



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

October 3, 2018

Diane Rath
Executive Director
Alamo Area Council of Governments
8700 Tesoro Dr, Ste 160
San Antonio, TX 78217

**Re: Alamo Area Council of Governments Method of Distribution (MOD) — 2017
Hurricane Harvey CDBG-DR Funds**

Dear Ms Rath:

The Texas General Land Office Community Development and Revitalization program (GLO-CDR) has completed its review of materials submitted in support of Alamo Area Council of Governments' (AACOG) proposed MOD for the Community Development Block Grant Disaster Recovery (CDBG-DR) funds reserved for communities affected by Hurricane Harvey. We are happy to inform you that AACOG's MOD submitted on July 15, 2018, with supplemental material submitted on August 6, 2018, is approved.

GLO-CDR approves AACOG's proposed allocation of Local Buyout and Acquisition Program and Local Infrastructure Program funds to the identified entities. The terms of the approval are noted below:

1. As part of the application process, subrecipients are required to hold a public hearing and conduct outreach to local governments; housing advocacy organizations; faith-based organizations; community groups representing protected classes and vulnerable populations; groups interested in fair housing issues; and limited English proficient (LEP) persons.
2. Acceptance of the MOD does not indicate eligibility or approval of funding for any proposed projects.
3. AACOG's allocation must meet the requirement that 70 percent of funds benefit low- to moderate-income persons. Projects that do not meet HUD's national objective for benefitting low- to moderate-income persons may not be approved until this allocation requirement is met.

AACOG MOD Approval Letter

October 3, 2018

Page 2

4. Acceptance of the MOD does not indicate approval of any proposed re-allocation recommendations.

If you have any questions, please feel free to contact me at (512) 475-5027, or Alexandra Gamble, Manager, Policy Development, at alexandra.gamble.glo@recovery.texas.gov or (512) 475-5021.

Sincerely,



Heather Lagrone, Deputy Director
Community Development and Revitalization
Texas General Land Office

cc: Stella Garcia, Senior Director of Operations, AACOG
Alexandra Gamble, Manager, Policy Development, GLO-CDR
Shawn Strange, Program Manager, Policy Development, GLO-CDR
Zachary Stern, Planner, Policy Development, GLO-CDR
Christopher Smith, Planner, Policy Development, GLO-CDR

MOD Summary Form



Council of Government (COG) Method of Distribution for 2017 Hurricane Harvey CDBG-Disaster Recovery Allocation

Summary Information

Contact Information

Council of Government (COG): Alamo Area Council of Governments

Principal Contact Name, Title: Stella E. Garcia, Sr. Director of Operations

Principal Contact Telephone: 210-362-5252

Principal Contact Email: Sgarcia1@aacog.com

Principal Contact Address: 8700 Tesoro Drive, Suite 160

City, State, Zip: San Antonio, Texas 78230

Allocation Summary

COG Allocation for All Programs: \$5,682,165

Local Buyout and Acquisition Program Total: \$4,152,165

Local Infrastructure Program Total: \$1,530,000

Citizen Participation

Below is a description addressing how the COG complied with their Citizen Participation Plan regarding citizen and non-governmental organization outreach, and any additional efforts exceeding GLO minimum public participation requirements:

The Alamo Area Council of Governments held two public meetings. The first was a Public Planning meeting held in Karnes City at the Karnes County Courthouse Annex on Monday, June 18, 2018, at 10:00 am. Prior to this meeting, AACOG staff visited with communities within the three affected counties of Comal, Guadalupe, and Karnes County to inform them of the development of the Method of Distribution for the Housing Buyout and Acquisition Program and the Local Infrastructure Program as well as sending out email notices to housing and other non-governmental organizations. The PowerPoint presentation presented during the Public Planning Meeting and draft allocation were presented to the AACOG Board of Directors on June 27, 2018, at 10:00 am for review and approval. The draft allocation was posted for public comment on Wednesday, June 27, 2018 by 3:00 pm on the AACOG website for 14 calendar days. A Public Hearing was held on Friday, July 6, 2018, at 10:00 am at the Seguin Event Center in Seguin, Texas.

First Public Hearing Information

Date/Time: June 18, 2018/10:00 am Location: Karnes County Courthouse Annex, Karnes City, Texas
 Attendance: 11 Public Planning Meeting:

Personal Notice. As required, personal notice was sent to eligible entities at least five (5) days in advance of the public hearing using the following method(s) (at least one must be selected):

	Method	Date Sent	Documentation
<input checked="" type="checkbox"/>	Electronic Mail	June 5, 2018 June 6, 2018 June 13, 2018	Emailed affected communities to schedule a meeting with them on the process for the MOD and what it means for their communities;
<input type="checkbox"/>	Fax		
<input checked="" type="checkbox"/>	Hand Delivery	June 7 2018 June 12, 2018 June 13, 3018 June 14, 2018	held one on one meetings with various communities and provided copy of the Public Notice for posting at their local offices; city of Seguin; New Braunfels/Comal County, Guadalupe County, Karnes County/Karnes City, Karnes County Housing Authority
<input type="checkbox"/>	Certified Mail		

Internet Notice. As required, public notice was distributed on the Internet at least five (5) days in advance using the following method:

	Method	Date Published	Documentation
<input checked="" type="checkbox"/>	COG Website	June 13, 2018	www.aacog.com Screenshot of webpage

Published Notice. As required, notice of the public hearing was published in at least one regional newspaper at least three (3) days in advance. Notice of public hearing was published in the following regional newspaper(s):

	Newspaper Name	Date Published	Documentation
<input checked="" type="checkbox"/>	<i>SA Express News</i>	June 17, 2018	Affidavit
<input checked="" type="checkbox"/>	<i>Seguin Gazette</i>	June 13, 2018	Actual Newspaper
	<i>New Braunfels Herald-Zeitung</i>	June 14, 2018	Affidavit
	<i>Karnes Countywide</i>	June 13, 2018	Affidavit

Citizen Comment Documentation

<input checked="" type="checkbox"/>	The required copy of a sign-in sheet from the public hearing is attached.	
<input checked="" type="checkbox"/>	A summary of the citizen comments, responses, meeting discussion is attached.	
	Describe any efforts to notify and accommodate those with modified communication needs, such as posting information and providing interpretive services for other languages (persons with Limited English Proficiency).	Posting included information on how to request accommodations; meeting facility was accessible. None were requested

Second Public Hearing Information¹

Date/Time: July 6, 2018/10:00 am Location: Seguin Event Center, Seguin, Texas
 Attendance: 4 Public Planning Meeting:

Personal Notice. As required, personal notice was sent to eligible entities at least **five (5)** days in advance of the public hearing using the following method(s) (at least one must be selected):

	Method	Date Sent	Documentation
<input checked="" type="checkbox"/>	Electronic Mail	June 27, 2018 July 3, 2018 (reminder)	Email to affected communities as well as Guadalupe Blanco River Authority
<input type="checkbox"/>	Fax		
<input type="checkbox"/>	Hand Delivery		
<input type="checkbox"/>	Certified Mail		

Internet Notice. As required, public notice was distributed on the Internet at least **five (5)** days in advance using the following method:

	Method	Date Published	Documentation
<input checked="" type="checkbox"/>	COG Website	06/26/2018	www.aacog.com (screen shot of webpage)

Published Notice. As required, notice of the public hearing was published in at least one regional newspaper at least **three (3)** days in advance. Notice of public hearing was published in the following regional newspaper(s):

	Newspaper Name	Date Published	Documentation
<input checked="" type="checkbox"/>	SA Express News	July 4, 2018	Pending affidavit
<input checked="" type="checkbox"/>	Seguin Gazette	June 27, 2018 July 4, 2018	Pending affidavit
	New Braunsfels Herald-Zeitung	June 27, 2018 July 4, 2018	Pending affidavit

Citizen Comment Documentation

<input checked="" type="checkbox"/>	The required copy of a sign-in sheet from the public hearing is attached.	
<input checked="" type="checkbox"/>	A summary of the citizen comments, responses, and meeting discussion is attached.	
	Describe any efforts to notify and accommodate those with modified communication needs, such as posting information and providing interpretive services for other languages.	Posting information included directions on how to request accommodations. Meeting facility was accessible None requested

¹ If COG held third public hearing, insert information after second public hearing information.

Long-Term Planning and Recovery

Below is an explanation of how the COG's method of distribution fosters long-term community recovery that is forward-looking and focused on permanent restoration of infrastructure, housing and the local economy and primarily, how these activities will contribute to the long-term recovery and restoration of housing in the HUD-identified most impacted and distressed areas and/or other impacted areas.

The three affected counties, Comal, Guadalupe and Karnes County were not included as "most impacted" by HUD in the General Land Office's Action Plan. However, over 412 residents from communities in Karnes County (the smallest of the three counties) indicated some sort of damage based on the number of FEMA Individual Assistance and Small Business Administration (SBA) loan applications more than Comal and Guadalupe County combined. The Housing Acquisition and Buyout Program method of distribution gives Karnes County the greatest allocation of \$1,725,606 based on the number of households with reported damage. The other two counties did not have the same level of damage reported but has been included in three weather federal disaster declarations since 2015 and have homes that have had repetitive damage. Each county (as lead) will have an opportunity to acquire or buy damaged properties in their respective communities to promote long-term planning and recovery in their communities for mitigation of future events.

The impacted communities will have the opportunity to buy out or acquire homes prone to weather events to move families, especially the hardest to serve low and moderate income families, out of harm's way proactively before future weather events. In addition, communities will be able to address drainage concerns and fortify facilities (i.e., roofs) that had damage exacerbated by Harvey. Infrastructure investments may also support hazard mitigation plans which address not only long range planning but more importantly recovery.

