problems caused by The Woods Apartments. This became a City responsibility once they were allowed to build, because the neighborhood voice was not heard and exactly what we said would happen, did. Now someone has to be responsible for making it right especially since the money is there to do it with. Not to mention the fact that as of June 2016 (last information I could find on the subject of a certificate of occupancy) The Woods still had no Certificate of Occupancy which tells me they still do not comply with City Code, so why should the neighborhood continue to worry whether they will comply to what has or will be required in order to not cause more damage than has already been done. Since the money was given to the City to help with flood recovery, it should be used for exactly that. What better way to recover than to put people back into their homes where they feel safe from future flooding events, therefore using it for what it was intended for, to help the people directly affected. There are a lot of residents in the neighborhood that have lived there the majority of their lives; “inheritance homes”. We can’t all afford to go out and buy something new. I myself have a disabled husband, and work a full time job. I can’t afford to go out and purchase a new home, but most of all, I don’t want to. Why should I? The October flood was compared to the 1998 flood, but I was at the home in 1998 with my parents, and the CFS rating of the water might have been the same, but the amount of water that remained in the neighborhood and the length of time it took it to go down, was absolutely NOT the same. If you look at River Road at Smith Lane end you can see the angle in which the road was reconstructed for “improvement” prior to the apartment construction. In 1998 the water came up, then as the river receded, the flow went back down into the river. In 2015 the flooding flow had nowhere to go. The angle of River Road did not allow the water to take the natural flow back into the river, therefore it took longer to	

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				recede…a LOT longer, which I base on past personal experience. I myself was extremely lucky during both floods, as the water didn't get to the inside of my home, but that doesn't mean I didn't have loss and didn't have a horrible bacterial infected mess to deal with. I have an investment in my property and plan to pass it on to my family, but it's not easy to worry every time the weather report starts talking about flooding. Call it PTSD if you want, but my neighbors have the same problem, especially the elderly. Please be responsible with the money and listen to the people this time. Thank you for your consideration on the matter.	
17	9/2/16	Online Form	Housing	**Form Question:** Did you experience flood damage? **Answer:** No **Comment:** NOTE: While I did not experience flooding in my personal home, I have been deeply involved with flood relief and recovery efforts. As a pastor, several of my congregation members had direct damage. Our church hosted a flooded daycare, Kactus Kids, in the immediate months so flood survivors could work and their kids would have a safe place. We have hosted groups from outside the area and coordinated their local help. In the San Marcos region, The United Methodist Church has organized thousands of volunteers who donated tens of thousands of hours. We have donated hundreds of thousands of dollars throughout the region in direct flood relief, training for case workers, and support of long term recovery organizations. I have personally participated in task forces, community meetings, workshops and direct one-on-one conversations to hear the needs of the community. I keep our ongoing discernment regarding how best help our most vulnerable citizens in my prayers. It is disappointing that City Council currently draft recommends 70% of the $25 million HUD CDBG	The City is exploring a number of solutions to assist the community in recovering in the most sustainable and resilient manner. The comment regarding the proportions of the proposed allocation for housing and infrastructure is duly noted. At the time of the Needs Assessment development the data in hand drove the suggested allocation proportions; however, the numbers are always open for revision as new and better data becomes available. The Needs Assessment is a fluid document that requires change as needs change or are identified. The City will continue to assess need throughout the recovery process and will change allocations proportions accordingly. No change to Action Plan necessary at this time.

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				disaster relief grant be designated for infrastructure, planning and administration – leaving only 30% to address unmet housing needs of flood damaged homes. This disaster grant is most likely the final chance to help our citizens repair and recover from two historic floods last year. At a city council workshop July 25th, grant consultants presented analysis indicating $33 million in unmet housing needs due to flooding. The consultants recommended dedicating 50% of the disaster grant to housing. During a two-hour meeting, councilmembers Derrick, Prewitt, Hughson, and Gregson expressed deep concern that the $33 million in unmet housing needs numbers seemed too low and the process might be missing key parts of our community. Eight days later at an August 2nd council meeting, during a 15-minute presentation, the unmet needs report was updated to include an additional $70 million in infrastructure projects submitted by the city engineer and staff. These new numbers included $28 million for a Blanco River bypass plan, which the City Manager has stated is not eligible to receive more than $250,000 from this CDBG disaster grant. Despite previous concerns expressed by a majority of city council members about low housing numbers, the initial housing analysis remains unaddressed and unchanged. The council approved a draft plan allocating 70% of the grant for infrastructure, planning and administration. FLOODING UNMET NEED: INFRASTRUCTURE Infrastructure is important and helps reduce repetitive flooding. During community feedback, neighbors of flooded areas continually highlighted drainage needs in the existing neighborhoods. City analysis estimates drainage projects to cost $22.5 million and many appear shovel ready. I fully echo to community support of these projects are reasonable near-term	

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				projects to help reduce repeat flooding. LONG-TERM REGIONAL INFRASTRUCTURE QUESTIONS A concern comes with the inclusion of an additional $50 million in the grant needs analysis for new infrastructure projects including the Blanco River bypass and “combined flood mitigation”. The Blanco river bypass project is still in exploration and would require environmental studies, right-of-way acquisition, regional partnerships to fund the total $80+ million price, and a decade (or more) before it would become a reality. No substantial public discussion of this bypass project and its impact our river ecosystem has occurred, nor have any possible funding options, including bonds, have been publically explored. It has been highlighted that CDBG-DR cannot be used on an Army Corp of Engineer project such as the Blanco River bypass, and such a bypass would not have helped with the October 2016 flooding which occurred on the San Marcos River (not the Blanco). There also exist questions if such a project could adequately handle the extremely large volumes of water in short times that mark the flood and not simply pass the flooding onto another neighboring community. These long-term regional projects may prove worthwhile. A $250,000 CDBG-DR allocation for planning seems reasonable for the COE Blanco Bypass project at this point. If the analysis and public discussion reveals a plan to move forward, regional partners should be able to put together a funding mechanism apart from any further CDBG-DR from this particular grant. The inclusion of this project as an unmet disaster need distorts the final grant allocation percentages and stretches the grant’s primary purpose of helping with damage from previous floods in the city limits of San Marcos.	

#	Date	Source	Element	Comment	Response
				CRITICAL UNMET HOUSING NEEDS Housing is critical. The unmet housing needs analysis was based on only 300 houses; yet more than 1,200 homes were affected by flooding. A year later, many homes still have flood damage. Flooded families, particularly widows, are unsure how to move forward. City housing programs can leverage homeowner money with reliable, honest repairs, help bring families back safely into vacant homes throughout the neighborhoods, coordinate with local nonprofits and faith-based groups for greater impact, and explore innovative options if particular existing housing locations are unsafe. The City of San Marcos has a serious struggle with affordable housing. The inability to repair existing homes in a neighborhood will exacerbate an already difficult housing situation. An infrastructure focused plan that attempts to reduce the flood plain, yet under funding housing repairs, will hurt current residents and benefit investors waiting to scoop up damaged housing on the cheap that residents can't afford to fix. In 10-20 years, the neighborhood may be dry but there will not be any neighbors left due to their unmet ability to repair their homes. A final action plan must benefit both neighborhoods and neighbors. This action plain is a key moment in our city's history where we have the resources to take strategic action on housing needs to complement our ongoing economic and environmental initiatives. The council deserves recognition for their efforts to secure the $25 million disaster grant. City staff deserves appreciation for their efforts to engage the community and move this process forward in a short time frame. City leaders are quick to note grant disaster funding allocations can – and most likely will – change through this process. I strongly encourage housing projects to be made the clear priority of this Department of Housing disaster	

#	Date	Source	Element	Comment	Response
				relief money.	
18	9/2/16	Online Form	Relocation of both housing and infrastructure	**Form Question:** Did you experience flood damage? **Answer:** No **Comment:** In the interest of being proactive with the housing funding, I would like to recommend the city take two important measures. These are: 1) Use the funding allotment to relocate residents of the flood plains of both the Blanco and San Marcos Rivers to non-flood plain areas, and 2) Relocate the wastewater treatment plant on the San Marcos River, currently located east of I35, to a higher area out of the flood plain of the river. The San Marcos River is a treasure. The natural quality of the water is rare and delicate. San Marcos is a city of interest because of the natural beauty of the river and surrounding ecosystem. Affordable urban development can take place, but plan these developments with the protection of the unique and irreplaceable environment in mind. Develop east of the floodplain of the San Marcos River on the Blackland prairie.	The City is exploring a number of options for creating better and more sustainable infrastructure, reducing repetitive loss and flooding within the City of San Marcos, and assisting those with outstanding unmet housing needs. We appreciate and will consider your comments. Comment appreciated and duly noted. No change to Action Plan necessary at this time.
19	9/2/16	City Hall Drop Box	Housing	I am John J. Edgell, Jr. commenting on the HUD Plan for my wife, Lucy Edgell, son, John J. Edgell, III, and myself. Our home, since 1967 and located at 1008 Hackberry St., San Marcos, was flooded during the "Memorial Day" flood and later by the "All Saints Flood". Our home withstood the initial flood wave and was flooded, totally destroyed with a remaining exterior shell, by about six feet of mud and water during the "Memorial Day" flood. We were fortunate to escape with the clothes on us and our lives. My son is a fifty-one year old handicapped person requiring continuous care and ambulates via a wheel chair. I	The City is exploring a number of options for reducing repetitive loss and flooding within the City of San Marcos, as well as assisting those with outstanding unmet housing needs. We appreciate and will consider your comments. No change to Action Plan necessary at this time.

#	Date	Source	Element	Comment	Response
				am a seventy-nine year old handicapped person with Parkinson's disease complicated by hip and knee replacements and other ailments. My wife, at the same age as I, takes care of us. Our home with all of our appliances, furniture, and family heirlooms were totally destroyed, with a few pictures off the walls and items salvaged from the virtually concrete deep river mud. There was no affordable housing in San Marcus for us and so we had to borrow and move to a much smaller house in New Braunfels. We were advised by the chief engineer of San Marcos to leave the shell of the house with only support studs standing and to wait for a possible “buyout”. We are in need of a buy out before we expire.	
20	9/2/16	Library Drop Box	Infrastructure	Our home was flooded in May (10 inches) and Oct (2”) We were repairing when flooded in October and had to buy the doors again. Since then we have sold our house at 262 Spring River Dr., Martindale and moved to senior housing. Our house was built a foot above the rest of the neighbors. All the water came from the Blanco River and I think a canal would divert the water so this does not happen again. Either that or a large berm. Thanks for listening.	The City is exploring a number of options for reducing repetitive loss and flooding within the City of San Marcos, as well as assisting those with outstanding unmet housing needs. We appreciate and will consider your comments. No change to Action Plan necessary at this time.

I.

Flood Recovery Expenditure Projection

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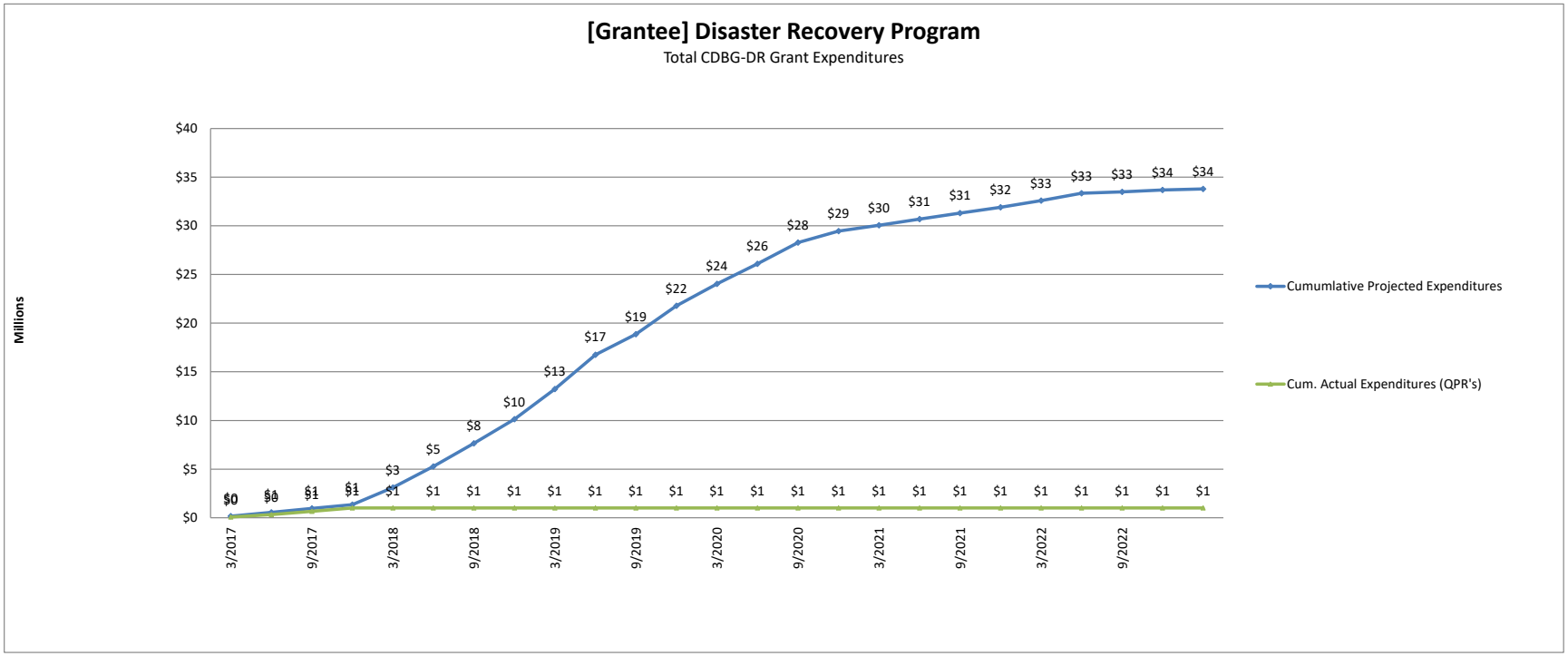
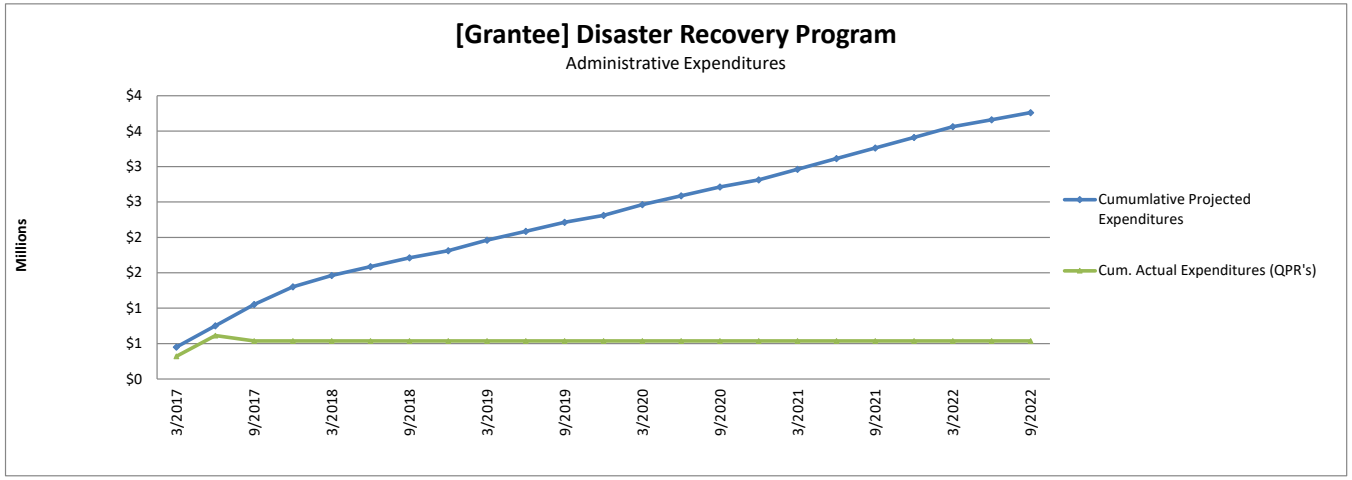
Total Expenditures	12/2016	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019	12/2019
Quarterly Projection	$164,000	$392,000	$400,000	$400,000	$1,759,858	$2,154,415	$2,376,973	$2,476,973	$3,106,973	$3,522,473	$2,114,333	$2,914,333	$2,251,833
Cumumlative Projected Expenditures	$164,000	$556,000	$956,000	$1,356,000	$3,115,858	$5,270,273	$7,647,247	$10,124,220	$13,231,193	$16,753,667	$18,868,000	$21,782,333	$24,034,167
Actual Quarterly Expend (from QPRs)	$76,538	$245,207	$333,758	$354,063	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cum. Actual Expenditures (QPR's)	$76,538	$321,746	$655,504	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567

