

CDBG-DR Substantial Amendment #8

City Council
June 4, 2019

Recap

- **Council approved the original CDBG-DR Action Plan in 2016.**
- **Refinement of Infrastructure Projects – Shortfall - \$19 million.**
- **No eligible Applications for Rental Rehab.**
- **April 16 – Council requested Reimbursement Program.**
- **Staff has revised Amendment #8 to include a Reimbursement Program.**
- **Work Session was held May 7, 2019 to review proposed Amendment #8.**

Council Action

Approve Substantial Amendment #8 to the CDBG-DR Action Plan.

- **Reallocate \$1,000,000 from Rental Rehab to the New Reimbursement Program.**
(\$1,000,000 = 20 homes @ \$50,000, if qualifications are met.)
- **Review possible funding sources for \$1,659,013 shortfall in the following activities:**
 - Midtown/Aquarena Springs Activity \$850,000
 - Blanco Gardens Activity \$809,013
- **Reallocate \$2,325,000 of Clarewood/Barbara Activity funds to the following activity:**
 - Blanco Gardens \$2,325,000
- **Reallocate \$3,000,000 of Planning Activity funds to the following activities:**
 - Blanco Gardens \$1,596,987
 - Uhland Road Activity \$1,403,013
- **Reallocate \$1,585,787 of Blanco Riverine Activity funds to the following activity:**
 - Uhland Road Activity \$1,585,787

Other Funding Sources

- ☐ Rental/Rehab Activity Funds - \$659,013
- ☐ Certificates of Obligation
- ☐ Other Funds – Up to \$36.7M
 - ☐ Flood Mitigation Assistance Grant (FEMA/TWDB)
 - ☐ Blanco Riverine (\$12.7M)
 - ☐ Future CDBG –DR Funds (HUD)
 - ☐ Hazard Mitigation (\$19.2M, other 20% admin)

Total Proposed Budget

Project/Activity	Total Proposed Budget	Proposed DR Budget
<u>Housing Program</u>		
1. Owner-Occupied Rehab/Recon	\$5,000,000	\$5,000,000
2. Rental-Unit Rehab/Recon	\$659,013	\$659,013
3. Public Housing Authority	\$864,987	\$864,987
4. Reimbursement Program	\$1,000,000	\$1,000,000
<u>Infrastructure Projects</u>		
1. Midtown/Aquarena Springs	\$1,700,000	\$850,000
2. Blanco Gardens	\$10,231,000	\$8,921,987
3. Clarewood/Barbara Drive	\$175,000	\$175,000
4. Uhland Road	\$8,200,000	\$7,179,000
5. Blanco Riverine	\$19,510,000	\$5,385,213
<u>Planning</u>	\$2,069,100	\$2,069,100
<u>Administration</u>	\$1,689,700	\$1,689,700
TOTAL	\$51,098,800	\$33,794,000

Single Family Owner-Occupied Housing Reimbursement Program

The major eligibility requirements are detailed on the next three slide. Applicants must provide documentation to meet the following threshold and prioritization criteria to be considered for the next step in the eligibility for the program:

- The applicant must have been the owner of record prior to May 23, 2015 and/or October 30, 2015 and continue to be the owner of record throughout the grant compliance period. Standard proof of ownership is a valid deed of trust or warranty deed which sites the applicant's name and that is recorded in the county records. A unit must have sustained direct damage from the May 23, 2015 flood and/or the October 30, 2015 flood.
- The unit must be located in the City of San Marcos's updated 100-year floodplain in Blanco Gardens.
- The applicant's annual household income must be less than 80% of Area Median Income for the appropriate household size according to the MSA Austin-Roundrock Income Chart published March 2018 to meet HUD LMI standards. The annual household income will be calculated using the Internal Revenue Service (IRS) Form 1040 Adjusted Gross Income definition of income.
- The amount of eligible receipts for eligible repairs up to \$50,000 or the amount of eligible receipts for eligible repairs up to 51% of the 2015 value of the home as shown on the Hays Central Appraisal District website.

Single Family Owner-Occupied Housing Reimbursement Program - Proposed Timeline

- Marketing Media Outreach – Communications Department
- Newspaper Legal Notices
- Website
- May 8, 2019 Community Meeting
- May 17, 2019 NPR Announcement
- May 21, 22, 2019 Door to Door - Request for Comments
- May 21, 2019 Binder with information Library
- May 23, 2019 Community Meeting
- June 4, 2019 City Council Meeting to approve Amendment #8.
- June 5, 2019 Amendment #8 submitted to HUD for approval.
- July 23, 2019* Deadline for HUD to contact City for more information, or denial, or approval of Amendment #8.
- **This assumes HUD approval. The date could be further in the future if HUD requests changes to the Amendment.*

Comments