In addition, AACOG has hired a part-time Regional Disaster Recovery Coordinator who will work primarily out of Karnes County to assist the communities with long term planning and recovery and related applications for related funding.

Unmet Housing Needs

Below is an explanation of how unmet housing needs will be addressed or how economic revitalization or infrastructure activities will contribute to long-term recovery and restoration of housing in the HUD-identified most impacted and distressed areas and/or other impacted areas.

In accordance with the FEMA Individual Assistance reports there were some homes in Karnes County that did report damage but were not fully compensated by FEMA for the reported loss. Residents of Comal and Guadalupe Counties were not eligible for FEMA individual assistance short term recovery funds; these counties were only eligible for public assistance funds. However, residents from these counties did report damage related to Harvey.

The funds will be allocated at the county level to address unmet housing with Karnes County receiving the largest allocation based on their proportion of related damage reports (as stated above).

Affirmatively Furthering Fair Housing Statement

All subrecipients will certify that they will affirmatively further fair housing (“AFFH”) in their grant agreements, and will receive GLO training and technical assistance in meeting their AFFH obligations. Additionally, all project applications will undergo AFFH review by GLO before approval of projects. Such review will include assessment of a proposed project’s area demography, socioeconomic characteristics, housing configuration and needs, educational, transportation, and health care opportunities, environmental hazards or concerns, and all other factors material to the AFFH determination. Applications should show that projects are likely to lessen area racial, ethnic, and low-income concentrations, and/or promote affordable housing in low-poverty, nonminority areas in response to natural hazard related impacts.

Low-to Moderate Income Requirement

Below is an explanation of how the method of distribution meet the 70 percent low-to moderate income (LMI) requirement for each program. This means that 70 percent of the funds must benefit areas that are 51% or more LMI households or benefit households with incomes below 80% of the Area Median Income (AMI).

Using the Excel Spreadsheet provided to us by the General Land Office (GLO), the 70% Low to Moderate Income (LMI) threshold was listed and was stressed during the Public Planning Meeting and Public Hearing as well as all one on one meetings held with eligible entities. \$3,977,516 of the \$5,682,165 allocation must benefit LMI and are allocated accordingly.

Local Buyout and Acquisition Program Method of Distribution Detail

The COG is required to prepare a method of distribution for the local buyout and acquisition program funds between the eligible cities, counties, and entities with eminent domain authority. The GLO has directed the COG to use a direct allocation technique based on objective and verifiable data.

Distribution Factors

The COG has selected the following distribution factors:

Distribution Factor*	Weight	Documentation Source	Explanation of Factor Selection and Weighting
Damage Reports	50	FEMA Individual Assistance applications and SBA loan	Residents who filed a claim for damages incurred from Hurricane Harvey is an indicator of the level

		applications from residents of affected counties (Comal, Guadalupe, and Karnes Counties)	of damage received by the communities
Population	25	Census Data	Proportionately allocates the available funding
Disasters since 2015	25	Federal Disaster Declarations	Indicates repetitive loss for communities in the last 3 years and their vulnerability

*Add more rows if needed

All allocations must meet or exceed a floor of \$1,000,000 to help ensure sufficient funds for the Local Buyout and Acquisition program.

Eligible Activities

Activities must be specifically related to Hurricane Harvey, and must meet the following criteria as outlined in the State of Texas Plan for Disaster Recovery: Hurricane Harvey (Section IV.F.2.d).

The COG has addressed prioritization of eligible activities as follows:

<input checked="" type="checkbox"/>	The COG has chosen not to limit Grantees in the region to projects meeting regional priority activities.		
-OR-			
<input type="checkbox"/>	The COG has limited Grantees in the region to selecting projects meeting the following regional priority activities:		
<input type="checkbox"/>	Buyout	<input type="checkbox"/>	Activities designed to relocate families outside of floodplains
<input type="checkbox"/>	Acquisition	<input type="checkbox"/>	Public service within the 15 percent cap (e.g. housing counseling, legal counseling, job training, mental health, and general health services)
<input type="checkbox"/>	Relocation Assistance with buyout or acquisition activities	<input type="checkbox"/>	FEMA Hazard Mitigation Grant Program (HMGP) cost share
<input type="checkbox"/>	Demolition only		

Ineligible Activities

Incentive payments to households that move to disaster-impacted floodplains. Activities located within the city limits of Houston and/or within Harris County are ineligible to participate in the program.

Local Infrastructure Program Method of Distribution Detail

The COG is required to prepare a method of distribution for the local infrastructure program funds between the eligible cities and counties. The GLO has directed the COG to use a direct allocation technique based on objective and verifiable data.

Distribution Factors

The COG has selected the following distribution factors:

Distribution Factor*	Weight	Documentation Source	Explanation of Factor Selection and Weighting
----------------------	--------	----------------------	-----------------------------------------------

Damage Reports	50	FEMA Public Assistance applications from communities in the Harvey disaster declaration	Communities who filed a claim for damages incurred from Hurricane Harvey is an indicates of the level of damage received by the communities
Population	25	Census Data	Proportionately allocates the available funding
Disasters since 2015	25	Federal Disaster Declarations	Indicates repetitive loss for communities in the last 3 years and their vulnerability

*Add more rows if needed

All allocations must meet or exceed a floor of \$100,000 to help ensure sufficient funds for at least one eligible project.

Eligible Activities

Activities must be specifically related to Hurricane Harvey, and must meet the following criteria as outlined in the State of Texas Plan for Disaster Recovery: Hurricane Harvey (Section IV.F.7.d).

Each infrastructure activity must demonstrate how it will contribute to the long-term recovery and restoration of housing.

The COG has addressed prioritization of eligible activities as follows:

<input checked="" type="checkbox"/>	The COG has chosen not to limit Grantees in the region to projects meeting regional priority activities.		
-OR-			
<input type="checkbox"/>	The COG has limited Grantees in the region to selecting projects meeting the following regional priority activities:		
<input type="checkbox"/>	Water Facilities	<input type="checkbox"/>	Specially Authorized Public Facilities & Improvements
<input type="checkbox"/>	Sewer Facilities	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Other Public Utilities (gas, et al)	<input type="checkbox"/>	Clearance & Demolition Activities
<input type="checkbox"/>	Street Improvements	<input type="checkbox"/>	Code Enforcement
<input type="checkbox"/>	Flood and Drainage Improvements	<input type="checkbox"/>	Senior Centers
<input type="checkbox"/>	Debris Removal	<input type="checkbox"/>	Economic Development
<input type="checkbox"/>	Community Centers & Emergency Shelters (Existing)	<input type="checkbox"/>	Parks, Playgrounds and other Recreational Facilities
<input type="checkbox"/>	Fire Protection Facilities and Equipment	<input type="checkbox"/>	Other CDBG-DR eligible activities related to infrastructure

Ineligible Activities

Ineligible activities for the local infrastructure program are outlined in the State of Texas Plan for Disaster Recovery: Hurricane Harvey (Section IV.F.7.e) and should be referenced accordingly.

Approval and Signatory Authority

A Resolution of the COG is attached approving the method of distribution and authorizing its submittal to the Texas General Land Office. I certify that the contents of this document and all related attachments are complete and accurate.

Diane Rath

9/26/18

Signature

Date

Diane D. Rath
Printed Name

Executive Director
Title

drath@aacog.com
Email Address

210-362-5201
Telephone Number

Resolution

A RESOLUTION TO APPROVE THE METHOD OF DISTRIBUTION FOR THE ALLOCATION OF HURRICANE HARVEY DISASTER RECOVERY FUNDING

WHEREAS, the Alamo Area Council of Governments (AACOG) which was established in 1967 under Chapter 391 of the Local Government Code as a voluntary association of local governments and organizations that serves its members through planning, information, and coordination activities and serves the Alamo Area/State Planning Region 18, which covers 13 counties and 12,582 square miles comprising of Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, McMullen, and Wilson counties; and

WHEREAS, on February 9, 2018 the US Department of Housing and Urban Development (HUD) announced the allocation of \$5.024 billion dollars in disaster recovery assistance to the State of Texas; and

WHEREAS, the Texas General Land Office (GLO) developed an Action Plan approved by HUD on June 25, 2018, which allocated funds to local governments for the local residential buyout/acquisition and local infrastructure programs through Methods of Distributions (MODs) developed by the COGs, of which, \$4,152,165 was allocated for the local buyout/acquisition program and \$1,530,000 was allocated for the infrastructure program to Comal, Guadalupe, and Karnes Counties in the AACOG region; and

WHEREAS, on June 18th and July 6th 2018, the AACOG conducted two public meetings and established the Method of Distribution of disaster recovery assistance to eligible local governments within the AACOG region.

NOW THEREFORE, BE IT RESOLVED by the Alamo Area Council of Governments:

1. That the Alamo Area Council of Government accepts and approves the Method of Distribution (MOD) for Hurricane Harvey – Round 1.
2. That the Alamo Area Council of Government reviewed and accepts into the MOD, the comments made during the public meetings and public comment period.
3. That this Resolution shall become effective immediately upon adoption.

Passed and approved this 26th day of September, 2018.