	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	6/2022	9/2022	12/2022
Quarterly Projection	$2,070,833	$2,168,750	$1,179,450	$606,250	$638,350	$606,200	$606,000	$678,000	$756,000	$150,000	$200,000	$100,000
Cumumlative Projected Expenditures	$26,105,000	$28,273,750	$29,453,200	$30,059,450	$30,697,800	$31,304,000	$31,910,000	$32,588,000	$33,344,000	$33,494,000	$33,694,000	$33,794,000
Actual Quarterly Expend (from QPRs)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cum. Actual Expenditures (QPR's)	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567	$1,009,567



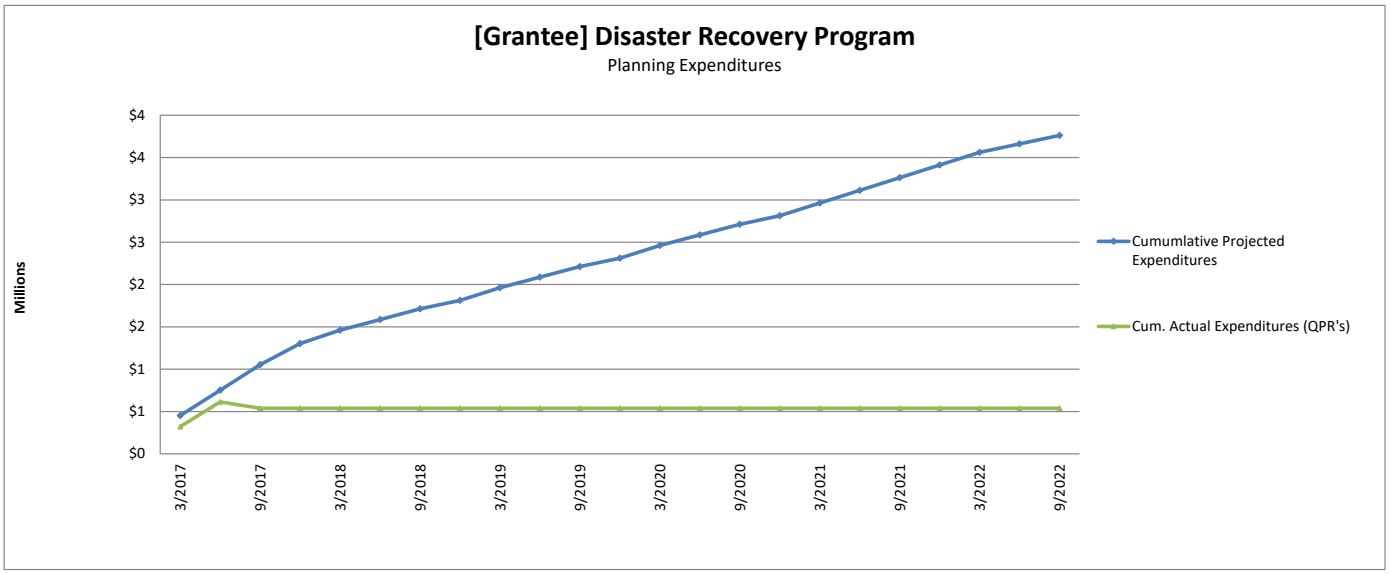
ADMINISTRATION	12/2016	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Quarterly Projection	$62,000	$42,000	$100,000	$100,000	$50,000	$50,000	$50,000	$50,000	$50,000	$75,000	$75,000	$75,000
Cumumlative Projected Expenditures	$62,000	$104,000	$204,000	$304,000	$354,000	$404,000	$454,000	$504,000	$554,000	$629,000	$704,000	$779,000
Actual Quarterly Expend (from QPRs)	$ -	$ 718	$ 41,081	$ 62,066	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cum. Actual Expenditures (QPR's)	$ -	$ 718	$ 41,800	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866

	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	6/2022	9/2022	12/2022
Quarterly Projection	$75,000	$75,000	$75,000	$85,700	$50,000	$50,000	$50,000	$50,000	$50,000	$100,000	$50,000	$100,000	$100,000
Cumumlative Projected Expenditures	$854,000	$929,000	$1,004,000	$1,089,700	$1,139,700	$1,189,700	$1,239,700	$1,289,700	$1,339,700	$1,439,700	$1,489,700	$1,589,700	$1,689,700
Actual Quarterly Expend (from QPRs)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cum. Actual Expenditures (QPR's)	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866	$ 103,866



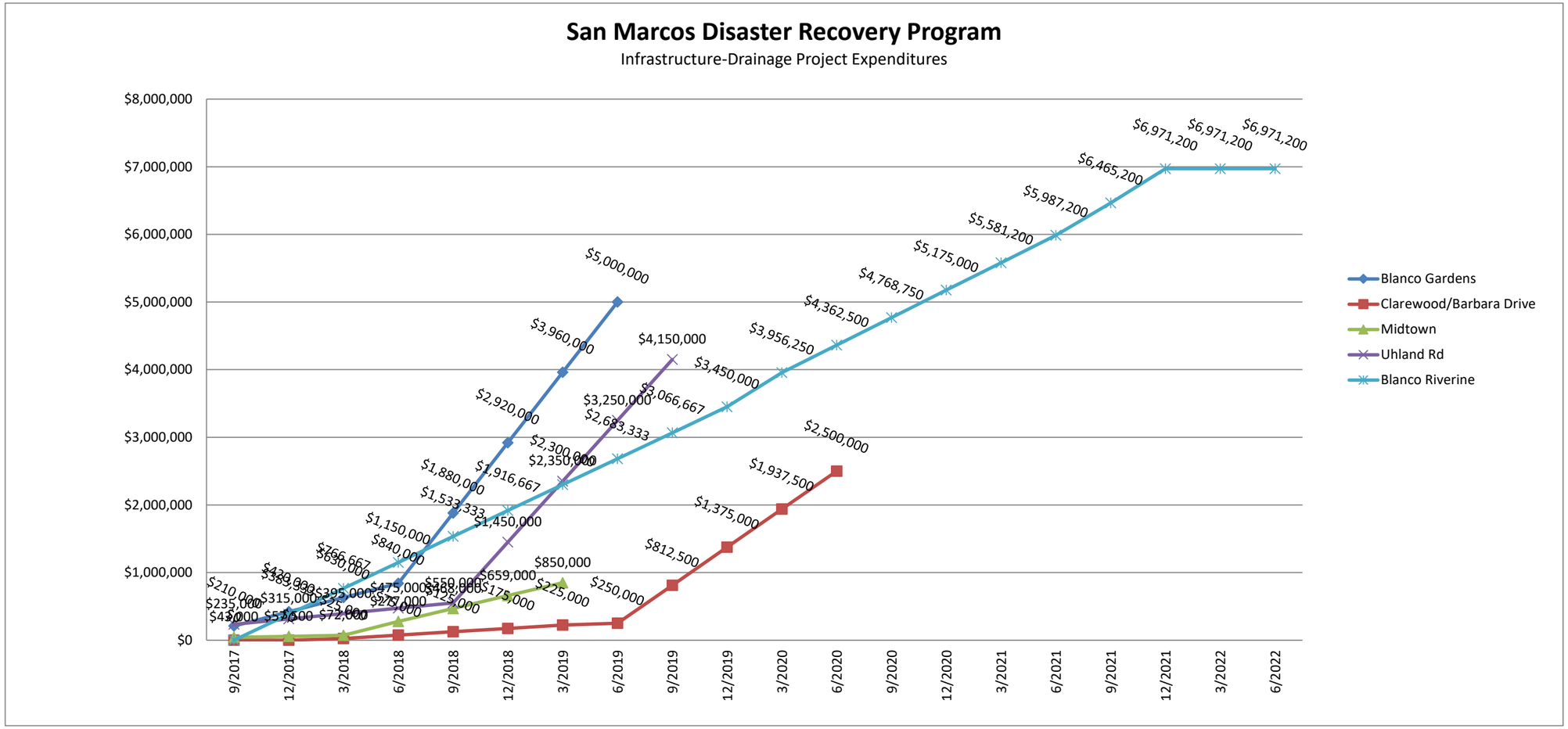
PLANNING	12/2016	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Quarterly Projection	$102,000	$350,000	$300,000	$300,000	$600,000	$260,000	$225,000	$300,000	$100,000	$300,000	$300,000	$300,000
Cumumlative Projected Expenditures	$102,000	$452,000	$752,000	$1,052,000	$1,652,000	$1,912,000	$2,137,000	$2,437,000	$2,537,000	$2,837,000	$3,137,000	$3,437,000
Actual Quarterly Expend (from QPRs)	$ 76,538	$ 244,489	$ 292,677	$ 291,466	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cum. Actual Expenditures (QPR's)	$ 76,538	$ 321,027	$ 613,704	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170

	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	6/2022	9/2022	TOTAL
Quarterly Projection	$100,000	$150,000	$125,000	$125,000	$150,000	$182,100	$150,000	$150,000	$150,000	$150,000	$100,000	$100,000	$5,069,100
Cumumlative Projected Expenditures	$3,537,000	$3,687,000	$3,812,000	$3,937,000	$4,087,000	$4,269,100	$4,419,100	$4,569,100	$4,719,100	$4,869,100	$4,969,100	$5,069,100	$5,069,100
Actual Quarterly Expend (from QPRs)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cum. Actual Expenditures (QPR's)	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170	$ 905,170



INFRASTRUCTURE-DRAINAGE PROJECTS	12/2016	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Quarterly Projection					**$299,000**	**$687,833**	**$712,833**	**$737,833**	**$1,567,833**	**$1,758,333**	**$1,739,333**	**$2,539,333**
Blanco Gardens					$210,000	$210,000	$210,000	$210,000	$1,040,000	$1,040,000	$1,040,000	$1,040,000
Clarewood/Barbara Drive					$0	$0	$25,000	$50,000	$50,000	$50,000	$50,000	$25,000
Midtown					$14,000	$14,500	$14,500	$14,500	$14,500	$205,000	$191,000	$191,000
Uhland Rd					$75,000	$80,000	$80,000	$80,000	$80,000	$80,000	$75,000	$900,000
Blanco Riverine					$0	383,333	383,333	383,333	383,333	383,333	383,333	383,333
Cumumlative Projected Expenditures					**$299,000**	**$986,833**	**$1,699,667**	**$2,437,500**	**$4,005,333**	**$5,763,667**	**$7,503,000**	**$10,042,333**
Blanco Gardens					$210,000	$420,000	$630,000	$840,000	$1,880,000	$2,920,000	$3,960,000	$5,000,000
Clarewood/Barbara Drive					$0	$0	$25,000	$75,000	$125,000	$175,000	$225,000	$250,000
Midtown					$14,000	$28,500	$43,000	$57,500	$72,000	$277,000	$468,000	$659,000
Uhland Rd					$75,000	$155,000	$235,000	$315,000	$395,000	$475,000	$550,000	$1,450,000
Blanco Riverine					$0	$383,333	$766,667	$1,150,000	$1,533,333	$1,916,667	$2,300,000	$2,683,333
Actual Quarterly Expend (from QPRs)					$ -							
Cum. Actual Expenditures (QPR's)					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	6/2022	9/2022	TOTAL
Quarterly Projection	**$2,076,833**	**$1,845,833**	**$1,968,750**	**$968,750**	**$406,250**	**$406,250**	**$406,200**	**$406,000**	**$478,000**	**$506,000**	**$0**	**$0**	**$19,511,200**
Blanco Gardens	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000,000
Clarewood/Barbara Drive	$562,500	$562,500	$562,500	$562,500	$0	$0	$0	$0	$0	$0	$0	$0	$2,500,000
Midtown	$191,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$850,000
Uhland Rd	$940,000	$900,000	$900,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,190,000
Blanco Riverine	$383,333	$383,333	$506,250	$406,250	$406,250	$406,250	$406,200	$406,000	$478,000	$506,000			$6,971,200
Cumumlative Projected Expenditures	**$12,119,167**	**$13,965,000**	**$15,933,750**	**$16,902,500**	**$17,308,750**	**$17,715,000**	**$18,121,200**	**$18,527,200**	**$19,005,200**	**$19,511,200**	**$19,511,200**	**$19,511,200**	
Blanco Gardens	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	
Clarewood/Barbara Drive	$812,500	$1,375,000	$1,937,500	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	
Midtown	$850,000	$850,000	$850,000	$850,000	$850,000	$850,000	$850,000	$850,000	$850,000	$850,000	$850,000	$850,000	
Uhland Rd	$2,390,000	$3,290,000	$4,190,000	$4,190,000	$4,190,000	$4,190,000	$4,190,000	$4,190,000	$4,190,000	$4,190,000	$4,190,000	$4,190,000	
Blanco Riverine	$3,066,667	$3,450,000	$3,956,250	$4,362,500	$4,768,750	$5,175,000	$5,581,200	$5,987,200	$6,465,200	$6,971,200	$6,971,200	$6,971,200	
Actual Quarterly Expend (from QPRs)						$ -							
Cum. Actual Expenditures (QPR's)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	


San Marcos Disaster Recovery Program
Infrastructure-Drainage Project Expenditures
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
9/2017
12/2017
3/2018
6/2018
9/2018
12/2018
3/2019
6/2019
9/2019
12/2019
3/2020
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12/2020
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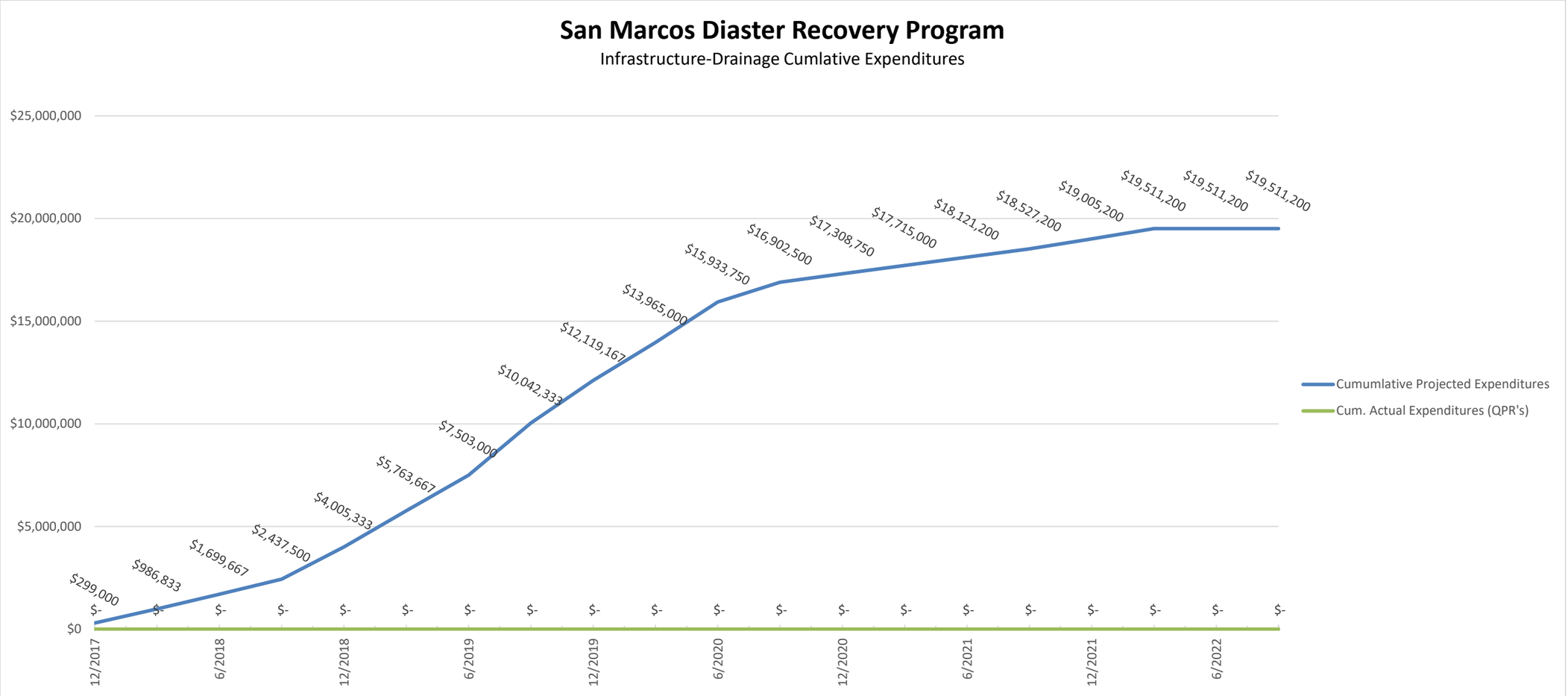
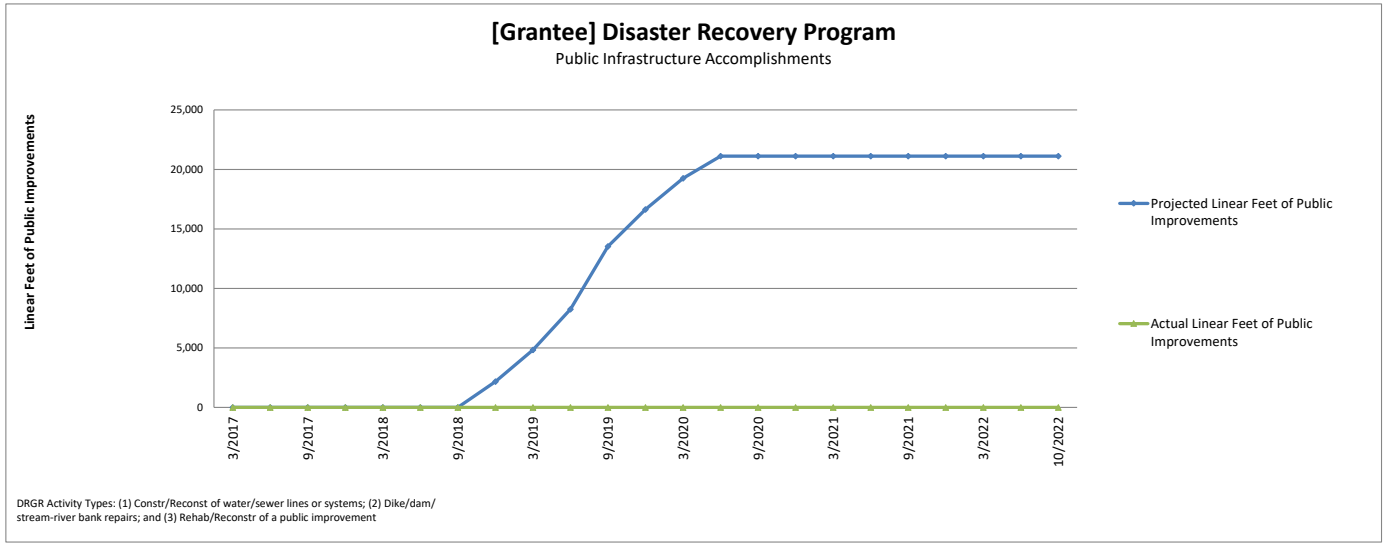
Blanco Gardens
Clarewood/Barbara Drive
Midtown
Uhland Rd
Blanco Riverine


San Marcos Diaster Recovery Program
Infrastructure-Drainage Cumlative Expenditures
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
$299,000
$986,833
$1,699,667
$2,437,500
$4,005,333
$5,763,667
$7,503,000
$10,042,333
$12,119,167
$13,965,000
$15,933,750
$16,902,500
$17,308,750
$17,715,000
$18,121,200
$18,527,200
$19,005,200
$19,511,200
$19,511,200
$19,511,200
$-
12/2017
6/2018
12/2018
6/2019
12/2019
6/2020
12/2020
6/2021
12/2021
6/2022
Cumumlative Projected Expenditures
Cum. Actual Expenditures (QPR's)

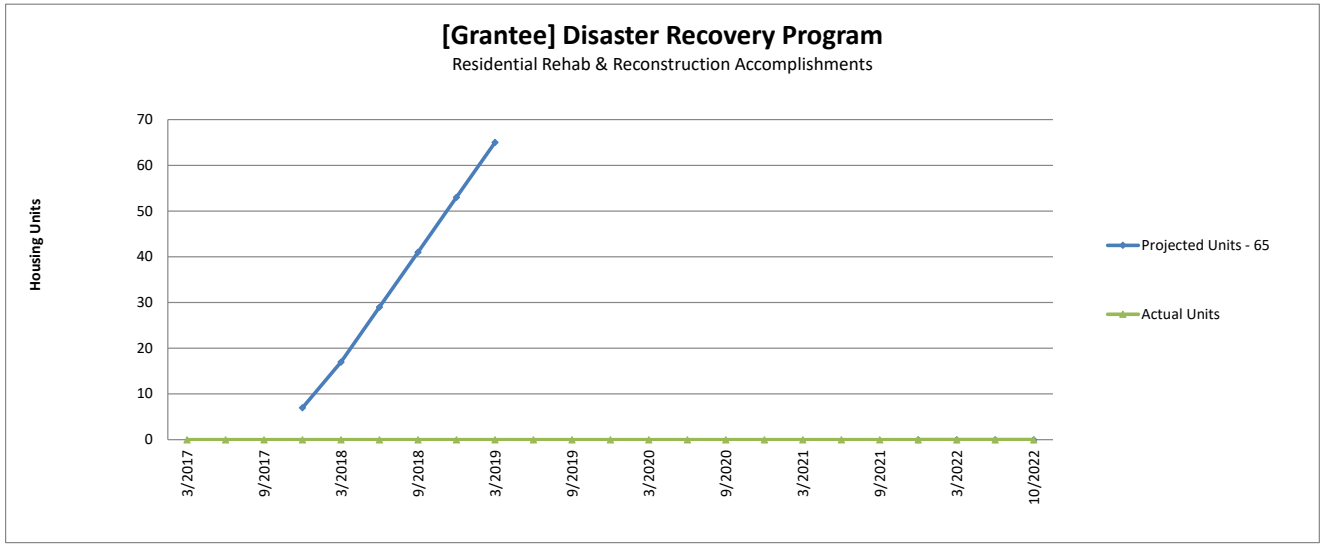
Public Infrastructure	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Projected Linear Feet of Public Improvements	0	0	0	0	0	0	0	2,175	4,835	8,250	13,529
# of Linear Feet of Public Improvements (Quarterly Projection)	0	0	0	0	0	0	0	2,175	2,660	3,415	5,279
Actual Linear Feet of Public Improvements	0	0	0	0	0	0	0	0	0	0	0
# of Linear Feet of Public Improvements (Populated from QPR Reporting)	0										
Quarterly Projections by Activity Type:											
Construction/reconstruction of water/sewer lines or systems											
# of Linear Feet of Public Improvements	0							0	0	0	575
Dike/dam/stream-river bank repairs											
# of Linear Feet of Public Improvements	0							0	75	75	75
Rehabilitation/reconstruction of a public improvement											
# of Linear Feet of Public Improvements	0							2175	2585	3340.25	4628.5

Public Infrastructure	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	7/2022	10/2022
Projected Linear Feet of Public Improvements	16,633	19,252	21,116	21,116	21,116	21,116	21,116	21,116	21,116	21,116	21,116	21,116
# of Linear Feet of Public Improvements (Quarterly Projection)	3,104	2,619	1,864	0	0	0	0	0	0	0	0	0
Actual Linear Feet of Public Improvements	0	0	0	0	0	0	0	0	0	0	0	0
# of Linear Feet of Public Improvements (Populated from QPR Reporting)												
Quarterly Projections by Activity Type:												
Construction/reconstruction of water/sewer lines or systems												
# of Linear Feet of Public Improvements	575	575	575	0	0	0	0	0	0	0	0	0
Dike/dam/stream-river bank repairs												
# of Linear Feet of Public Improvements	75	0	0	0	0	0	0	0	0	0	0	0
Rehabilitation/reconstruction of a public improvement												
# of Linear Feet of Public Improvements	2454	2044	1289	0	0	0	0	0	0	0	0	0



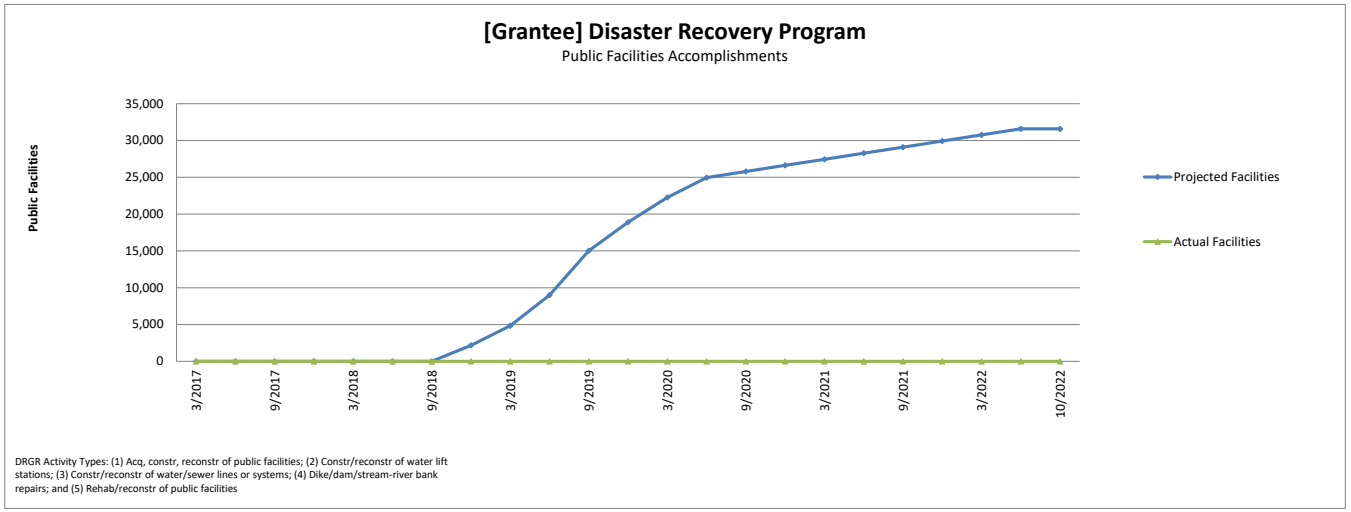
Residential Rehab and Reconstruction	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Projected Units - 65				7	17	29	41	53	65		
# of Housing Units (Quarterly Projection)	0		0	0	0	0	0	0	0		
Owner-occupied - total 43 units			0	5	6	8	8	8	8		
Rental - total 22 units			0	2	4	4	4	4	4		
Actual Units	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Populated from QPR Reporting)	0										
Owner-occupied											
Rental											

Residential Rehab and Reconstruction	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	7/2022	10/2022
Projected Units - 65									0	0	0	0
# of Housing Units (Quarterly Projection)												
Owner-occupied - total 43 units												
Rental - total 22 units												
Actual Units	0	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Populated from QPR Reporting)												
Owner-occupied												
Rental												



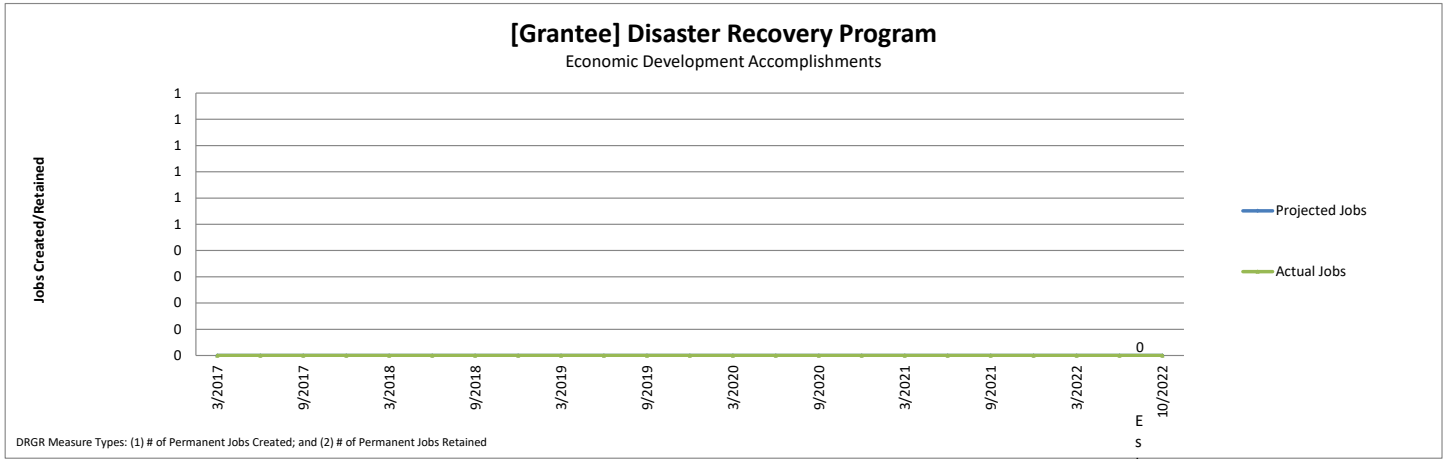
Public Facilities	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Projected Facilities	0	0	0	0	0	0	0	2,175	4,835	9,006	15,039
# of Public Facilities (Quarterly Projection)	0	0	0	0	0	0	0	2,175	2,660	4,171	6,034
Actual Facilities	0	0	0	0	0	0	0	0	0	0	0
# of Public Facilities (Populated from QPR Reporting)	0										
Quarterly Projections by Activity Type:											
Acquisition, construction,reconstruction of public facilities											
# of Public Facilities	0										
Construction/reconstruction of water lift stations											
# of Public Facilities	0										
Construction/reconstruction of water/sewer lines or systems											
# of Liner Feet of Public Facilities	0							0	0	0	575
Dike/dam/stream-river bank repairs											
# of Linear Feet of Public Facilities	0							0	75	75	75
Rehabilitation/reconstruction of a public improvement											
# of Liner Feet of Public Facilities	0							2175	2585	4096	5384