Chris Schuchart, Chairman
AACOG Board of Directors and
Judge, Medina County



Diane D. Rath, Executive Director
AACOG

Allocation Summary Spreadsheet

Hurricane Harvey Regional Method of Distribution Allocation Summary

COG: Alamo Area Council of Governments

Required	Local Buyout and Acquisition Program		Local Infrastructure Program		Total	\$ 5,682,165	
	Required	Required	Required	Required	Required	Required	Required
City, County or Eligible Entity	Allocation	Percentage of Allocation	Allocation	Percentage of Allocation	Total Allocation	Percentage of Total Regional Allocation	70% Low-to-Moderate Income Benefit Requirement
Comal County	\$1,015,805	24.46%	\$ 174,748.00	11.42%	\$1,190,553	20.95%	\$833,387
New Braunfels	\$0	0.00%	\$ 372,103.00	24.32%	\$372,103	6.55%	\$260,472
Bulverde/Spring Branch	\$0	0.00%	\$ 61,528.00	4.02%	\$61,528	1.08%	\$43,070
Guadalupe County	\$1,410,753	33.98%	\$ 226,180.00	14.78%	\$1,636,933	28.81%	\$1,145,853
Seguin	\$0	0.00%	\$ 226,348.00	14.79%	\$226,348	3.98%	\$158,444
Schertz	\$0	0.00%	\$ 103,801.00	6.78%	\$103,801	1.83%	\$72,661
Marion	\$0	0.00%	\$ 56,593.00	3.70%	\$56,593	1.00%	\$39,615
McQueeney	\$0	0.00%	\$ 58,332.00	3.81%	\$58,332	1.03%	\$40,832
Lake Dunlap	\$0	0.00%	\$ 91,592.00	5.99%	\$91,592	1.61%	\$64,114
Karnes County	\$1,725,606	41.56%	\$ 74,177.00	4.85%	\$1,799,783	31.67%	\$1,259,848
Karnes City	\$0	0.00%	\$ 33,745.00	2.21%	\$33,745	0.59%	\$23,622
Kenedy	\$0	0.00%	\$ 50,853.00	3.32%	\$50,853	0.89%	\$35,597
	\$4,152,164	100.00%	\$1,530,000	100.00%	\$5,682,164	100.00%	\$3,977,515
	Percentage of Total Allocation:	73.07%	26.93%		Low-to-Moderate Income Benefit Requirement	70%	\$3,977,516

Final Allocations are based on minimum rule of \$100,000 for Infrastructure grants; therefore the communities highlighted above with less than \$100,000 will be rolled into the county's allocation.

Bulverde/Spring Branch	61,528
Comal County	174,748
Revised Comal County Allocation	236,276
Marion	56,593
McQueeney	58,332
Lake Dunlap	91,592
Guadalupe County	226,180
Revised Guadalupe County Allocation	432,697
Karnes City	33,745
Kenedy	50,853
Karnes County	74,177
Revised Karnes County Allocation	158,775

Buyout Acquisition Allocation

Alamo Area Council of Governments

City, County or Eligible Entity	First Distribution Factor: Damage Reports			Second Distribution Factor: Population			Third Distribution Factor: Repeat Disaster since 2005			Proportional Weighted Factor (PWF)	Housing - Allocation for Formulaic Distribution (AFD)	Proportional Distribution PWF x AFD
	SUM of Factors: 560			SUM of Factors: 315,855			SUM of Factors: 7					
	Factor Weight: 50%			Factor Weight: 25%			Factor Weight: 25%					
	Factor Measure (FM)	Weight (W)	Proportion of Weight W(FM/SUM)	Factor Measure (FM)	Weight (W)	Proportion of Weight W(FM/SUM)	Factor Measure (FM)	Weight (W)	Proportion of Weight W(FM/SUM)			
Comal County	29	50%	0.03	141,009	25%	0.11	3	25%	0.11	24%	\$ 4,152,165	\$1,015,805
Guadalupe County	119	50%	0.11	159,659	25%	0.13	3	25%	0.11	34%	\$ 4,152,165	\$1,410,753
Karnes County	412	50%	0.37	15,187	25%	0.01	1	25%	0.04	42%	\$ 4,152,165	\$1,725,606
SUM	560			315,855			7					
										100%		\$4,152,165

Local Infrastructure Allocation Alamo Area Council of Governments

City or County	First Distribution Factor: Damage Reports			Second Distribution Factor: Population			Third Distribution Factor: Repeat Disasters			Proportional Weighted Factor (PWF)	Infrastructure - Allocation for Formulaic Distribution (AFD)	Proportional Distribution PWF x AFD
	SUM of Factors:	45		SUM of Factors:	315,855		SUM of Factors:	30				
	Factor Weight:	50%		Factor Weight:	25%		Factor Weight:	25%				
	Factor Measure (FM)	Weight (W)	Proportion of Weight W(FM/SUM)	Factor Measure (FM)	Weight (W)	Proportion of Weight W(FM/SUM)	Factor Measure (FM)	Weight (W)	Proportion of Weight W(FM/SUM)			
Comal County	4	50%	0.04	56,563	25%	0.04	3	25%	0.03	11%	\$ 1,530,000	\$174,748
New Braunfels	14	50%	0.16	79,152	25%	0.06	3	25%	0.03	24%	\$ 1,530,000	\$372,103
Bulverde/Spring Branch	1	50%	0.01	5,184	25%	0.00	3	25%	0.03	4%	\$ 1,530,000	\$61,528
Guadalupe County*	5	50%	0.06	84,996	25%	0.07	3	25%	0.03	15%	\$ 1,530,000	\$226,180
Seguin	9	50%	0.10	28,983	25%	0.02	3	25%	0.03	15%	\$ 1,530,000	\$226,348
Schertz	1	50%	0.01	40,092	25%	0.03	3	25%	0.03	7%	\$ 1,530,000	\$103,801
Marion	1	50%	0.01	1,109	25%	0.00	3	25%	0.03	4%	\$ 1,530,000	\$56,593
McQueeney	1	50%	0.01	2,545	25%	0.00	3	25%	0.03	4%	\$ 1,530,000	\$58,332
Lake Dunlap	3	50%	0.03	1,934	25%	0.00	3	25%	0.03	6%	\$ 1,530,000	\$91,592
Karnes County	3	50%	0.03	8,610	25%	0.01	1	25%	0.01	5%	\$ 1,530,000	\$74,177
Karnes City	1	50%	0.01	3,299	25%	0.00	1	25%	0.01	2%	\$ 1,530,000	\$33,745
Kenedy	2	50%	0.02	3,388	25%	0.00	1	25%	0.01	3%	\$ 1,530,000	\$50,853
SUM	45			315,855			30					
										100%		\$1,530,000

Citizen Participation Plan



Citizen Participation Plan

COG Method of Distribution

Hurricane Harvey CDBG-Disaster Recovery Allocation

Summary Information

Contact Information

Council of Government (COG): **Alamo Area Council of Governments (AACOG)**

Principle Contact Name, Title: **Stella E. Garcia, Sr. Director of Operations**

Principle Contact Telephone: **210-362-5252**

Principle Contact Email: Sgarcia1@aacog.com

Principle Contact Address: **8700 Tesoro Drive, Suite 100**

City, State, Zip: **San Antonio, Texas 78217**

Citizen and Non-Governmental Organization Outreach

The COG will encourage citizens, with particular emphasis on persons of low-to-moderate income and other vulnerable populations to submit their views regarding community development and housing needs resulting from the disaster(s) in the following ways:

Citizens will be encouraged, through the AACOG website (www.aacog.com), public notices, flyers, and the Method of Distribution (MOD) prepared for public review to submit their views and comments regarding housing and community development (infrastructure) needs resulting from Hurricane Harvey. Citizens will be instructed to submit their comments in writing to AACOG via written letter, email to disaster_recovery@aacog.com, or in person by attending a scheduled public hearing.

The following local organizations that provide services or housing for low-to-moderate income persons, including but not limited to, the local Public Housing Authorities, the local Health and Human Services offices, the local mental health and MHMR offices, Community Development Corporations and Community Housing Development Organizations, will receive written notification concerning the date, time, location and topics to be covered at the method of distribution public hearings:

4 Housing Authorities in Karnes County: Falls City HA, Karnes City HA, Kenedy HA, and Runge HA; the city and county administrators/elected officials of Karnes County, Falls City, Karnes City, Kenedy, and Runge; the Karnes City and Kenedy Chambers of Commerce (small business membership organizations; they do not have economic development organizations; and the Karnes City Health and Human Services Department.
2 Housing Authorities in Comal County: New Braunfels HA and Schertz HA; city and county administrators/elected officials of Comal County, New Braunfels, Canyon Lake, Bulverde, Garden Ridge, and Schertz. Texas Health and Human Services located in New Braunfels and economic development corporations of Bulverde, New Braunfels, Comal County, and Schertz.
1 Housing Authority in Guadalupe County: Seguin HA; the city/county administrators and elected officials of Guadalupe County, Seguin, Kingsbury, Geronimo, and Marion. The economic development corporations of Seguin and Cibolo. Texas Health and Human Services office in Seguin, Texas.
Community Council of South Central Texas, Local Media, churches and school districts will also be notified in all 3 counties.

The following organizations interested in fair housing issues and representing protected classes of individuals will be contacted to gain additional perspective on fair housing and civil rights issues in the region, and how the people they represent were affected by the disaster(s). Approaches beyond simple written notification of public hearings are required and detailed below:

Besides receiving notice of the public meetings, the following organizations will be contacted: National Association of Latino Community Asset Builders (NALCAB), San Antonio Branch NAACP, LULAC Seguin (#682 District 2), LULAC New Braunfels (#4217, District 2), Texas Rural Legal Aid, Mexican American Legal Defense and Education Fund (MALDEF) Southwest Regional Office (located in San Antonio) to request a meeting to seek input from them on how the people they represent in Karnes, Comal, and Guadalupe were affected by the disaster and to brief them on the available resources.

The COG acknowledges that language differences may play a role in effectively reaching non-English speaking residents. The COG will address these potential barriers by providing notification efforts as follows:

Notices of public hearings will be provided in English and Spanish. Notices will be posted in The Karnes Countywide publication (https://www.mysoutex.com/karnes_countywide/), the New Braunfels Herald-Zeitung (<http://herald-zeitung.com/>), Seguin Gazette (<http://seguingazette.com/news/>), and San Antonio Express News (<https://www.mysanantonio.com/>). All of these publications are available in paper and digitally. La Prensa (<https://laprensasa.com/>), a Spanish publication, and Seguin Daily News (<http://www.seguintoday.com/>) are only available digitally and public notices will be posted on those websites as well.

In addition, notices will also be published on the AACOG website and on the city/county websites of the impacted incorporated communities (Karnes County, Karnes City, Runge, Kenedy; Comal County, New Braunfels, Schertz; Guadalupe County, Seguin, Cibolo, and Kingsbury) and GLO website. If the community does not have an updated website, public notices will also be posted in the communities public building, such as court house, city office, library.

AACOG will also email the notices in English and Spanish to its extensive email distribution lists.

AACOG will also share notices on its FaceBook and Twitter pages.

Public Hearing Content

The public hearings will include a discussion of the following topics:

- The development of housing and community development needs resulting from the disaster(s);
- The amount of funding available;
- All eligible activities under the Community Development Block Grant-Disaster Recovery program, including linking activities to the disaster(s) through direct damage or failure to function;
- Proposed objective factors;
- The COG's draft Method of Distribution.

Required Meeting and Public Hearing Information

To the extent possible, the COG will adhere to the following schedule of hearings and notifications:

Posting of Draft Method of Distribution for Public Review

Date/Time: June 27, 2018/1:00 pm Website Address: www.aacog.com

Public Hearings Scheduling Information

Public Planning Meeting – 1st Public Hearing

Date/Time: June 18, 2018 at 10:00 am Location: Karnes County Courthouse Annex in Karnes City

2nd Public Hearing During Comment Period

Date/Time: July 6, 2018 at 10:00 am Location: Seguin Event Center (Gudalupe County)

Notification consistent with GLO requirements will be provided on or before the following dates:

Dates Personal Notice of Hearings will be sent to entities: June 6, 2018

Dates Notice of Hearings will be published on the COG's Website:

June 6, 2018

Dates Notice of Hearings will be published in regional newspaper(s):

June 13, 2018

The COG understands public hearings shall be held at a time and location compliant with the Americans with Disabilities Act, and convenient to potential or actual beneficiaries. The hearing must include accommodations for persons with disabilities.. The COG will accommodate these needs in the following ways:

All venues for the public planning meeting and public hearings will also be accessible to individuals with disabilities.

If a sign language interpreter is needed, instruction will be provided on the public notice to contact AACOG 72 hours in advance of the meeting to arrange for a sign language interpreter.

The COG understands its responsibility to provide interpretive services when a significant number of non-English speaking residents can be reasonably expected to participate in the public hearing. If these services are determined to be necessary, the COG will address this need as follows:

Should a significant number of non-English residents be expected at any of AACOG's public meetings, Spanish interpreters will be in attendance to provide assistance.

Efforts Exceeding Minimum Participation Requirements

The GLO has encouraged the COG to seek public participation when developing the method of distribution. In pursuit of this goal, the COG held additional meetings and took other additional actions as follows:

While we are only required to hold two public meetings, we have discussed having a 3rd meeting (2nd public hearing) during the 2nd week of July (on or before July 10th) in Comal County.

The MOD will be posted to the AACOG website and available at our office in San Antonio for public review. We will also ask our impacted counties/cities to post the MOD on their public websites and make a copy of the MOD available for review in their local offices as well.

AACOG is also creating a custom email address: disaster_recovery@aacog.com to receive comments from the public.

Meeting #1 Materials

Method of Distribution (MOD) Community Development Block Grant Disaster Recovery (CDBG DR) Funds

Public Planning Meeting Karnes County

presented by

Stella E. Garcia, PhD

Sr. Director of Operations

Alamo Area Council of Governments (AACOG)

June 18, 2018 at 10:00 am



Purpose and Role

Purpose: Public Planning Meeting to gain input on factors for developing a Method of Distribution (MOD)

Roles:

Alamo Area Council of Governments (**AACOG**) is facilitating the meeting and will be developing the MOD to submit to GLO

General Land Office (**GLO**) will administer the programs in the Action Plan



General Land Office (GLO) Action Plan

- US Housing and Urban Development (HUD) allocated \$5.024 billion to Texas in response to Hurricane Harvey, DR-4332
- General Land Office (GLO) has been designated by the governor to administer CDBG DR funds
- GLO developed an Action Plan (submitted May 8, 2018)
- Action Plan includes proposed use of funds
- Use of the funds is limited to unmet recovery needs from DR-4332
- <http://www.glo.texas.gov/recovery/reports/action-plans/index.html>
- <http://texasrebuilds.org/Documents/Action%20Plan%20-%205%20Billion%20Final%20Draft%205-8-2018.pdf>



Action Plan

- 80% of \$5.024 billion will go to most impacted counties (16) and certain zip codes
- 20% of funds go to the remaining 33 eligible counties, including **Comal, Guadalupe, and Karnes**
- COGs will develop local method of distributions (MOD) to local governments and eligible entities for CDBG DR housing and infrastructure funds for 2 of the 8 programs
- National Objectives: low and moderate income (LMI); elimination of slum/blight; urgent need; low/mod buyout (LMB); and low/mod incentive



Action Plan

- Homeowner Assistance Program (\$4.2 M/\$6.0 M)
- Local Buyout and Acquisition Program (\$2.9 M/\$4.1 M)
- Homeowner Reimbursement Program
- Homelessness Prevention Program
- Affordable Rental Program
- Partial Repair and Essential Power for Sheltering (PREPS) Program
- Local Infrastructure Program (\$1 M/\$1.5M)
- Economic Revitalization Program



Local Buyout and Acquisition Program (\$4,152,165)

- Remove homes from harm's way
- Administered by local units of government and entities with the power of eminent domain authority
- Meet the 70% low and moderate income benefit requirement
- Examples of Eligible activities:
 - Buyouts
 - Acquisitions
 - Relocation/Down Payment assistance with buyout and acquisition;
 - Demolition only;
 - Activities designed to relocate families outside of floodplains;
 - FEMA Hazard Mitigation Grant Program cost share.



Local Buyout and Acquisition Program (\$4,152,165)

Acquisition: The utilization of CDBG-DR disaster funds to acquire real property. Acquisition only is typically not considered a complete activity in the Program and must be combined with another eligible use (i.e., relocation assistance). The purchase price must be consistent with applicable uniform cost principles, and pre-disaster Fair Market Value (FMV) may not be used.

- Purchased at Post Event Fair Market Value
- Does not need to revert to Greenspace
- Local entity can rebuild on acquired property
- Down Payment Assistance
- Relocation Assistance



Local Buyout and Acquisition Program (\$4,152,165)

Buyout: A type of acquisition with the purchase of an eligible property with the intent to reduce risk from future flooding or to reduce risk from the hazard that led to the property's Disaster Risk Reduction Area. The property acquired will be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or floodplain and wetlands management practices.

- Purchased at Pre-Event Fair Market Value
- Becomes Greenspace in perpetuity
- Comes off tax roll
- Down Payment Assistance
- Relocation Assistance



Local Buyout and Acquisition Program (\$4,152,165)

- Minimum grant of \$1,000,000
- Local entity must choose Buyout OR Acquisition (cannot do both in same community)
- Factors to Consider in development MOD
 - Up to 4 entities could be listed
 - $\$4,152,165 \text{ divided by } \$1,000,000 = 4.15$
- 70% of the funds must benefit Low Moderate Income (LMI)
- Home must have had damage associated with Harvey (or exacerbated by Harvey)



Local Infrastructure Program (\$1,530,000)

- Administered by GLO with local units of government (cities and counties) as subrecipients
- Each infrastructure activity must demonstrate how it will contribute to the long-term recovery and restoration of housing
- Examples of Eligible Activities
 - Flood control and drainage repair and improvements, including the construction of rehabilitation of storm water management system;
 - Restoration of infrastructure (such as water and sewer facilities, streets, provision of generators, removal of debris, bridges, etc.);
 - Demolition, rehabilitation of publicly or privately-owned commercial or industrial buildings, and code enforcement



Local Infrastructure Program (\$1,530,000)

- Minimum grant of \$100,000
- Factors to Consider in development of MOD
 - Up to 15 entitles could be listed in MOD
 - $\$1,530,000 \text{ divided by } \$100,000 = 15.3$
- 70% of the funds must benefit Low Moderate Income (LMI)
- Infrastructure must have been damaged by Harvey (or exacerbated by Harvey)



Method of Distribution

- COG will facilitate a method of distribution (MOD) process with support of GLO
- Establish objective process for allocation of funds to eligible entitles or activities (distribution based on, but not limited to, unmet need)
- Citizen Participation Process
 - Develop citizen participation plan
 - Conduct a minimum of two (2) public hearings prior to finalizing the MOD
 - One (1) public hearing shall be a "Public Planning Meeting"
 - Ensure a public comment period of at least 14 days



Method of Distribution

- For Local Buyout and Acquisition: implement a minimum of \$1,000,000 to any local entity receiving funding through the MOD
- For Local Infrastructure: implement a minimum of \$100,000 to any local entity receiving funding through the MOD
- Facilitate local prioritization through the MOD
- A plan to meet the 70% low- and moderate-income benefit requirement
- Establish any additional parameters for eligibility beyond what is required by HUD or the GLO
- MOD is due to GLO by July 13, 2018