Public Facilities	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	6/2022	10/2022
Projected Facilities	34,914	69,342	9,925	10,753	11,581	12,409	13,237	14,065	14,893	15,721	16,549	16,549
# of Public Facilities (Quarterly Projection)	3,859	3,374	2,692	828	828	828	828	828	828	828	828	0
Actual Facilities	0	0	0	0	0	0	0	0	0	0	0	0
# of Public Facilities (Populated from QPR Reporting)												
Quarterly Projections by Activity Type:												
Acquisition, construction,reconstruction of public facilities												
# of Public Facilities												
Construction/reconstruction of water lift stations												
# of Public Facilities												
Construction/reconstruction of water/sewer lines or systems												
# of Liner Feet of Public Facilities	575	575	575									
Dike/dam/stream-river bank repairs												
# of Linear Feet of Public Facilities	75	0	828	828	828	828	828	828	828	828	828	0
Rehabilitation/reconstruction of a public improvement												
# of Liner Feet of Public Facilities	3209	2799	1289	0	0	0	0	0	0	0	0	0



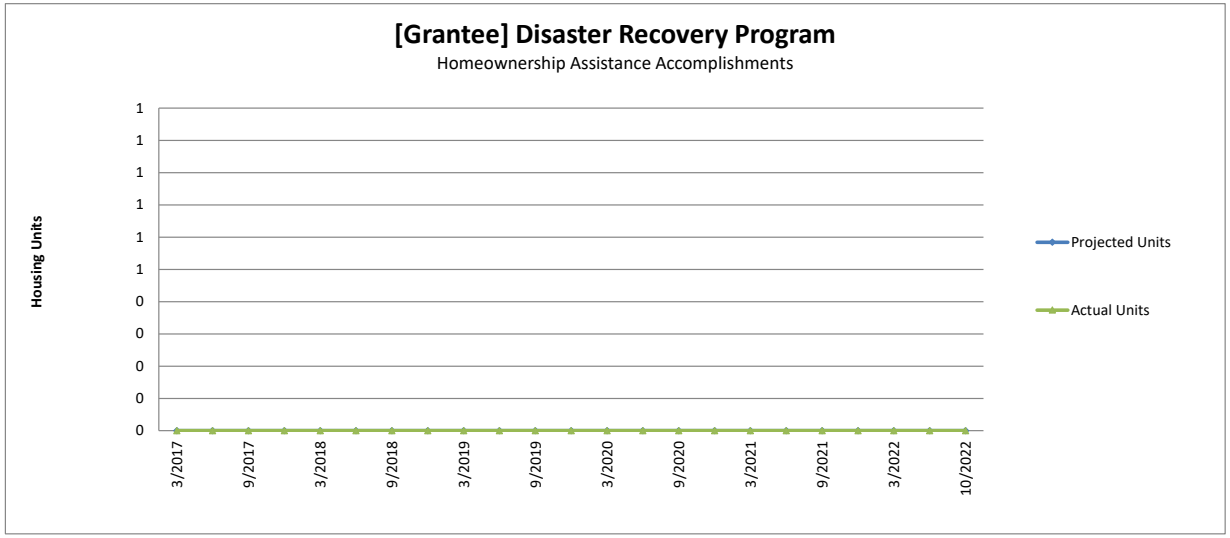
Economic Development	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Projected Jobs	0	0	0	0	0	0	0	0	0	0	0
# of Jobs Created/Retained (Quarterly Projection)	0	0	0	0	0	0	0	0	0	0	0
Actual Jobs	0	0	0	0	0	0	0	0	0	0	0
# of Jobs Created/Retained (Populated from QPR Reporting)	0										
# of Permanent Jobs Created	0										
# of Permanent Jobs Retained	0										

Economic Development	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	7/2022	10/2022
Projected Jobs	0	0	0	0	0	0	0	0	0	0	0	0
# of Jobs Created/Retained (Quarterly Projection)	0	0	0	0	0	0	0	0	0	0	0	0
Actual Jobs	0	0	0	0	0	0	0	0	0	0	0	0
# of Jobs Created/Retained (Populated from QPR Reporting)												
# of Permanent Jobs Created												
# of Permanent Jobs Retained												



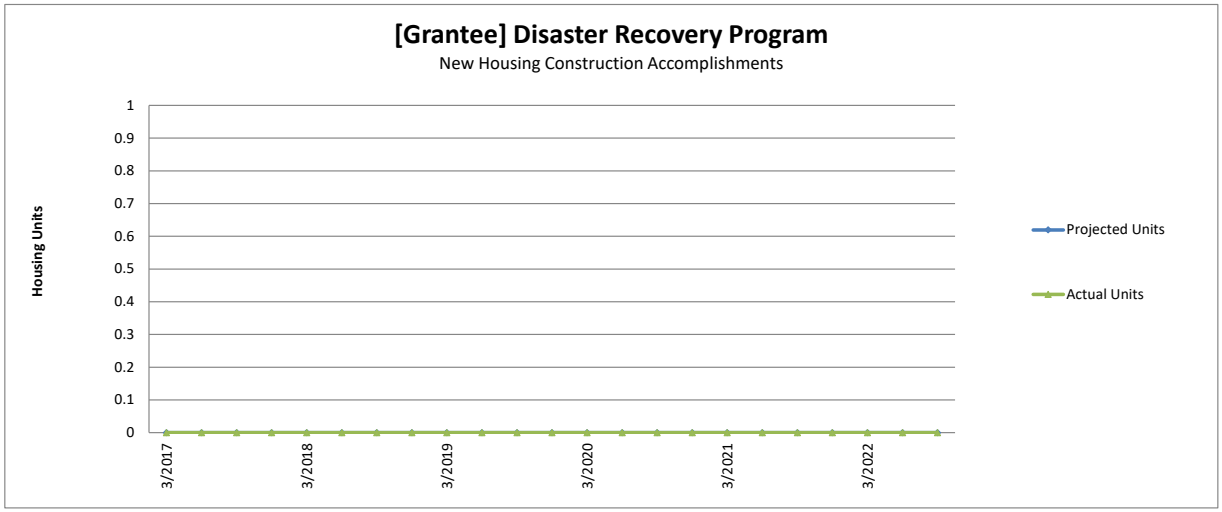
Homeownership Assistance	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Projected Units	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Quarterly Projection)	0										
Actual Units	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Populated from QPR Reporting)	0										

Homeownership Assistance	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	7/2022	10/2022
Projected Units	0	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Quarterly Projection)												
Actual Units	0	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Populated from QPR Reporting)												



Construction of New Housing	3/2017	6/2017	9/2017	12/2017	3/2018	6/2018	9/2018	12/2018	3/2019	6/2019	9/2019
Projected Units	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Quarterly Projection)	0										
Actual Units	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Populated from QPR Reporting)	0										

Construction of New Housing	12/2019	3/2020	6/2020	9/2020	12/2020	3/2021	6/2021	9/2021	12/2021	3/2022	7/2022	10/2022
Projected Units	0	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Quarterly Projection)												
Actual Units	0	0	0	0	0	0	0	0	0	0	0	0
# of Housing Units (Populated from QPR Reporting)												



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Infrastructure Projects

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Selection of Public Infrastructure Projects

The objective of the Infrastructure Feasibility Study is to prioritize the potential infrastructure projects that best utilize the $19,511,200 CDBG-DR Infrastructure budget allocation within a 6-year (yr) timeline for design, permitting, and construction (2016-2022). The infrastructure projects shall meet both the eligibility criteria and national objectives of the HUD CDBG-DR grant as outlined in Federal Register 2016-141102:

- National Objective: establishing that the overall area served by each project can be categorized under the low-to moderate Income (LMI) national objective. The LMI objective is defined as: 70 percent (%) of the aggregate of CDBG program funds being used to support activities benefitting low- and moderate-income persons , and/or established a 50% overall low- and moderate income benefit requirement for a CDBG–DR grant. (Federal register page 39696-97)
- Eligibility Criteria (Infrastructure): Typical infrastructure activities include the repair, replacement, or relocation of damaged public facilities and improvements to include, but not be limited to, bridges, water treatment facilities, roads, and sewer and water lines.

Using the data compiled for the projects in the Project Assessments, projects were further analyzed using a Project Ranking Matrix developed in order to measure benefit of the proposed infrastructure projects and to meet HUD objectives. The **Project Ranking Matrix** is attached.

Using Project Ranking Matrix prioritization weights, points were calculated for each project, and then the projects were prioritized using the **Project Prioritization Matrix** in terms of top/ranked or projects based on "need". The point calculations and Matrix results and ranking are attached and a color gradation scale is used wherein green indicates the best score per category, yellow indicated middle or average point ranks, and red indicated the categories that scored the least points.

The Matrix Results indicate that the top 5 projects based on points is as follows

1. Area 3- Midtown/Aquarena Springs (75 points)
2. Area 1- Blanco Gardens (66 points)
3. Area 2- Clarewood/Barbara Drive (63 points)
4. Bank Improvement Trail & Blanco River Improvements (61 points)
5. Area 4- Uhland Road (56 Points)

Based on funding objectives, the projects were packaged to complete as many projects as possible with CDBG-DR funding. The sixth ranked project, Rio Vista, was also added for City funding. All projects will be implemented by the City without the use of sub recipients.

Description of CDBG-DR Funded Public Infrastructure Projects

1. Midtown

The Midtown/Aquarena Springs project area is located in San Marcos, TX east of the intersection at IH-35 and Loop 82/Aquarena Springs Drive and is generally bounded by development along Aquarena Springs on the north, IH-35 on the west, Davis Lane on the south, and the Blanco River on the east. The area is primarily multi-family residential and commercial property with businesses located along IH-35. The area is not located within the 100-year flood plain, thus local flooding and inadequate conveyance likely cause the drainage issues reported at this location. City staff has indicated that the Loop 82/Aquarena Springs underpass at IH-35 is one of the first major intersections in the City to flood during significant rainfall events. The area falls within 1 census tract which is 84.13% low-to-moderate income.

Existing Infrastructure: This area is primarily drained by TxDOT's IH-35 storm drain system and a small reach of City Storm sewer that both drain to the existing TxDOT ditch continuing south to a lake/pit area near the railroad.

Drainage issues: City staff and emergency management has indicated that the IH-35/Aquarena Springs intersection is one of the first major areas within the City to flood when it rains. Topography maps indicate that the lowest point on Aquarena Springs Rd. is located just east of the northbound IH-35 feeder road. Record drawings indicate only 4 TxDOT inlets drain the IH-35 intersection and there is no overland access to the TxDOT ditch for ponded water. This condition results in ponding that limits mobility, and eventually causes flooding of adjacent properties such as the San Marcos Rehabilitation facility.

Proposed Infrastructure: Intersection improvements are proposed including curb cuts and inlet improvements adjacent to the low point locations and inlets for the north side/Rehab facility. Clearing of the existing TxDOT ditch is also proposed as it is currently overgrown, and not well-maintained. Downstream at Davis Road, the existing dual 8'x4' culverts will be supplemented with 2 additional culverts as not to constrict flow. Lastly the City will consider a future channel along Davis Road or the Railroad near the Lake to connect to the Blanco River, as the Lake is reported to overflow both west and east in heavy events. The project will require coordination with TxDOT for these improvements.

Benefits: Approximately 82 properties would benefit during local rainfall events up to 25-year frequencies with the proposed improvements. Mobility will be improved due to decreased ponding on Aquarena Springs Rd. The project provides LMI benefit, health and safety benefit, helps long-term recovery, and enhances hazard mitigation.

National Objective: Low Moderate Income

2. Blanco Gardens

The Blanco Gardens subdivision is located in San Marcos, TX on the east side of IH-35 from River Road to Bugg Lane and is generally bounded by Bugg Lane on the north, IH-35 on the west, and River Road on the east and, south. The area is primarily residential with various types of housing including single family, multi-family, as well as manufactured home locations. There are a few businesses located along IH-35, in the Bugg Lane area, and along River Road. The subdivision is entirely located within the 100-year flood plain, as it adjacent to both the San Marcos and Blanco Rivers near their confluence. The subdivision is significantly affected by overflows from the Blanco River in river events 20-years and above. The subdivision falls within 2 census tracts which are 87.99 and 69.88% low-to-moderate income (area weighted composite = 80.58% LMI).

Existing Infrastructure: A south side storm sewer system drains parts of Smith Ln, River Rd, Sturgeon, Claire & Mary with a 60-inch outfall into San Marcos River off River Road. A north side storm sewer system drains Bugg Lane and River Road with a dual 48-inch outfall to the Blanco River.

Drainage issues: In addition to the Blanco River overflow influence on Blanco Gardens, during local rainfall events the existing storm drain system is undersized and does not meet current City design Criteria for a 25-year storm. The project area is fairly flat, and the drainage patterns are undefined in some locations.

Proposed Infrastructure: By adding a new central storm drain system to Conway & Barbara Drives connected to the existing storm drain system, and providing a new 60-inch outfall to the San Marcos River (supplementing the existing 60-inch outfall); both the existing and proposed systems meet the City's required 25-year criteria. Additional 24-inch connections across River Road into the Woods Apartment Ditch are proposed to provide additional relief during lesser events. Road regrading is proposed for this reach of River Road from Linda to Cape Rd. revising the roadway cross-section to drain towards the Woods apartment ditch. Lastly, there is a potential buyout property on Conway that may be purchased for use as a drainage easement to add an inlet and lead system to drain the

alley/easement between Barbara & Conway. (Infrastructure Categories C. Road Systems & Bridges and F. Utilities)

Benefits: Approximately 420 properties would benefit during local rainfall events up to 25-year frequencies with the new storm drain system. Mobility will be improved due to decreased ponding in the roadways, and this fairly small system provides relief to a majority of the project area without having to remove and replace what is there today. The project provides LMI benefit, health and safety benefit, helps long-term recovery, and enhances hazard mitigation.

National Objective: Low Moderate Income

3. Clarewood/Barbara Drive

The Clarewood/Barbara Drive area is located in San Marcos, TX on the east side of IH-35 at the intersection of Highway 80/Hopkins Street and is generally bounded by Highway 80 on the north, IH-35 on the west, Clarewood on the east, and Bugg Road on the south. The area is primarily multi-family residential and commercial with businesses located along IH-35, Clarewood, and Highway 80. The area is almost entirely located within the 100-year flood plain with the exception of a few higher properties along IH-35. The area is significantly affected by the Blanco River overflows in events 20-year and above, as well as backwater from the Bugg Road and Highway 80 storm drain systems when the Blanco River is high. The area falls within 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. There is no existing system on Clarewood Drive.

Drainage issues: As part of Blanco Gardens, this area is influenced by the Blanco River overflows. During local rainfall events, the existing Bugg Lane storm drain system is undersized and does not meet current the 25-year City design Criteria. The project area is fairly flat, Bugg Lane topography drains towards IH-35 instead of the Blanco River outfall, and drainage along Barbara Dr. from Wendell to Bugg Lane is not well defined. Clarewood Drive has no existing storm sewer system, and coupled with the Bugg Lane topography, the area experiences significant roadway ponding in the areas that cannot drain when the system is inundated.