MOD Factors

- Factors that have been used by COGs in past disasters
 - LMI percentage for entity AND/OR share of county LMI
 - Population of entity
 - FEMA claims by Household
 - NFIP repetitive claims
 - Reported Value of Disaster Impact of entity
 - FEMA/SBA/TDEM Damage Reports
 - Number of times affected by declared disaster since 2015



Possible MOD Factor: Population

Community	Population	Percent
Comal	141,009	44.64
Guadalupe	159,659	50.54
Karnes	15,187	4.81
Total	315,855	99.99

Weighted against other factors
Cities within each county

US Census Bureau, Population Estimates 2017



Possible MOD Factor: # of damage reports

Community	# of Individual Assistance Applications	# of Public Assistance Reports
Comal	26	19
Guadalupe	106	20
Karnes	389	6
Total	521	45

Weighted against other factors
Cities within each county



Possible MOD Factor: # of times affected by declared disaster since 2015

Community	# of times affected by disaster since 2015
Comal	3
Guadalupe	3
Karnes	1



Other MOD Factors to Consider

- Comal County: **New Braunfels**, **Bulverde/Spring Branch**, **Garden Ridge**, **Canyon Lake**
- Guadalupe County: **Sequin**, **Cibolo**, **Schertz**, **Selma**, **Marion**, **McQueeney**, **Lake Dunlap**, **Kingsbury**, **Geronimo**, **Martindale**
- Karnes County: **Karnes City**, **Kenedy**, **Falls City**, **Runge**, **Gillett**

Public Assistance
Housing/IA



Other MOD Factors to Consider

Public Feedback

- Open Forum
- Can also send feedback to disaster_recovery@aacog.com



Next Steps

June 27, 2018: draft Method of Distribution presented to AACOG Board of Directors

June 27, 2018: by 3:00 pm, draft MOD will be placed on AACOG website: www.aacog.com (14 day public comment begins); will distribute to cities/counties as well

July 6, 2018: Public Hearing at Seguin Event Center at 10:00 am for comments on MOD

July 13, 2018: MOD submitted to General Land Office (GLO)



Point of Contact

Stella Garcia
Sr. Director of Operations
210-362-5252
sgarcia1@aacog.com



Public Planning Meeting
 June 18, 2018 at 10:00 am
 AACOG Method of Distribution

Name	Address	Phone Number	Email Address	Organization
1. Kevin Moehrig	400 S Front ST	830 780 3122	KMOEHRI@CITYOFKEN	CKC
2. Barbara Shaw	303 W Main Kearney	503-2230	barbara@ cityofkearney.org	COBK
3. Amanda Weber	"	"	amanda@ cityofkearney.org	COBK
4. Brandon Kaiser	512-915-7560		Brandon.Kaiser @glo.teresa.gov	GLO
5. Allison Lippay	307 N Southview			C. Council Kearney City
6. David N. Moaps	PO Box 56	830.583.9670		NADA
7. Mary Lozano	210 W Calvert Suite 160 KC	830 623 1344	M.lozano@ co.karnes.tx.us	Karnes Co - Pt B Commissioner
8. Shelby Dupnik	"		shelby.dupnik@ co.karnes.tx.us	Karnes Co Commissioner
9. Judge Long	"	830 623 1344	countyjudge@ co.karnes.tx.us	Karnes Co County Judge
10. Justin Meyer	210 W Calvert Suite 160 Kearney City	830 400 2870	countyjudge@ co.karnes.tx.us or justin@cityof kenedy.org	Karnes County administrator + Kenedy Councilman (District 4)

Public Planning Meeting
 June 18, 2018 at 10:00 am
 AACOG Method of Distribution

Name	Address	Phone Number	Email Address	Organization
11. Robert Evans	314 E Calvert Ave Karnes City TX 78114	830-780-3422	revans@cityofkctx.com	Karnes City City Manager
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

Public Hearing Notice

Solicitation for Public Comment

Notice is hereby given that the Alamo Area Council of Governments (AACOG) is seeking input on the Method of Distribution (MOD) of \$4,152,165 for Housing (Local Buyout and Acquisition Program) and \$1,530,000 for Infrastructure in Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) Funds. The AACOG impacted counties as designated from federal disaster declaration (DR 4332 Hurricane Harvey) are Comal, Guadalupe, and Karnes County. A **Public Planning Meeting** is scheduled for the following date, time and location:

Monday, June 18, 2018, at 10:00 am at the Karnes County Courthouse Annex located at 210 W. Calvert, Karnes City, Texas, 78118.

A draft MOD will be developed from input received at the Public Planning Meeting. The draft MOD will be submitted to the AACOG Board of Directors on June 27, 2018, (10:00 am) for review and approval. Written and oral comments regarding this draft MOD will be taken at a **Public Hearing** scheduled for the following date, time and location:

Friday, July 6, 2018, at 10:00 am at the Seguin Event Center (Coliseum) located at 950 S. Austin Street, Seguin, Texas 78155.

The Draft MOD will be posted on Wednesday, June 27, 2018, at 3:00 pm on AACOG's website (www.aacog.com) and will also be available at 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217.

Additional written comments must be received by AACOG no later than 5:00 p.m. on Thursday, July 12, 2018, to the attention of Stella Garcia, Sr. Director of Operations, 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217 or disaster_recovery@aacog.com.

AACOG will provide for reasonable accommodations for persons attending AACOG functions. Requests from persons needing special accommodations should be received by AACOG staff 72-hours prior to the function. The public meetings will be conducted in English and requests for language interpreters or other special communication needs should be made at least 72 hours prior to a function. Please call 210-362-5252 for assistance.

Notificación de Audiencia Pública

Invitación al público para hacer comentarios

Por este medio se informa que el Consejo de Gobiernos de la Región del Álamo (*Alamo Area Council of Governments - AACOG*) va a recibir sugerencias sobre el método de distribución (*Method of Distribution - MOD*) de \$4,152,165 para la Vivienda (Programa Local de Adquisiciones) y de \$1,530,000 para infraestructura, con fondos del programa de subsidios para el desarrollo de la comunidad para la recuperación del desastre del Huracán Harvey *Hurricane Harvey Community Development Block Grant Disaster Recovery Funds(CDBG DR)*.

Los condados de AACOG designados como que sufrieron un impacto, con base en la Declaración de Desastre Federal (DR 4332 Huracán Harvey) son los Condados de Comal, Guadalupe, y Karnes.

Una reunión pública para la planificación está programada para la siguiente fecha, hora y ubicación:

Lunes, 18 de junio de 2018, a las 10:00 a.m. en el Anexo a Karnes County Courthouse, situado en 210 W. Calvert, Karnes City, Texas, 78118.

Se hará un proyecto MOD preliminar a partir de los comentarios y sugerencias recibidos en la reunión pública de planificación. El proyecto MOD será presentado a la Junta de Directores de AACOG el 27 de junio de 2018 (10:00) para su revisión y aprobación.

Habrá otra audiencia pública para recibir comentarios y observaciones escritas y orales sobre este proyecto MOD que está programada para la siguiente fecha, hora y ubicación:

Viernes, 6 de julio de 2018, a las 10:00 am en la Seguin Event Center (Coliseo) ubicado en 950 S. Austin Street, Seguin, Texas 78155.

El proyecto MOD será publicado el miércoles, 27 de junio de 2018, a las 3:00 pm en el sitio web de AACOG (www.aacog.com) y también estará disponible en el 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217.

Los comentarios y observaciones adicionales, por escrito, deberán ser recibidos por AACOG a más tardar a las 5:00 p.m. del jueves, 12 de julio de 2018, a la atención de Stella García, Directora de Operaciones Senior, 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217 o disaster_recovery@aacog.com.

AACOG proporcionará adaptaciones razonables para las personas que asisten a las reuniones de AACOG. Las solicitudes de las personas que necesitan adaptaciones especiales deberán ser recibidas por los empleados de AACOG 72 horas antes del evento. Las reuniones públicas se llevarán a cabo en inglés y las solicitudes de intérpretes para otro idioma, o de otras necesidades especiales en materia de comunicación, deberán hacerse al menos 72 horas antes de cada evento. Por favor llame al 210-362-5252 para recibir más información.

Event Details

Public Hearing Notice- Solicitation for Public Comment

Monday, June 18, 2018

Notice is hereby given that the Alamo Area Council of Governments (AACOG) is seeking input on the Method of Distribution (MOD) of \$4,152,165 for Housing (Local Buyout and Acquisition Program) and \$1,530,000 for Infrastructure in Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) Funds. The AACOG impacted counties as designated from federal disaster declaration (DR 4332 Hurricane Harvey) are Comal, Guadalupe, and Karnes County. A Public Planning Meeting is scheduled for the following date, time and location: Monday, June 18, 2018, at 10:00 am at the Karnes County Courthouse Annex located at 210 W. Calvert, Karnes City, Texas, 78118.

Date: June 18, 2018

Time: 10:00 AM - 12:00 PM

Time 10:00 A.M.

Details:

Location: Karnes County Courthouse Annex

Address: 210 W. Calvert
Karnes City, TX 78118

Contact: 210-362-5252

Email: Contact
(mailto:disaster_recovery@aacog.com)

Additional written comments must be received by AACOG no later than 5:00 p.m. on Thursday, July 12, 2018, to the attention of Stella Garcia, Sr. Director of Operations, 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217.

AACOG will provide for reasonable accommodations for persons attending AACOG functions. Requests from persons needing special accommodations should be received by AACOG staff 72-hours prior to the function. The public meetings will be conducted in English and requests for language interpreters or other special communication needs should be made at least 72 hours prior to a function.

AFFP

C-LEGAL 3X5 Infrastructure

Affidavit of Publication

STATE OF TEXAS }
COUNTY OF COMAL } SS

C-LEGAL 3X5 AACOG
AD 00203429

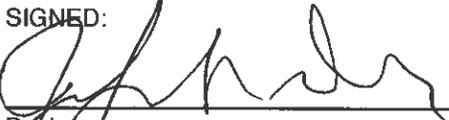
Jennifer Saunders-Debruyne, being duly sworn, says:

That she is Designee of the New Braunfels Herald-Zeitung, a daily newspaper of general circulation, printed and published in New Braunfels, Comal County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

June 14, 2018

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Designee

Subscribed to and sworn to me this 14th day of June 2018.

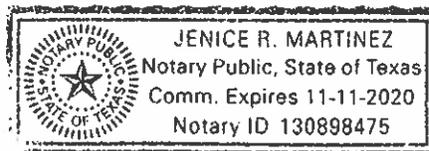


Jenice R. Martinez, Customer Service Manager, Comal County, Texas

My commission expires: November 11, 2020

b0102196 00203429 (210)824-6011

Lisy Velazquez
Alamo Area Council of Governments-PBS
8700 Tesoro Dr., Ste. 700
SAN ANTONIO, TX 78217



06/14/18

Public Hearing Notice

Solicitation for Public Comment

Notice is hereby given that the Alamo Area Council of Governments (AACOG) is seeking input on the Method of Distribution (MOD) of \$4,152,165 for Housing (Local Buyout and Acquisition Program) and \$1,530,000 for Infrastructure in Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) Funds. The AACOG impacted counties as designated from federal disaster declaration (DR 4332 Hurricane Harvey) are Comal, Guadalupe, and Karnes County. A Public Planning Meeting is scheduled for the following date, time and location:

Monday, June 18, 2018, at 10:00 am at the Karnes County Courthouse Annex located at 210 W. Calvert, Karnes City, Texas, 78118.

A draft MOD will be developed from input received at the Public Planning Meeting. The draft MOD will be submitted to the AACOG Board of Directors on June 27, 2018, (10:00 am) for review and approval. Written and oral comments regarding this draft MOD will be taken at a Public Hearing scheduled for the following date, time and location:

Friday, July 6, 2018, at 10:00 am at the Seguin Event Center (Coliseum) located at 950 S. Austin Street, Seguin, Texas 78155.

The Draft MOD will be posted on Wednesday, June 27, 2018, at 3:00 pm on AACOG's website (www.aacog.com) and will also be available at 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217.

Additional written comments must be received by AACOG no later than 5:00 p.m. on Thursday, July 12, 2018, to the attention of Stella Garcia, Sr. Director of Operations, 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217 or disaster_recovery@aacog.com.

AACOG will provide for reasonable accommodations for persons attending AACOG functions. Requests from persons needing special accommodations should be received by AACOG staff 72-hours prior to the function. The public meetings will be conducted in English and requests for language interpreters or other special communication needs should be made at least 72 hours prior to a function. Please call 210-362-5252 for assistance.

Beeville Publishing Co., Inc.

home of
 Beeville Bee-Pitayune Refugio County Press THE PROGRESS The Karnes Countywide
 San Patricio County News Mathis News The Portland News
 Goliad Advance-Guard www.mySouTex.com **Action Printing**

111 N. Washington • PO Box 10 • Beeville TX 78104
 361.358.2550 office@mysoutex.com

AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS

COUNTY OF BEE

Before me, the undersigned authority, on this day personally appeared George G. Latcham, known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the Karnes Countywide, having general circulation in Karnes County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

June 13, 2018

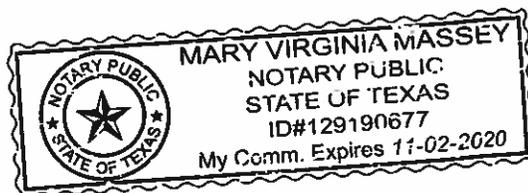


George G. Latcham, Publisher

Sworn to and subscribed before me by George G. Latcham, this the 13 day of June 2018 AD to certify which witness my hand and official seal.



Mary Virginia Massey,
 Notary Public in and for the State of Texas



The Karnes Countywide Classifieds

ay, June 13, 2018

Page 9A

aces 0750 Storage Space 0780

HOME LOT: 50x125
t 814 N. Esplanade,
City, Texas, \$235
Call 281-342-5128.

MINI STORAGE: 10x10, \$50;
10x15, \$60; 10x20, \$70. Joe's
Mini Storage, 1005 East Main,
Karnes City, 361-449-6557.

800
REAL ESTATE

Houses 0830

HOME FOR SALE: in Karnes
City. On FM99, 1 acre. \$85,000.
3 bedroom, 1 bath. Needs work.
Commercial/residential, priced
with that in mind. Check it out
on Zillow site. 830-623-0056.

900
PUBLIC NOTICES

Legals 0910

PUBLIC NOTICE

Notice is hereby given that the
Kenedy Independent School
District will hold a Public Hearing
at 6:00 PM, on June 25,
2018 in the KISD Administration
Building Cafeteria, 401 FM 719,
Kenedy, TX 78119. Items to be
discussed are the 2018-2019
Targeted Improvement Plans for
Kenedy High School, an Im-
provement Required Campus.
WO6-13

INVITATION TO BIDDERS

1. Sealed Bids addressed to Mr.
Robert Evans, City Manager of
the City of Karnes City, Texas,
will be received at the City Hall,
314 E. Calvert Ave., Karnes
City, Texas, 78118 until 2:00
P.M., Thursday, June 21, 2018,
for the construction of the:
CITY OF KARNES CITY
2018 STREET OVERLAY
PROJECT

The Proposals will be publicly
opened and read aloud at this
time and place. Any Proposal
received after closing time will
be returned unopened. No Propo-
sal may be withdrawn within
thirty (30) days after the date on
which Proposals were opened.

Legals 0910

NOTICE TO CREDITORS

Notice is hereby given that
original Letters Testamentary for
the Estate of **LINDA JO HICKS**,
Deceased, were issued on
April 1, 2018, in Cause No.
2017-006066, pending in the
County Court of Karnes County,
Texas, to **LLOYD HICKS**.
All persons having claims
against this Estate which is
currently being administered are
required to present them within
the time and in the manner pre-
scribed by law.

c/o Norman L. Burns
Attorney at Law
1606 N. Sarah DeWitt Drive
Gonzales, TX 78629
DATED the 8th day of June,
2018.

NORMAN L. BURNS
Attorney for Lloyd Hicks, Jr.
State Bar No. 03448500
1606 N. Sarah DeWitt Drive
Gonzales, Texas 78629
Tel. (830) 672-9511
Fax. (830) 672-7638
Email:
nburns@munsonburns.com
WO6-13

Karnes City ISD School
Surplus Sale
Roger E. Sides Elementary
Tennis Courts
221 North Esplanade
Karnes City, Texas
Friday, June 15, 2018
7:00 a.m. to 3:00 p.m.

KCISD will dispose of surplus
materials, equipment, and sup-
plies. Items will be sold in lots
with prices as marked to in-
clude: *motor vehicles, school*
buses, desks, student desks,
chairs, tables, refrigerator, and
miscellaneous surplus items.
Vehicles must be moved off the
lot on or before June 22. All oth-

Legals 0910

NOTICE TO CREDITORS

Notice is hereby given that
original Letters Testamentary for
the Estate of **CAROL EDGAR**
MARKOWSKY, Deceased,
were issued on May 18, 2018, in
Cause No. PR-2018-0019
pending in the County Court of
Karnes County, Texas, to: **VICKI**
JO MARKOWSKY, Independ-
ent Executrix of the Estate of
CAROL EDGAR MARKOWSKY.
All persons having claims
against this Estate which is
currently being administered are
required to present them to the
undersigned within the time and
in the manner prescribed by law.
VICKI JO MARKOWSKY,
Independent Executrix of the
Estate of

CAROL EDGAR
MARKOWSKY,
Deceased
c/o: Sue C. Ortman
Attorney at Law
403 St. George
Gonzales, Texas 78629
DATED the 11th day of June,
2018.