Proposed Infrastructure: By adding a new storm drain system to Clarewood Dr. with a connection to both the Bugg Lane system and with a connection to the existing Highway 80 ditch (where ponded water currently flows), the system will meet criteria, and runoff will be captured by the storm drains and ditches instead of ponding in the roadway. Barbara Drive will be regraded to drain to Bugg Lane for adequate drainage. The project will require coordination with TxDOT to outfall into the Highway 80 ditch and some addition of storage volume as detention in this ditch may be required.

Benefits: Approximately 76 properties would benefit during local rainfall events up to 25-years with the new storm drain system. Mobility will be improved due to decreased ponding in roadways, and both Clarewood and Barbara Drives will have adequate drainage not available today. The project provides LMI benefit, health and safety benefit, helps long-term recovery, and enhances hazard mitigation.

National Objective: Low Moderate Income

4. Blanco Riverine Project

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.

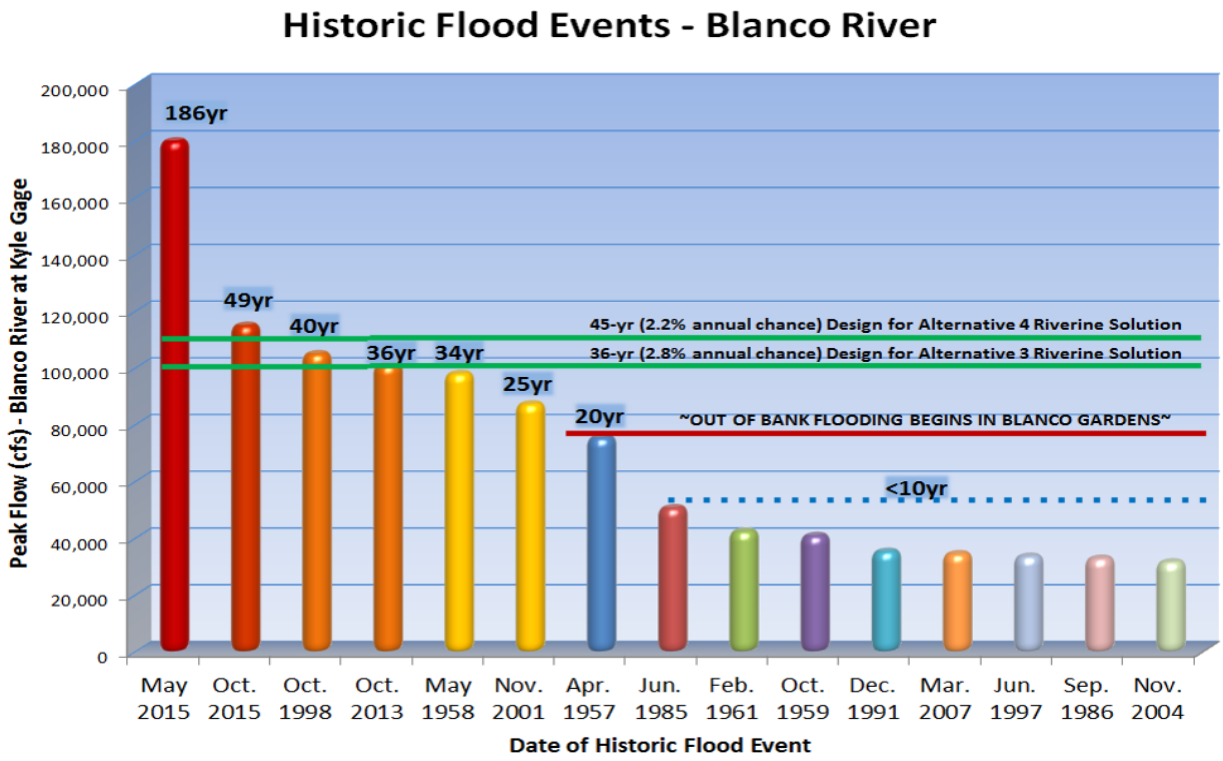
Existing Infrastructure: The Blanco Gardens north side storm sewer system drains Bugg Lane and River Road with a dual 48-inch outfall to the Blanco River. The Blanco Gardens south side system drains to an outfall on the San Marcos River. The current storm water infrastructure is not adequate to address 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.



National Objective: Low Moderate Income

5. Uhland Road

The Uhland/County Road project area is located in San Marcos, TX on the east side of IH-35 at the intersection of IH-35 and Uhland Road. The project includes the properties along County Road and Uhland Road in this reach with IH-35 on the west and the Blanco River on the east. The area is primarily residential with multi-family complexes on the south side of Uhland, manufactured housing areas, some commercial property, and the Hays County Jail on the north side of Uhland Road. Two reaches of Uhland Road are located within the 100-year flood plain, and the County Jail is within the 500-year floodplain. The subdivision falls within 2 census tracts which are 55.21 and 84.13% low-to-moderate income (area weighted composite = 73.07% LMI).

Existing Infrastructure: County and Uhland Roads currently have limited storm drain and drainage systems. Both roads have a curbs on one side of the road, and limited and/or no defined ditches or inlets to drain the roadways and capture runoff from adjacent properties.

Drainage issues: In addition to the lack of drainage infrastructure and adequate roadway drainage, the project area is fairly flat, and the drainage patterns are undefined. There is a low lying area along Uhland Road near the Hays County prison that ponds water and cannot drain.

Proposed Infrastructure: By converting the roadways to depressed curb-and-gutter sections with adequate grading, and adding a new storm sewer system with a new 48-inch outfall to the Blanco River, this area would be brought into compliance meeting the City's 25-year design criteria.

Benefits: Approximately 166 properties would benefit during local rainfall events up to 25-year frequencies with the new storm drain system and roadway improvements. Mobility will be also improved due to decreased ponding in the roadways. The project provides LMI benefit, health and safety benefit, helps long-term recovery, and enhances hazard mitigation.

National Objective: Low Moderate Income

City of San Marcos CDBG-DR Infrastructure Feasibility Study

Prioritization Matrix

Infrastructure Prioritization Score					
Prioritization Category	**Weight**	**Criteria**	**Benefit**	**Point Range**	**Measurement or Calculation**
% Low-to-Mid Income (LMI) Served	**20%**	LMI population benefitted by proposed improvement(s)	Reduction of flood damage burden for LMI population	**0-20**	(Census Tract LMI Percentage) x 20
Flood Risk Reduction	**20%**	Flood protection level of service provided by proposed improvement(s)	Improved flood protection over existing conditions	**0-10**	Minimal increase in level of protection = 0 Local or Riverine 25-yr level of protection = 4 Local and Riverine 25-yr level of protection = 7 Above 25yr level of protection = 10
		Number of equivalent structures benefitted by proposed improvement(s)	Reduction in flood damage burden	**0-10**	0 - 10 structures = 2 10 - 25 structures = 5 25 - 50 structures = 7 Greater than 50 structures = 10
Benefit-Cost Ratio	**20%**	Estimated cost per equivalent structure benefitted by proposed improvement(s)	Cost effectiveness compared to other alternatives	**0-20**	Lower Quartile = 0 Lower Middle Quartile = 7 Upper Middle Quartile = 13 Upper Quartile = 20
Leveraged Funding	**10%**	Identified cost-share opportunity for proposed improvement(s)	Ability to leverage HUD funding to increase benefit to the community	**0-10**	No potential cost-share opportunity identified = 0 Limited cost-share opportunity(ies) identified = 5 Significant cost-share opportunity(ies) identified = 10
Permitting Requirements / Schedule	**10%**	Ability to acquire permits and meet overall schedule	Efficiency and grant compliance	**0-10**	Significant challenges acquiring permit - likely schedule delay = 0 Potential challenges acquiring permit - potential schedule delay = 5 No permit required / no issues obtaining permit - minimal schedule delay = 10
Mobility Improvement	**5%**	Mobility improvement due to proposed improvement(s)	Improved mobility for emergency responders and general public during storm events	**0-5**	Minimal mobility improvements = 0 Limited mobility improvements = 3 Significant mobility improvements for emergency responders = 5
Phasing Considerations	**5%**	Supports phased approach to implementation of larger projects	Supports completion or effectiveness of future regional project beyond current funding	**0-5**	No connection to larger-scale project = 0 Limited contribution to larger-scale project = 3 Significant contribution to larger-scale project = 5
Project Synergies	**5%**	Ability to complete simultaneously with companion project	Efficiency and cost effectiveness	**0-5**	Unrelated to ongoing projects = 0 Limited cost savings if completed with companion project = 3 Significant cost savings if completed with companion project = 5
Environmental Impact/Benefit	**5%**	Environmental impact/benefit of proposed improvement(s)	Contribution to improved environmental conditions	**0-5**	Negative environmental impact = 0 Limited environmental impact = 3 Incorporation of green infrastructure and/or improvement in water quality = 5

City of San Marcos CDBG-DR Infrastructure Feasibility Study

Prioritization Matrix Results & Ranking

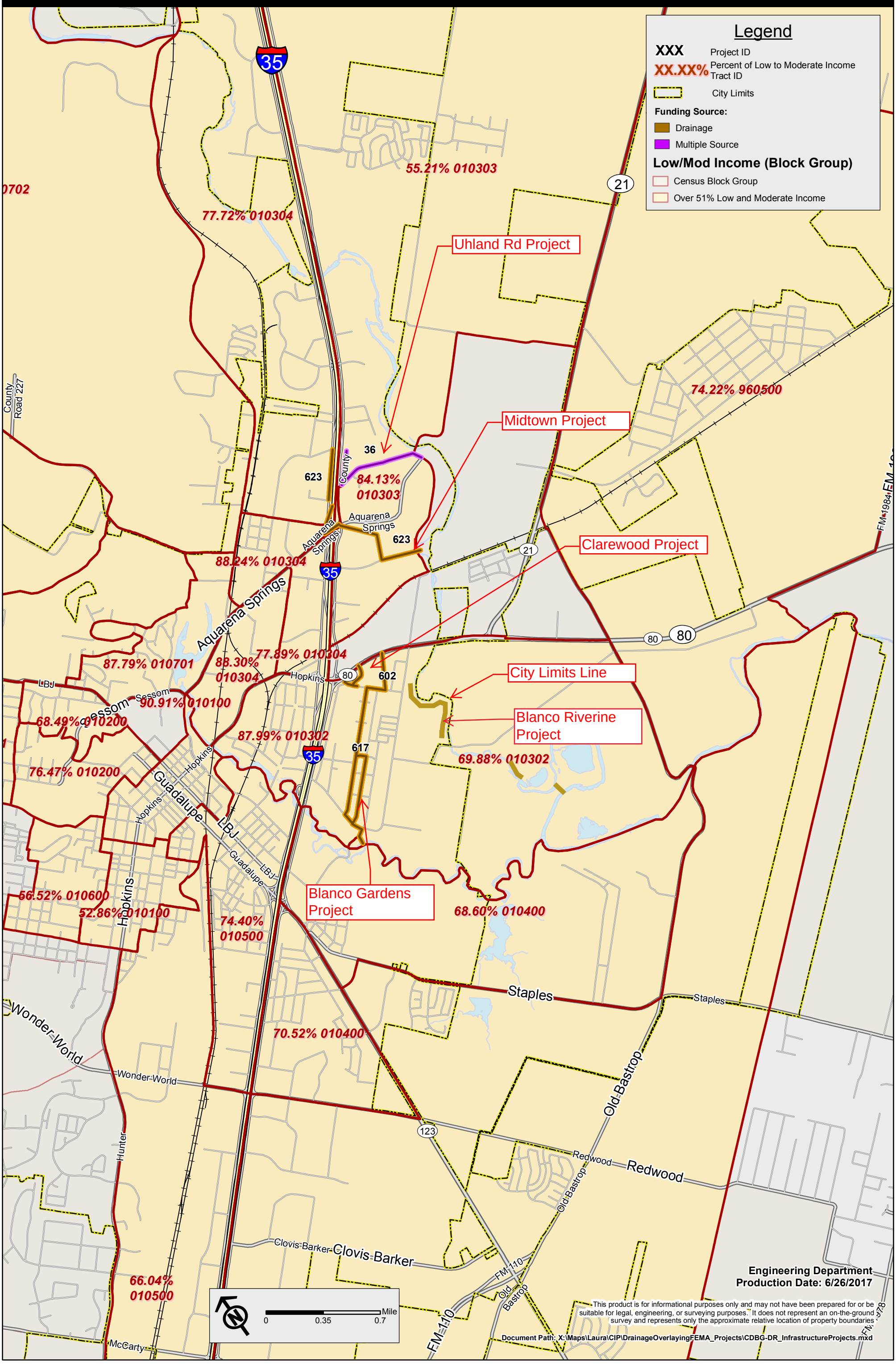
	% LMI Population Served	Flood Risk Reduction: Level of Service	Flood Risk Reduction-# Structures Benefitted	Benefit-Cost Ratio	Leveraged Funding	Permitting Requirements / Schedule	Mobility Improvement	Phasing Considerations	Project Synergies	Environmental Impact/Benefit	Total Prioritization Score (out of 100)	Prioritization Ranking
Area 3- Midtown/Aquarena Springs	17	4	10	20	5	5	5	3	3	3	75	1
Area 1- Blanco Gardens	16	4	10	20	5	0	5	0	3	3	66	2
Area 2- Clarewood	18	4	10	7	5	5	5	3	3	3	63	3
Riverine Project 1-Bike trail	16	10	10	7	5	0	5	5	3	0	61	4
Area 4- Uhland Road	15	4	10	13	0	5	3	0	3	3	56	5
Area 7- Rio Vista	18	4	5	13	0	5	0	0	0	3	48	6
Area 6- River Ridge	16	4	2	0	5	5	3	3	3	3	44	7
Area 5- Fairlawn	11	4	7	0	0	5	3	0	3	3	36	8

	BEST	MID	LEAST
Ranking Color Scale	10	5	1

Summary of Selected CDBG-DR Infrastructure Projects

Action Plan Public Infrastructure Catagories	Applicable Infrastructure Projects	Low Mod National Objective				Location				C.I.P.		
		Area Benefit	Health & Safety Benefit	Help Long Term Recovery	Enhance Hazard Mitigation	Inside City Limit?	Census Block Group	Census Tract LMI %	Residential Housing Units	Design Start Date	Const. Start Date	End Date
C. Road Systems & Bridges	Blanco Gardens	Yes	Yes	Yes	Yes	Yes	010302-1&2	87.99/69.88	420	10/6/17	9/7/18	9/1/19
Culvert repair/replacement	Clarewood/Barbara Drive	Yes	Yes	Yes	Yes	Yes	010302-2	87.99	76	12/15/17	5/1/19	4/24/20
Drainage Ditch repair/replace	Midtown/Aquarena	Yes	Yes	Yes	Yes	Yes	10303	84.13	82	8/3/17	2/21/19	10/21/19
Road & bridge repair/replacement	Uhland Road	Yes	Yes	Yes	Yes	Yes	10303	84.13	166	9/1/17	6/21/19	5/14/20
D. Water Control Facilities	Blanco Gardens	Yes	Yes	Yes	Yes	Yes	010302-1&2	87.99/69.88	420	10/6/17	9/7/18	9/1/19
Drainage system repair	Clarewood/Barbara Drive	Yes	Yes	Yes	Yes	Yes	010302-2	87.99	76	12/15/17	5/1/19	4/24/20
Bank repair/stabilization/enhancement	Midtown/Aquarena	Yes	Yes	Yes	Yes	Yes	10303	84.13	82	8/3/17	2/21/19	10/21/19
	Uhland Road	Yes	Yes	Yes	Yes	Yes	10303	84.13	166	9/1/17	6/21/19	5/14/20
	Blanco Riverine Project	Yes	Yes	Yes	Yes	Yes	010302-1&2	87.99/69.88	420	10/18/17	1/1/20	3/30/22
F. Utilities	Uhland Road	Yes	Yes	Yes	Yes	Yes	10303	84.13	166	9/1/17	6/21/19	5/14/20
G. Parks, Recreation Facilities	Midtown/Aquarena	Yes	Yes	Yes	Yes	Yes	10303	84.13	82	8/3/17	2/21/19	10/21/19
H. Hazard Mitigation Activities	Blanco Riverine Project	Yes	Yes	Yes	Yes	Yes	010302-1&2	87.99/69.88	420	10/18/17	1/1/20	3/30/22