SUE C. ORTMAN
Attorney for
VICKI JO MARKOWSKY,
Independent Executrix of the
Estate of
CAROL EDGAR
MARKOWSKY,
Deceased
State Bar No.: 15324425
403 St. George
Gonzales, Texas 78629
Telephone: (830) 672-9535
Facsimile: (830) 672-8654
E-mail: ortman@gvec.net
WO6-13pd

Solicitation for
Public Comment



O'Brien
Real Estate

WWW.SEANOBIENREALESTATE.COM

SEAN.OBIEN@ATT.NET

830-780-3276

6/13

N O'BRIEN
BROKER

BUYING OR SELLING? CALL 210-365-7869



3 BEDROOM, 2 BATH HOME
IN KARNES CITY ON DAVIDSON STREET,
ATTACHED 2 CAR GARAGE, LARGE CORNER LOT,
NICE UPDATING ALREADY DONE
ONLY \$150,000

HOME PLUS EXTRA LOT AT 909 NORTH PANNA MARIA in Karnes City..... **NEW \$69,000**

ACRE UPPER ON 2 1/2 LOTS AT 607 NORTH ESPLANADE in Karnes City..... **NEW \$49,000**

ACRES NEAR CHOATE TX. Good Grass, Some Minerals Negotiable..... **NEW \$3,000 PER ACRE**

100 SQ. FT. HOME ON SOUTH PANNA MARIA ST, in Karnes City..... **NEW \$129,000**

(SURFACE ONLY) NEAR FASHING (WEST OF KARNES CITY)..... **CONTRACT \$3,000/ACRE**

FAMILY RESTAURANT (PALACE CAFE) In Falls City, TX, on Hwy 181. Includes all fixtures & equipment... **REDUCED \$135,000**

RESTAURANT (JERRY B'S) in Kenedy Texas on Hwy 181, 3.9 acres, Bar, Stage, Dance floor, includes all fixtures and equipment... **REDUCED \$745,000**

HISTORIC 3BD/2BA Home with High Ceilings, 2 large Metal Sheds, Good water well..... **\$372,000**

SOUTH OF KENEDY, Lots of Brush, Good Hunting, Will Divide..... **REDUCED \$4,000/ACRE**

100 SQ FT OFFICE SPACE - Downtown Kenedy..... **FOR LEASE**

\$372,000

REDUCED \$4,000/ACRE

FOR LEASE

REDUCED \$57,000

FOR LEASE

SOLD \$239,000

SOLD \$220,000

DR. SOLD \$189,000

SOLD IN 24 HRS! \$169,000

SOLD \$159,000

SOLD \$159,000

SOLD \$149,000

SOLD \$139,000

received after closing time will be returned unopened. No Proposal may be withdrawn within thirty (30) days after the date on which Proposals were opened. Proposals shall be plainly marked with the name and address of the bidder and the following words:

**City of Karnes City, Texas
2018 Street Overlay Project**
2. The work under this Contract consists of street overlay on portions of approximately thirty city streets in Karnes City.
3. Plans, specifications, and bidding documents are available to view or download free of charge at CivCast:

www.civcastusa.com.
Bidders wishing to obtain hard copies of bid documents may purchase them from CivCast. These contract documents may be seen for examination without charge at the following places:

**City of Karnes City
314 E. Calvert Ave.
Karnes City, Texas 78118
Thonhoff Consulting Engineers
1301 Capital of TX Hwy. S.,
#A-236
Austin, Texas 78746**

4. Contact Robert H. Thonhoff, Jr., P.E., Project Manager, at RThonhoff@TCEtx.com, or (512) 328-6736 with any questions.

5. A cashier's check, certified check or acceptable bidder's bond, payable to the City of Karnes City in the amount not less than five (5%) percent of the bid submitted, must accompany each bid as a guarantee that, if awarded the Contract, the bidder will enter into a Contract and execute bonds within fifteen (15) days of award of Contract as required by the Contract Documents.

The bidder's deposit shall be forfeited and become the property of the Owner in case the bidder neglects or refuses to enter into a Contract and furnish bonds acceptable to the Owner within fifteen (15) days after bidder's proposal has been accepted.

6. The bid deposit of all except the three best bidders will be returned within fifteen (15) days after the opening of bids. The bid deposits of the three best bidders will be returned within 48 hours after the executed Contract and required bonds have met final approval by the Owner.

7. ACCEPTANCE OF BIDS. The Owner reserves the right to reject any and all bids and waive any informalities and irregularities in bids received. This project is being evaluated utilizing a "Best Value" method. Bid will be awarded using the Selection Criteria detailed in the "Instructions to Bidders", Section 00100 of the Project Manual.

CITY OF KARNES CITY
Robert Evans, City Manager
WO6-6&13

buses, desks, student desks, chairs, tables, refrigerator, and miscellaneous surplus items. Vehicles must be moved off the lot on or before June 22. All other items must be removed by 5:00 pm the day of the sale. Special consideration might be arranged. Buyer is responsible for removal of purchased items. KCISD cannot provide assistance with loading or hauling. Sales are cash only with no change available. All sales are final. Unsold items will be disposed of appropriately.

WO6-6&13

**Architect Services
(Statement of Qualifications)**

Purpose: Atascosa Health Center Inc. a Federally Qualified Health Center, 501c3 non-for-Profit Corporation is requesting proposals for Architect Services for the purpose of designing all aspects of two Medical/Dental/ Behavioral Health facilities. The purpose is to design one facility and to use the one design to build two facilities; one will be built in Karnes City, Karnes County Texas; and the other in Floresville, Wilson County Texas.

Qualifications

1. General description and history of the firm.
 2. Specialized Experience in the Medical/Dental/Behavioral Facilities
 3. Capacity to accomplish the work within the established schedule
 4. Quality of Performance on past Medical/Dental/Behavioral Facilities projects.
 5. Volume of Work currently in progress
 6. Qualifications of key personnel assigned to projects
 7. Experience in USDA requirements
 8. Description of the firm's capabilities, including in-house engineering
 9. A statement of the reasons your firm is the best qualified for the project.
 10. A list of recent projects (especially those of a similar nature) with type, size, budget and schedule information.
 11. A list of the firm's current projects and how the proposed project fits into the firm's workload and schedule.
- Atascosa Health Center Inc. reserves the right to reject any and all SOQ and to waive all technicalities. **Please send Statement of Qualifications to 310 W. Oaklawn, Pleasanton, Texas 78064 . Statements are due by the close of business Friday, June 22, 2018.** For further information please contact Monty Small, CEO Atascosa Health Center, Inc. at 830-569-8940 ext. 2101.

WO6-13

**Solicitation for
Public Comment**

Notice is hereby given that the Alamo Area Council of Governments (AACOG) is seeking input on the Method of Distribution (MOD) of \$4,152,165 for Housing (Local Buyout and Acquisition Program) and \$1,530,000 for Infrastructure in Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) Funds. The AACOG impacted counties as designated from federal disaster declaration (DR 4332 Hurricane Harvey) are Comal, Guadalupe, and Karnes County. A **Public Planning Meeting** is scheduled for the following date, time and location:

**Monday, June 18, 2018
at 10:00 am at the
Karnes County
Courthouse Annex
located at 210 W. Calvert
Karnes City, Texas, 78118**

A draft MOD will be developed from input received at the Public Planning Meeting. The draft MOD will be submitted to the AACOG Board of Directors on June 27, 2018, (10:00 am) for review and approval. Written and oral comments regarding this draft MOD will be taken at a Public Hearing scheduled for the following date, time and location:

**Friday, July 6, 2018
at 10:00 am at the
Seguin Event Center
(Coliseum) located at
950 S. Austin Street
Seguin, Texas 78155.**

The Draft MOD will be posted on Wednesday, June 27, 2018, at 3:00 pm on AACOG's website (www.aacog.com) and will also be available at 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217. Additional written comments must be received by AACOG no later than 5:00 p.m. on Thursday, July 12, 2018, to the attention of Stella Garcia, Sr. Director of Operations, 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217 or disaster_recovery@aacog.com. AACOG will provide for reasonable accommodations for persons attending AACOG functions. Requests from persons needing special accommodations should be received by AACOG staff 72-hours prior to the function. The public meetings will be conducted in English and requests for language interpreters or other special communication needs should be made at least 72 hours prior to a function. Please call 210-362-5252 for assistance.

WO6-13

e - Kenedy, LLC

Shelley Walter
Realtor
Cell: 830-299-2145

830-583-2222 Fax: 866-254-2329
county.com **MLS.**

mer lot on the corner of truck route 72 s intersection. High visibility with easy wy 181 in Kenedy. City utilities. \$29,900 acres with FM 1145 (Flax Plant Rd) tract off Hwy 181, Kenedy. Close to 72. Great for oilfield yard. \$86,000 acres located a few miles south of y 181. TxDot entrance installed, Nice MAJOR REDUCTION \$25,000 acres on Hwy 72 & Hwy 239, water ,000

IAL

find 800 sq ft bldg on approx. 1/4 181 frontage. Paved parking, all city nk fence. \$98,000 ts (.794 acre) on 5th St-Kenedy, zones city utilities available. \$110,000 Market, Karnes City. 1200 SF Office leled with reception area, 5 private hen & bathroom. Cov. rear parking, . \$95,000 ne and well known restaurant known ce" in Hobson is back on the market! dg has been remodeled and looks rnings, equipment and inventory the sale. There is also a large metal the 3+/- acres that can be leased out ncome. 750' Highway frontage, lots 649,500 **REDUCED, MOTIVATED** 00

ANCH
ISTING! 7.85 acres with 3/2 home

Check out the Real Estate Ads in the



**IHRIG
REAL**

LaJuan Ihrig - Certified Real Estate Broker
OFFICE : (830) 583-2900

John D. Ihrig - Sales

Wes Stout - Sales



HEARST

MEDIA SOLUTIONS

San Antonio Express-News | ExpressNews.com | mySA.com

SAN ANTONIO EXPRESS NEWS AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF BEXAR

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Lynette Nelson, who after being duly sworn, says that she is the BOOKKEEPER of HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS-NEWS, a daily newspaper published in Bexar County, Texas and that the publication, of which the annexed is a true copy, was published to wit:

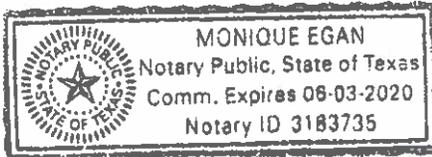
Customer ID: 705701
Customer Name: Alamo Area Council Of Govt
Order ID: 2966423

Publication	Pub Date
EN Classified	17-JUN-18

Lynette Nelson
Bookkeeper

Sworn and subscribed to before me, this 20 day of June A.D. 2018

Notary public in and for the State of Texas



PUBLIC HEARING NOTICE

Solicitation for Public Comment

Notice is hereby given that the Alamo Area Council of Governments (AACOG) is seeking input on the Method of Distribution (MOD) of \$4,152,165 for Housing (Local Buyout and Acquisition Program) and \$1,530,000 for Infrastructure in Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) Funds. The AACOG impacted counties as designated from federal disaster declaration (DR 4332 Hurricane Harvey) are Comal, Guadalupe, and Karnes County. A Public Planning Meeting is scheduled for the following date, time and location: Monday, June 18, 2018, at 10:00 am at the Karnes County Courthouse Annex located at 210 W. Calvert, Karnes City, Texas, 78118.