CDBG-DR Infrastructure Projects

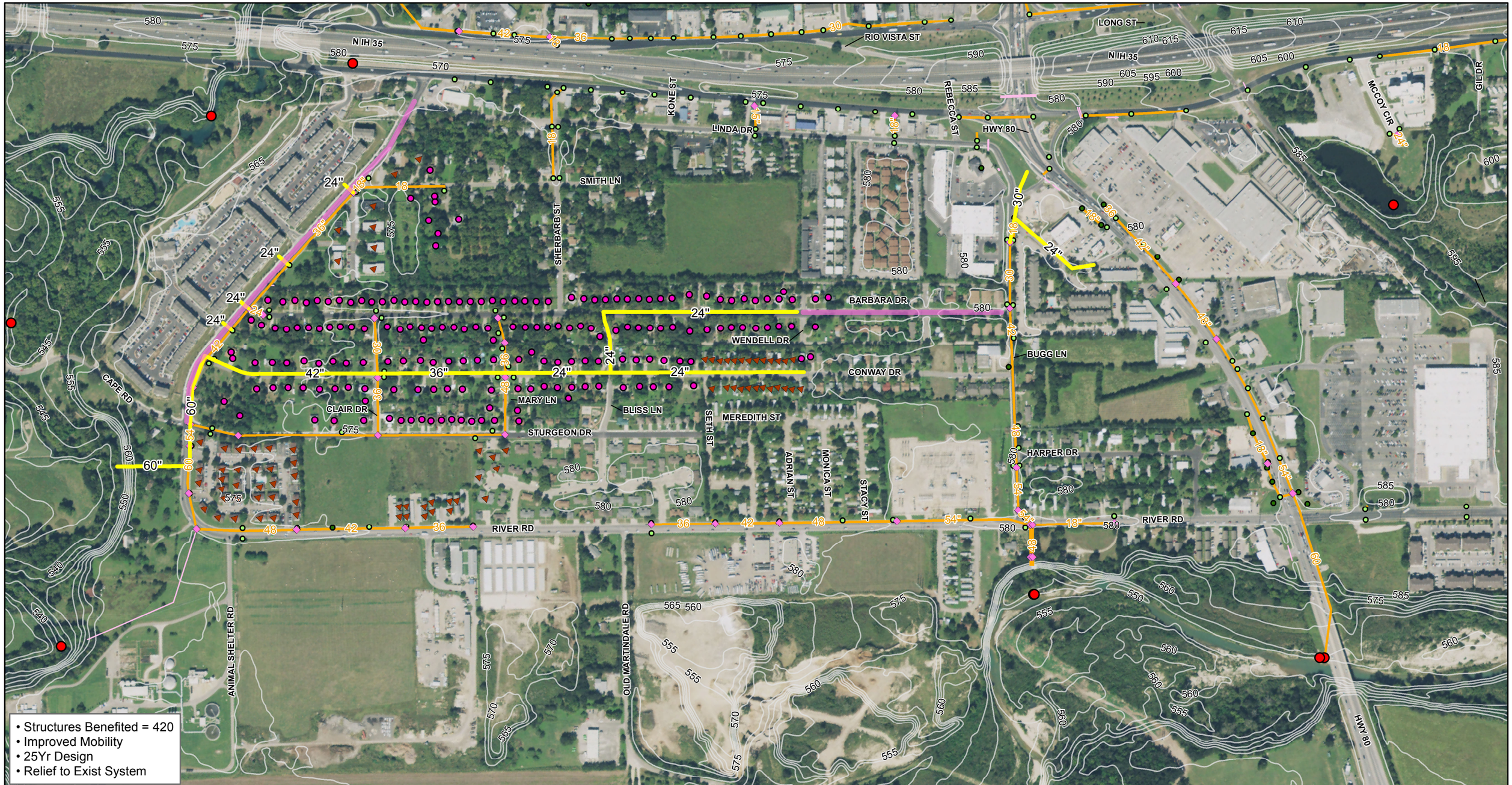


CDBG-DR Funded Infrastructure Projects

Project ID	Project Name	Project Description	2017	2018	2019	2020	2021	2022		PROJECT TOTAL		PROJECT MAP
									Cost	DR	City/Other	
623**	Midtown/Aquarena Springs	Infrastructure project to resolve local flooding in events up to 25-years in Midtown/Aquarena Springs Area including: Intersection improvements east of intersection of IH-35 and Aquarena Springs Rd. (curb cuts and inlet improvements) to address significant roadway ponding in a low lying area; TxDOT outfall ditch improvments to address overgrown & unmaintained vegetation to increase drainage capacity; and addition of dual 8'x4' culverts to supplement exsting Davis Road Culverts to increase stormwater conveyance.	$ 85,000		$ 765,000				$850,000	$850,000	$0	
617**	Blanco Gardens	Infrastructure project to resolve local flooding in events up to 25-years in Blanco Gardens area including: addition of a new central storm drain system to Conway & Barbara Drives connected to the existing storm drain system, with a new outfall to the San Marcos River. Includes new storm sewer outlets across River Road into the Woods Apartment Ditch and road regrading on River Road from Linda to Cape Rd. to revise the roadway cross-section to a crowned section. Also considers inlet and lead systems for alleys/easements between Barbara & Conway.		$ 832,000	$ 4,168,000				$5,000,000	$5,000,000	$500,000	
602**	Clarewood /Barbara Drive	Infrastructure project to resolve local flooding in events up to 25-years in Clarewood/Barbara Dr. area including: providing a new storm drain system to Clarewood Dr. with a connection to both the Bugg Lane system and the existing Highway 80 ditch; regrading Barbara Drive to drain to Bugg Lane for adequate drainage.		$ 250,000	$ 2,250,000				$2,500,000	$2,500,000	$0	
n/a	Blanco Riverine Improvements	Infrastructrue project to address Blanco River overflow influence on the Blanco Gardens subdivision area along the river bank from Highway 80 to Old Martindale Road. Project includes construction of ~4000 feet of a bank improvements, and an associated overflow channel improvements on the Blanco River for mitigation. Project provides significantly increased protection to Blanco Gardens from overflows in river events up to 36 years.	$ 1,961,000			$ 9,539,000			$11,500,000	$6,971,200	$4,528,800	
36***	Uhland Road Improvements	Infrastructure project to resolve local flooding in events up to 25-years in County/Uhland Rd. area including: reconstructing the roadways to depressed curb-and-gutter sections with adequate grading; and adding a new storm sewer system along the whole route with a new outfall to the Blanco River.	$ 563,000		$ 3,627,000				$4,190,000	$4,190,000		
		TOTAL 2017-2022	**$2,609,000**	**$1,082,000**	**$10,810,000**	**$9,539,000**	**$0**	**$0**	**$24,040,000**	**$19,511,200**	**$5,028,800**	

City Funded Infrastructure Projects

Project ID	Project Name	Project Description	2017	2018	2019	2020	2021	2022		PROJECT TOTAL		PROJECT MAP
									Cost	DR	City/Other	
	Rio Vista Improvments	Infrastructure project to resolve local flooding in events up to 25-years in Rio Vista area including: re-grading of roadways and ditches in 3 areas along Riverside Dr. and Riviera St. to address overland flow and ponding issues by improving conveyance to the San Marcos River.				$ 70,000		$ 630,000	$700,000	$0	$700,000	
		TOTAL 2017-2022	**$0**	**$0**	**$0**	**$70,000**	**$0**	**$630,000**	**$700,000**	**$0**	**$700,000**	



N

0 500 1,000 Feet

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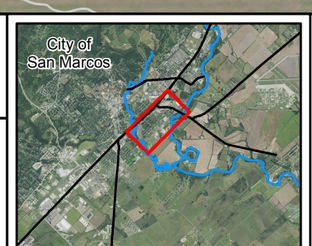

Legend

- Outfalls
- Junction Box
- Curb Inlet
- Area Inlet

Structures Benefited

- Multi Family
- Single Family
- Existing Storm Sewer
- Culvert
- 5ft Contours
- Proposed Storm Sewer
- Roadway Regrading

Blanco Gardens & Clarewood Project Overviews

N

0 250 500 Feet

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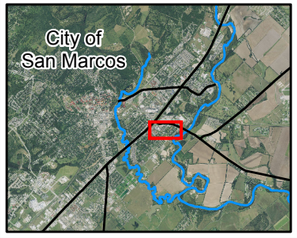


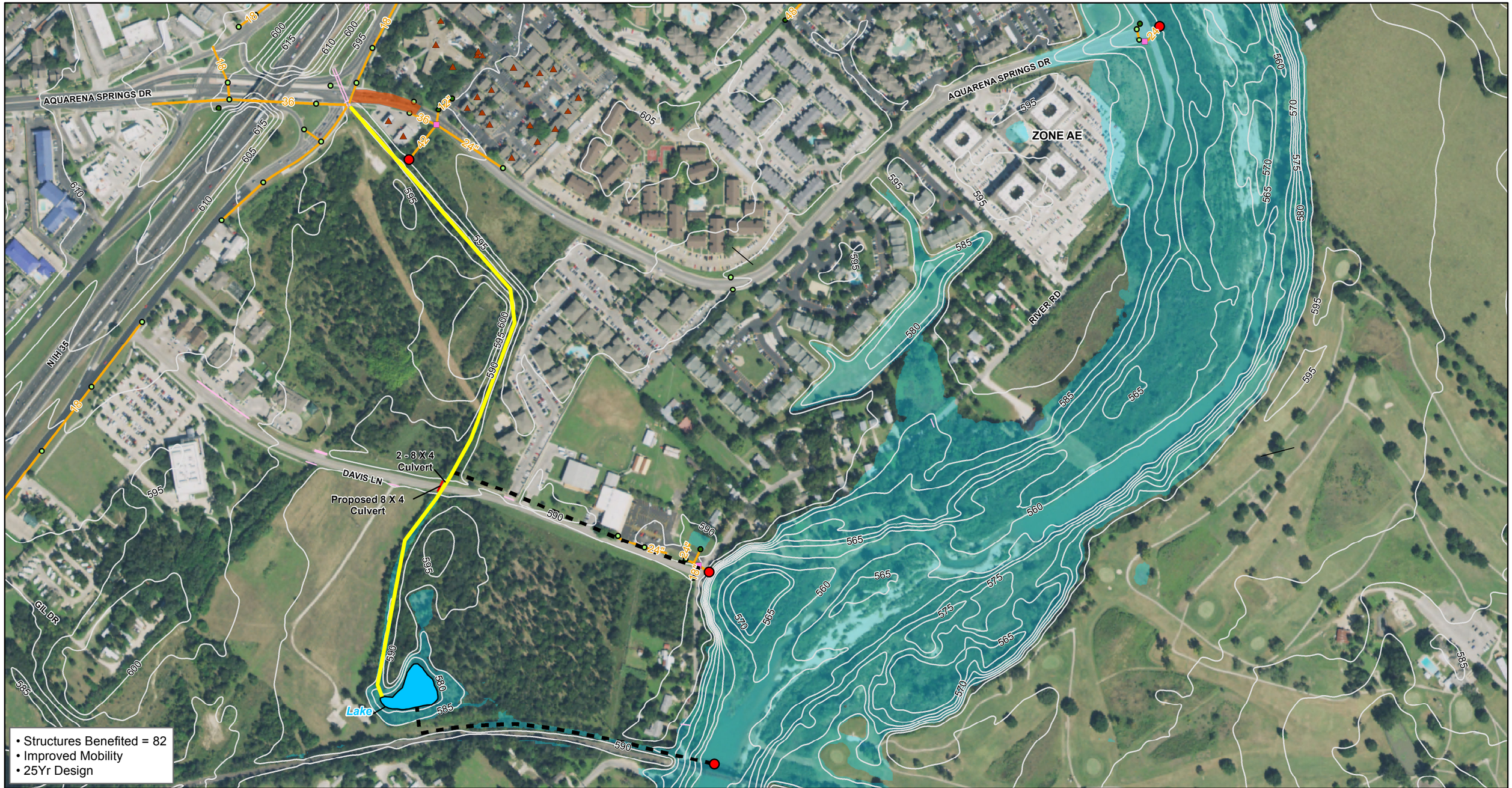
Legend

- Junction Box
- Curb Inlet
- Area Inlet

Structures Benefited

- Multi Family
- Existing Storm Sewer
- Culvert
- Proposed Storm Sewer
- 5ft Contours
- Roadway Regrading
- 25Yr Floodplain

Clarewood / Highway 80 Project Overview



N

0 400 800 Feet

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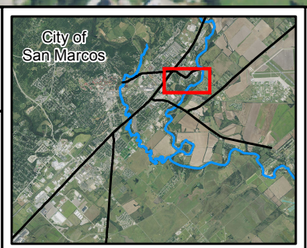


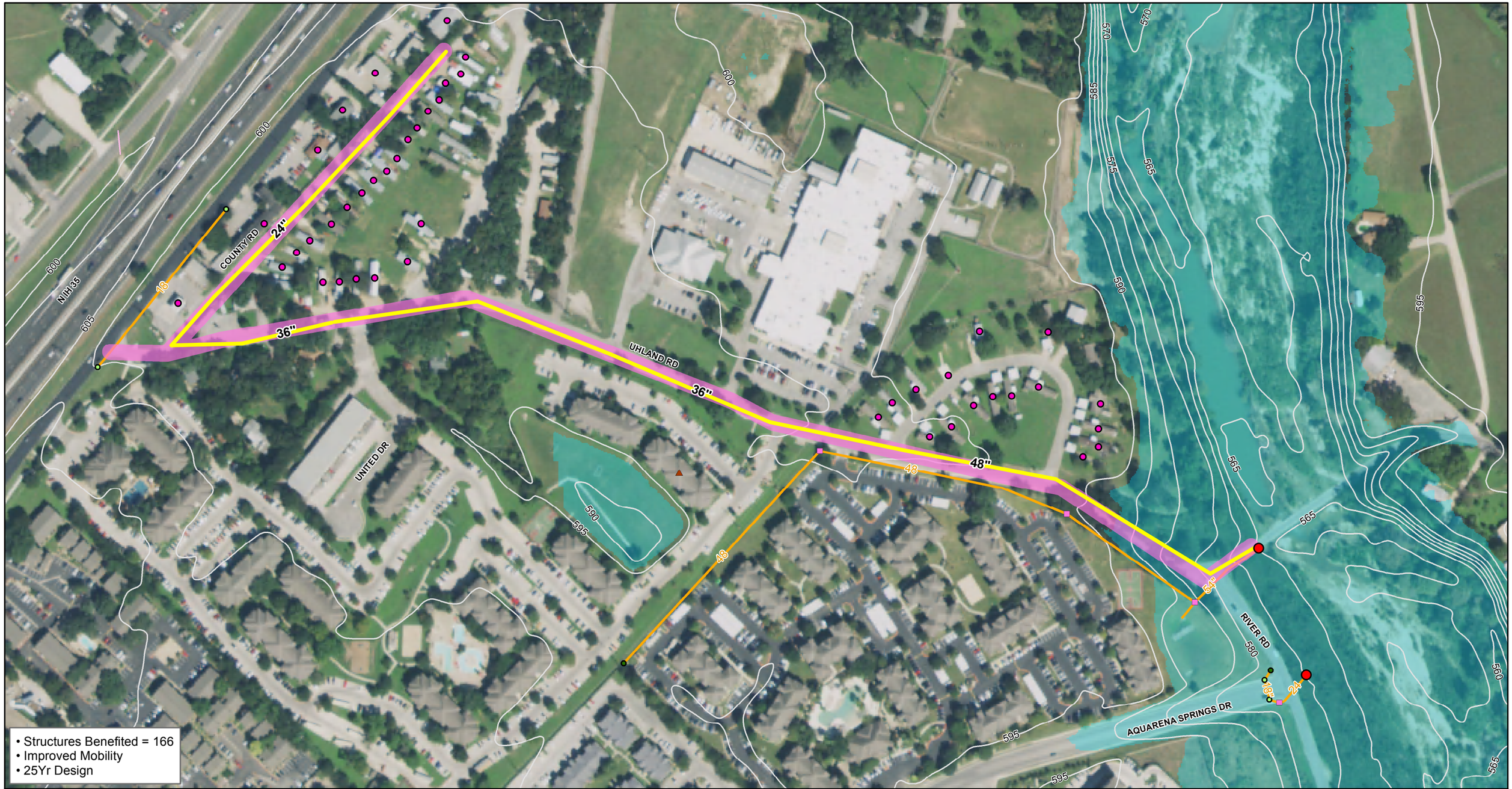
Legend

- Outfalls
- Junction Box
- Curb Inlet
- Area Inlet

Structures Benefited

- Multi Family
- Existing Storm Sewer
- Existing Culvert
- Proposed Culvert
- Proposed Ditch Improvement
- 5ft Contours
- Future Outfall Improvements
- 25Yr Floodplain
- Intersection Improvements

Midtown / Aquarena Springs Project Overview



- Structures Benefited = 166
- Improved Mobility
- 25Yr Design

N

0 250 500 Feet

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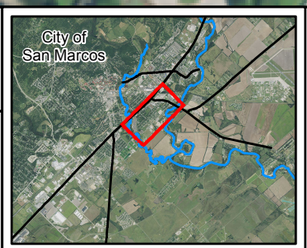


Legend

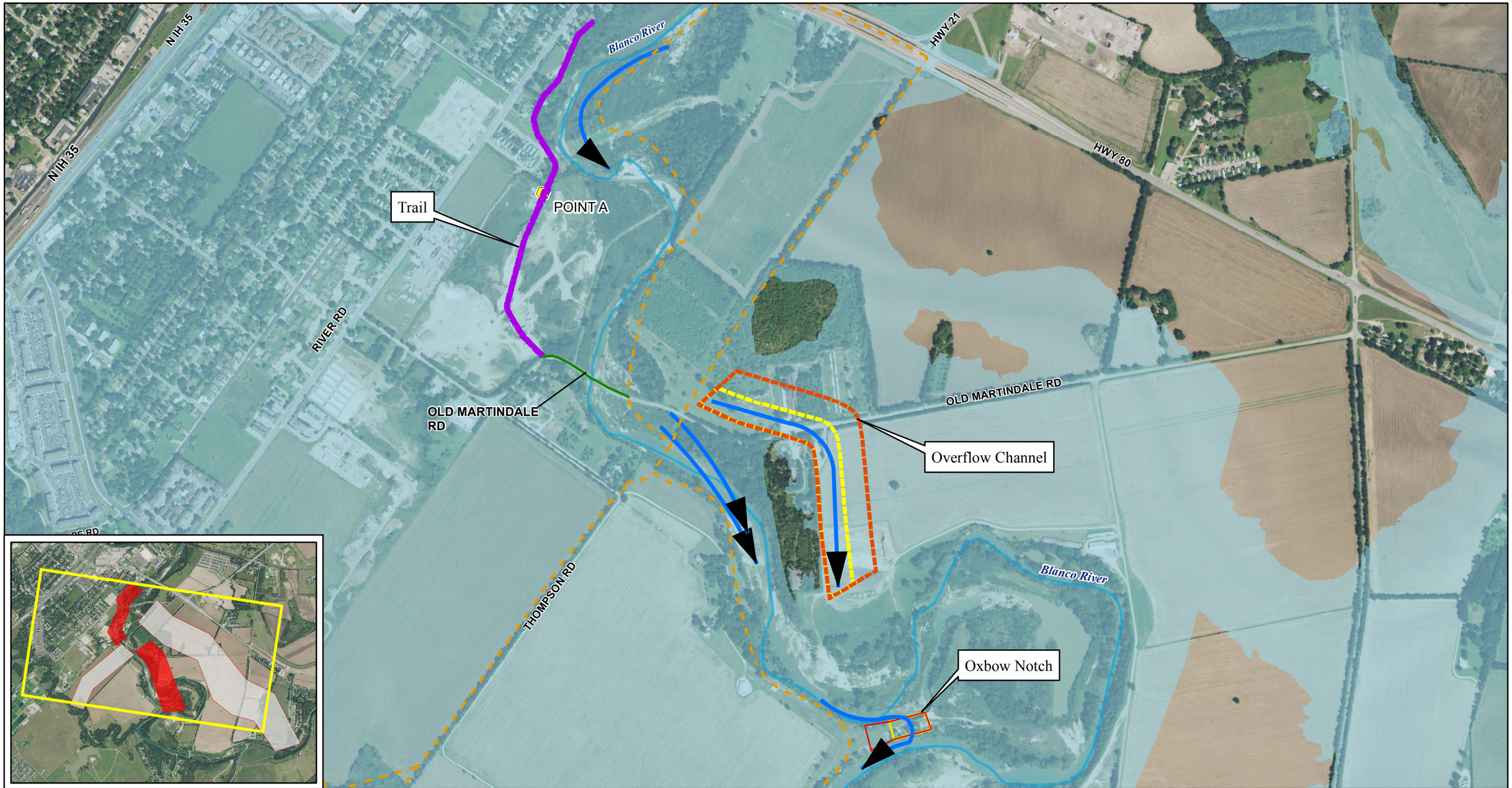
- Outfalls
- Junction Box
- Curb Inlet
- Area Inlet

Structures Benefited

- Single Family
- Multi Family

- Existing Storm Sewer
- Culvert
- Roadway Regrading
- 5ft Contours

Uhland Rd / County Rd Project Overview



N

0 750 1,500 Feet

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Legend

- Point A
- Flow Arrows
- Streamline
- Trace of Embankment
- Proposed Additional Area (400ft)
- Proposed Additional Area (200ft)
- Preliminary FEMA 100Yr Floodplain
- Oxbow Notch A1
- Oxbow Notch A2
- Future Trail
- Potential Connection to Trail

City of San Marcos

Riverine Project A and D Concept Designes

N

0 400 800 Feet

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Legend

- Point A
- Bank Improvement
- 25-yr Floodplain
- Flow Arrows
- Cross Sections
- 2ft Contours

CDBG-DR

Figure RD-1
Riverine Project D
Area Map

City of San Marcos

K.
Additional Maps

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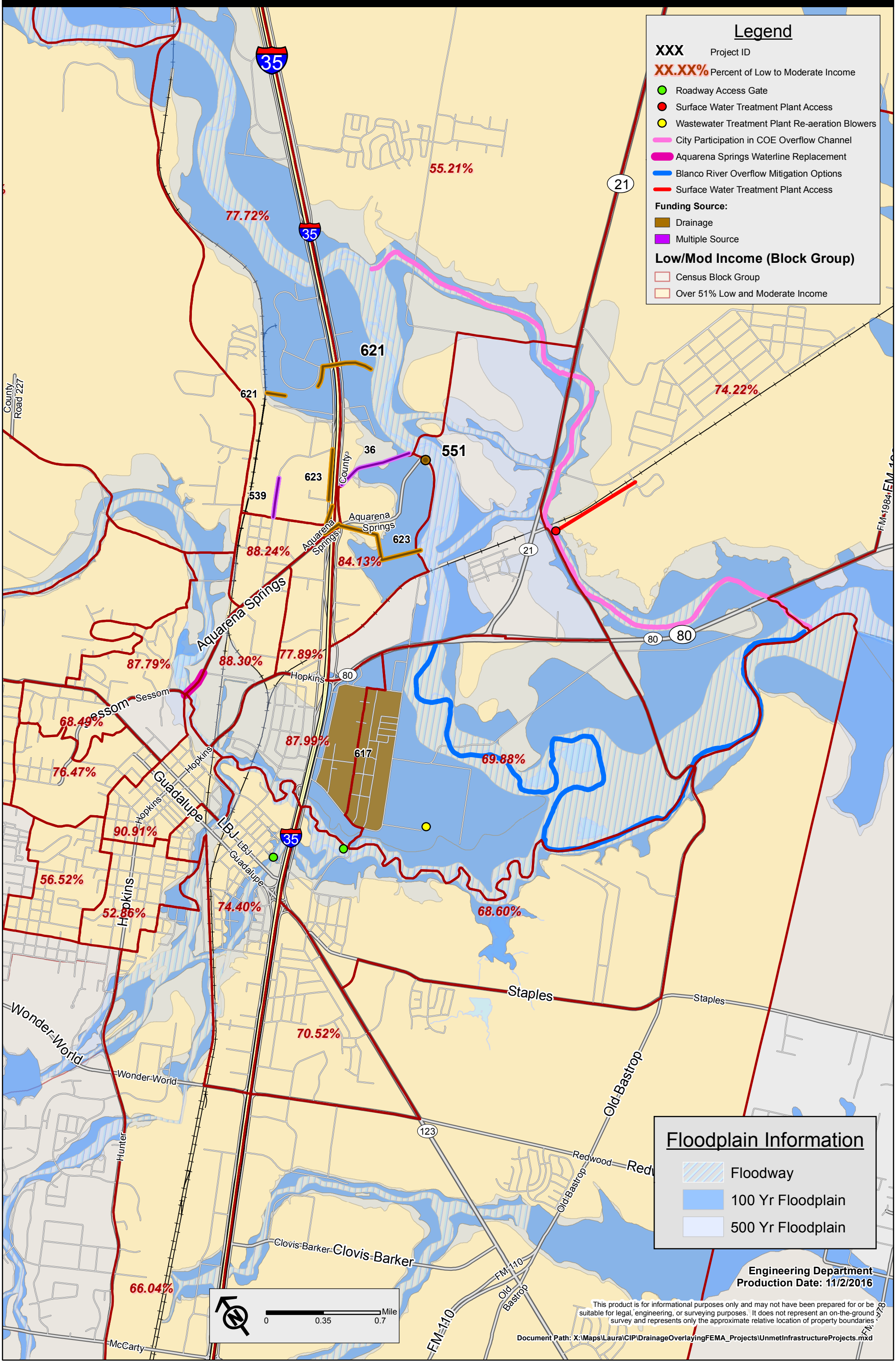
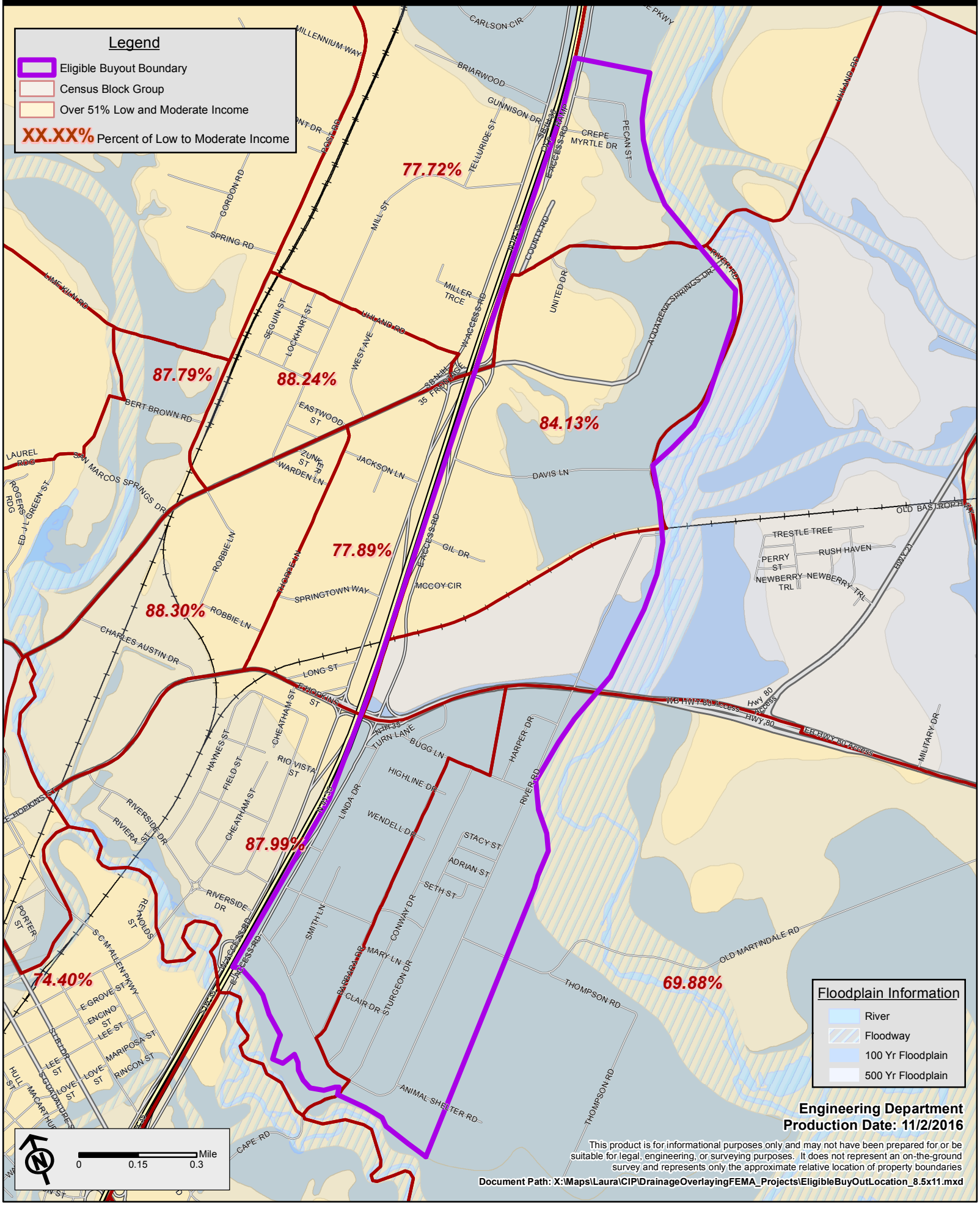
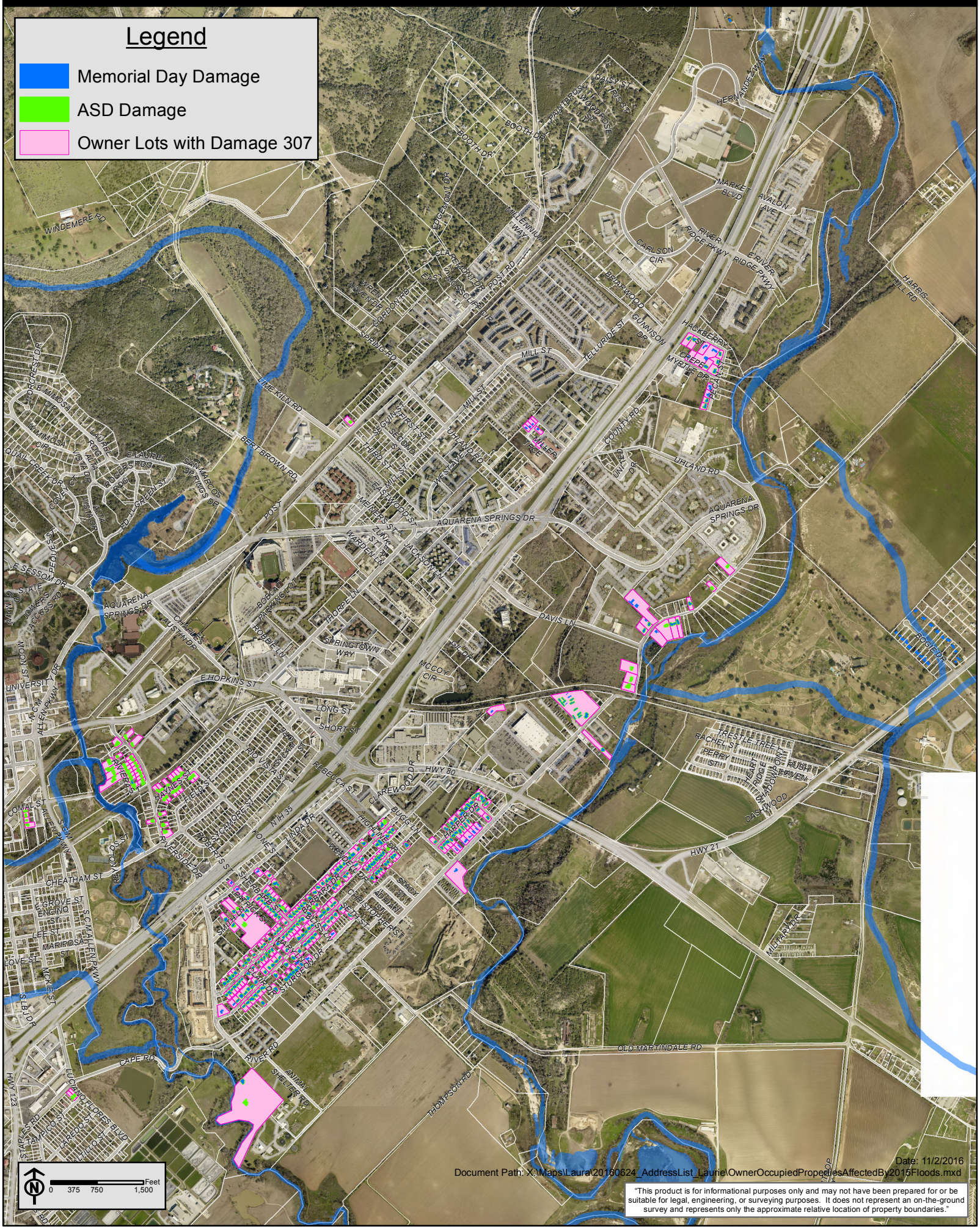
Map 1: Eligible Infrastructure Projects with LMI Overlay



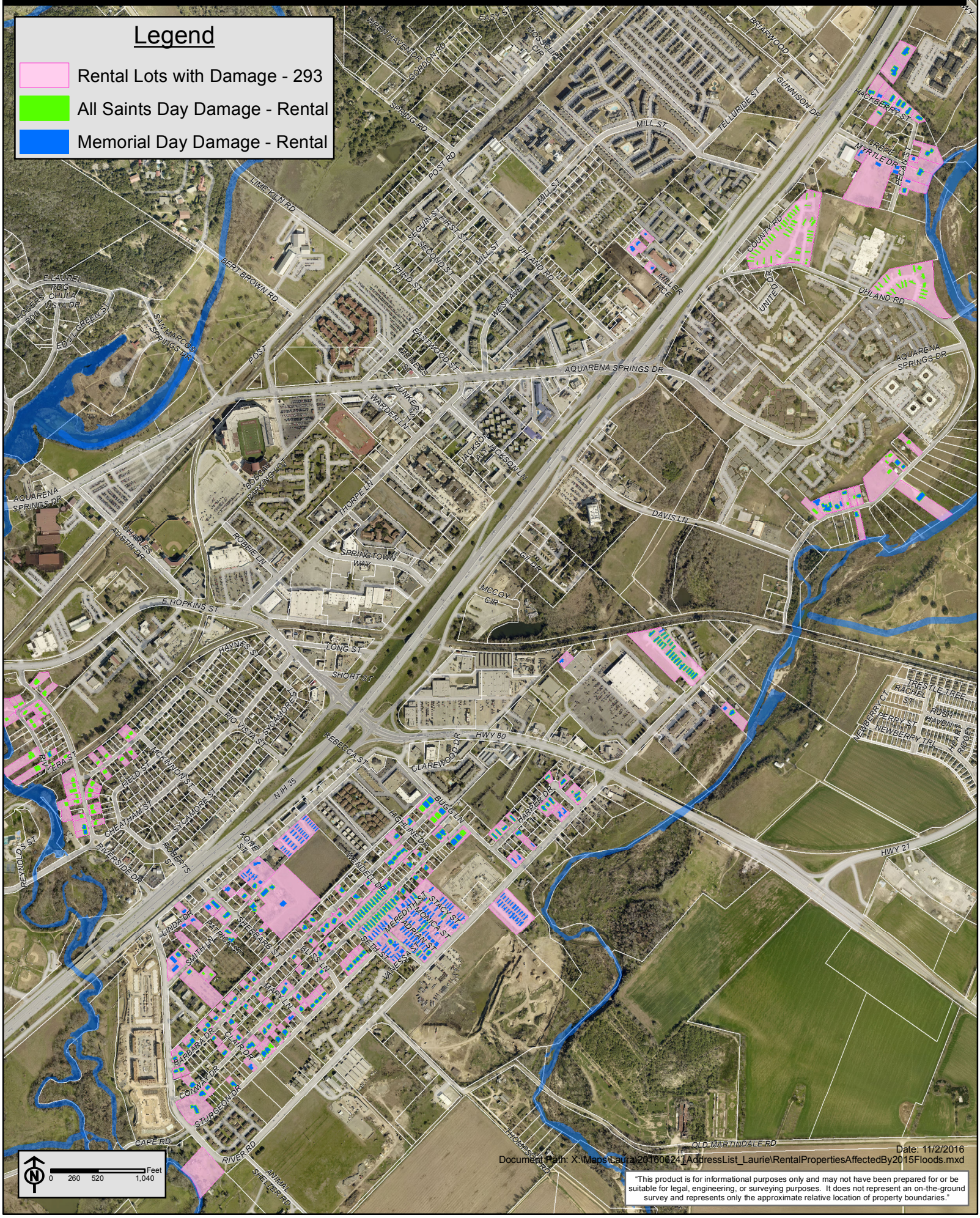
Map 2: Eligible Buyout Locations with LMI Overlay



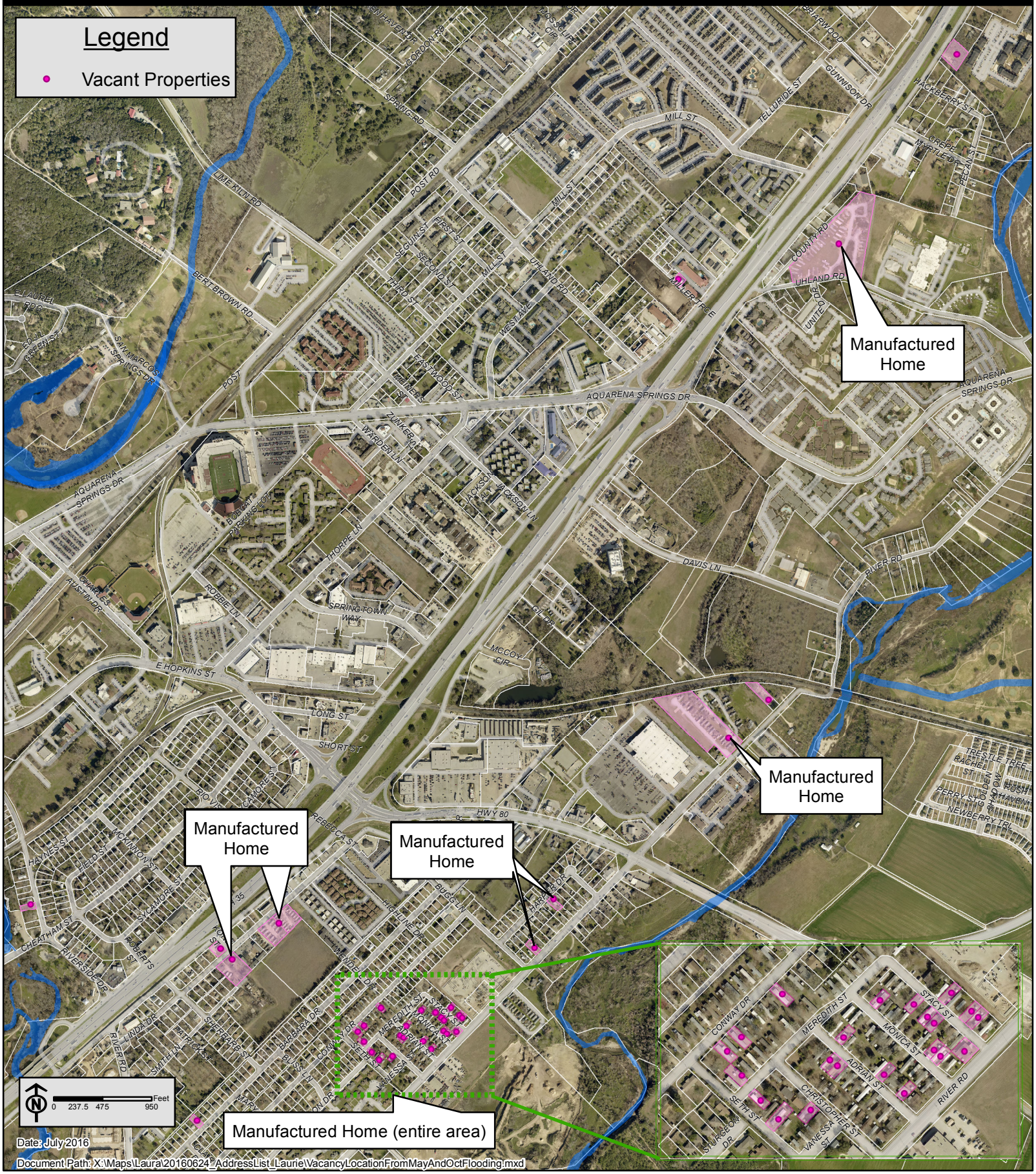
Map 3: Owner Occupied Properties Affected by 2015 Flooding Events

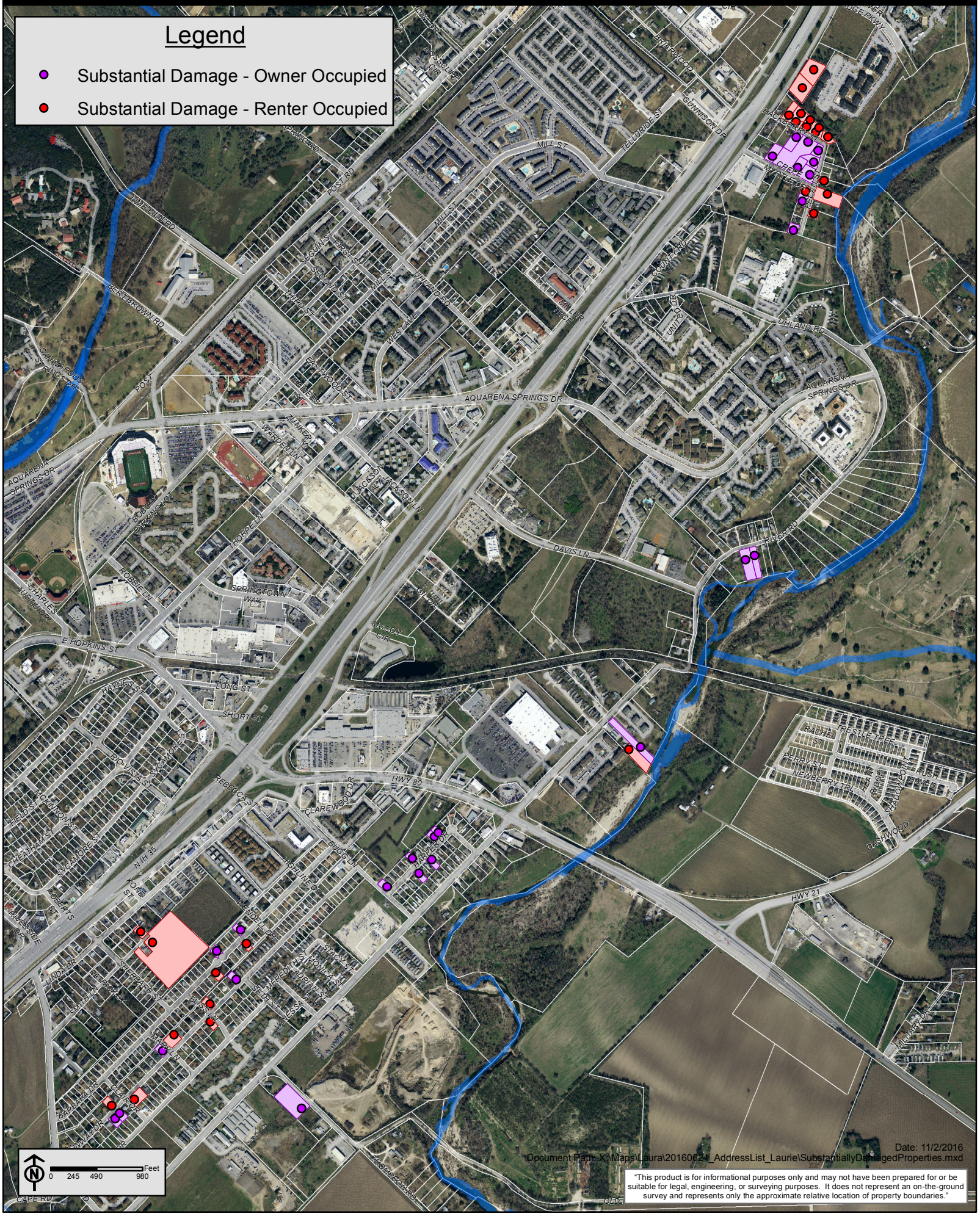


Map 4: Rental Properties Affected by 2015 Flooding Events



Map 5: Vacancy Locations from May and Oct Flooding



318 RIVERSIDE DR	902 MEREDITH ST	1205 ADRIAN ST	1212 STACY ST	1309 STACY ST	1418 HARPER DR
321 LINDA DR	903 MEREDITH ST	1205 MONICA ST	1302 STACY ST	1311 ADRIAN ST	1619 MILLER TRCE
324 LINDA DR	1006 CONWAY DR	1208 ADRIAN ST	1303 STACY ST	1311 MONICA ST	1701 RIVER RD
426 LINDA DR	1010 CONWAY DR	1208 SETH ST	1304 STACY ST	1311 STACY ST	1801 RIVER RD
608 BARBARA DR	1011 E UHLAND RD	1210 ADRIAN ST	1305 ADRIAN ST	1312 STACY ST	2108 N IH 35
707 BARBARA DR	1106 CONWAY DR	1212 CHRISTOPHER ST	1309 MONICA ST	1405 RIVER RD	

Map 6: Substantially Damaged Properties Affected by 2015 Flooding Events