A draft MOD will be developed from input received at the Public Planning Meeting. The draft MOD will be submitted to the AACOG Board of Directors on June 27, 2018, (10:00 am) for review and approval. Written and oral comments regarding this draft MOD will be taken at a Public Hearing scheduled for the following date, time and location:

Friday, July 6, 2018, at 10:00 am at the Seguin Event Center (Coliseum) located at 950 S. Austin Street, Seguin, Texas 78155. The Draft MOD will be posted on Wednesday, June 27, 2018, at 3:00 pm on AACOG's website (www.aacog.com) and will also be available at 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217. Additional written comments must be received by AACOG no later than 5:00 p.m. on Thursday, July 12, 2018, to the attention of Stella Garcia, Sr. Director of Operations, 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217 or disaster_recovery@aacog.com.

AACOG will provide for reasonable accommodations for persons attending AACOG functions. Requests from persons needing special accommodations should be received by AACOG staff 72-hours prior to the function. The public meetings will be conducted in English and requests for language interpreters or other special communication needs should be made at least 72 hours prior to a function. Please call 210-362-5252 for assistance.

Full Time & Part Time

SALES - BILL'S TRACTOR & EQUIPMENT, LTD

has an **IMMEDIATE OPENING** for a Sales position.
 * High income potential
 * Great benefits package
 * Friendly atmosphere
 Tractor/Ag/Hay experience helpful but not mandatory. Reply with resume and detailed qualifications, or apply in person at 10865 US Hwy 87S, Adkins, TX 78101 (located 2 miles inside Loop 1604 in Southeast Bexar County). Compensation: Commission based, dependent on qualifications.

TEXAS TRUSTED INSURANCE AGENCY
 in Luling TX is looking for commercial lines insurance producer. Experience preferred but not required. Please submit resume by mail at PO Box 672 in Luling, TX 78648 or can be dropped off at the office located at 522 E Crockett in Luling, TX

Drivers

I-BAR
 Now Hiring Experienced Class A CDL drivers Company paid health ins. Make \$1,000+ per week. 249 Watson Lane West New Braunfels, TX, 78130 or Call 512-878-9600 or 830-743-1345.

GOOD MBR NEEDED
 winch truck drivers no night shifts 5 to 6 days a week paid vacation, 401k, ins call/leave a message for more info. 702-606-2747

Apartments & Duplexes For Rent

1164 MAGNOLIA #2
 2/1 Apt. \$595 + dep. 372-3461

1169 SYCAMORE #4
 2/1 Apt. \$595 + dep. 372-3461

NEWLY REMODELED 2BD/1BTH
 apt. for rent in small complex in nice area. \$810 mth plus dep. Good references a must. Call 210-410-6655

Manufactured Homes For Rent
408 W. COURT #15
 1/1 Mobile Home \$465 + dep. water paid 372-3461

Residential For Rent

NAVARRO ISD
 Nice, clean 3-2-2. 1 year lease, WAC. \$1350 plus deposit. No pets (830) 534-2728

Business Property For Rent

FOR RENT
 Lg. 890 sqft. Office Bldg. 113 Kruger Rd \$700/mo + utilities call 830-379-2838

Campground & RV Sites For Rent

LAKEVIEW TRAIL RV PARK
 RV rental and spaces McQueeney/Seguin 830-556-3144.

RV LOT
 Available \$350 mo water included 830-203-0046

NOTICES

Legal Notices

NOTICE OF PUBLIC SALE
 Of property to satis-

Legal Notices

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Independent Administration with Will Annexed for the Estate of Erma Lou Engbrock, Deceased, were issued on June 4, 2018, in Cause No. 2018-PC-0154, pending in the County Court of Guadalupe County, Texas, to: Barbara Ann Engbrock Gettig. At the request of the Independent Administrator with Will Annexed, claims may be presented to and addressed to the following attorney:

Legal Notices

Legal Notices

Representative Est. of Erma Lou Engbrock., Deceased c/o A. Robert Raetzsch Knobles, Raetzsch, Moore & Eved, L.L.P. 202 N. Camp Street Seguin, Texas 78155

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law. DATED June 4, 2018. A. ROBERT RAETZSCH State Bar Card No. 16460300 raetzsch@aol.com

Legal Notices

Legal Notices

Attorney for Independent Administrator with Will Annexed



THE CLASSIFIEDS RIGHT ON THE MONEY!
 Trade your unwanted items for fast cash with the Classifieds.

Legal Notices

Public Hearing Notice
 Solicitation for Public Comment

Notice is hereby given that the Alamo Area Council of Governments (AACOG) is seeking input on the Method of Distribution (MOD) of \$4,152,165 for Housing (Local Buyout and Acquisition Program) and \$1,530,000 for Infrastructure in Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) Funds. The AACOG impacted counties as designated from federal disaster declaration (DR 4332 Hurricane Harvey) are Comal, Guadalupe, and Karnes County. A **Public Planning Meeting** is scheduled for the following date, time and location: **Monday, June 18, 2018, at 10:00 am at the Karnes County Courthouse Annex located at 210 W. Calvert, Karnes City, Texas, 78118.** A draft MOD will be developed from input received at the Public Planning Meeting. The draft MOD will be submitted to the AACOG Board of Directors on June 27, 2018, (10:00 am) for review and approval. Written and oral comments regarding this draft MOD will be taken at a **Public Hearing** scheduled for the following date, time and location: **Friday, July 6, 2018, at 10:00 am at the Seguin Event Center (Coliseum) located at 950 S. Austin Street, Seguin, Texas 78155.** The Draft MOD will be posted on Wednesday, June 27, 2018, at 3:00 pm on AACOG's website (www.aacog.com) and will also be available at 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217. Additional written comments must be received by AACOG no later than 5:00 p.m. on Thursday, July 12, 2018, to the attention of Stella Garcia, Sr. Director of Operations, 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217 or disaster_recovery@aacog.com. AACOG will provide for reasonable accommodations for persons attending AACOG functions. Requests from persons needing special accommodations should be received by AACOG staff 72-hours prior to the function. The public meetings will be conducted in English and requests for language interpreters or other special communication needs should be made at least 72 hours prior to a function. Please call 210-362-5252 for assistance.

Legal Notices

THE STATE OF TEXAS
 COUNTY OF GUADALUPE

BY VIRTUE OF ORDERS OF SALE DATED the 25th day of Texas, by the Clerk of said Court on said date in the hereinabove the 25th day of May, 2018, seized, levied upon, and will on the Seguin, Texas 78155, at 10:00 A.M. on said day, proceed to sell to the following described real estate levied upon as the property:

All of the following properties being located in Guadalupe County Volume and Page reference (V...P...) or document number herein are the addresses on the tax records and may or may not be

PROP #	CAUSE #	STYL
1	11-0788-CV	County of Guadalupe v Pa
2	13-1018-CV	The County of Guadalupe, Davila, et
3	13-1018-CV	The County of Guadalupe, Davila, et
4	13-1583-CV	The County of Guadalupe Saenz, et
5	13-2198-CV	The County of Guadalupe Williams,
6	13-2226-CV	The County of Guadalupe Webb
7	14-0878-CV	The County of Guadalupe, et al
8	14-2729-CV	The County of Guadalupe, Euse, et al
9	15-0394-CV	The County of Guadalupe, et al
10	15-1026-CV	The County of Guadalupe, Maddox, et

PROP #	CAUSE #	STYLE
11	15-1532-CV	The County of Guadalupe, Flores, et al
12	15-1955-CV	The County of Guadalupe, DeLeon Diaz,
13	15-2009-CV	The County of Guadalupe Katsberg
14	15-2033-CV	The County of Guadalupe, Te Sanders, Individually and as Beverly Papa,
15	15-2158-CV	The County of Guadalupe, Mayen Schaeffer,
16	16-1678-CV	The County of Guadalupe, Herron, et al
17	16-2135-CV	The County of Guadalupe, Williams, et
18	16-2570-CV	The County of Guadalupe, et al
19	17-0427-CV	The County of Guadalupe, Espinola, Sr. et

THE FOLLOWING PROPERTIES HELD IN TRUST PURSUANT TO 4.141

20	12-0554-CV	The County of Guadalupe, T Deising, et al
21	12-2218-CV	The County of Guadalupe, Te Hinson, et al
22	15-1164-CV	The County of Guadalupe, T Matthews, et al
23	16-0379-CV	The County of Guadalupe, Johnson, Jr., Trustee for 705 St al
24	16-0379-CV	The County of Guadalupe, Johnson, Jr., Trustee for 705 St al

Meeting #2 Materials

AACOG Public Hearing
Community Development Block Grant Disaster Recovery (CDBG DR)
Development of Method of Distribution (MOD)

Meeting Minutes
July 6, 2018

Seguin Event Center
Seguin, Texas
10:00 am

- I. Guests were asked to sign in (refer to attached sign in sheet).
- II. Public Hearing was convened by Dr. Stella Garcia, Senior Director of Operations from AACOG.
- III. Dr. Garcia provided an overview of the Action Plan and the purpose of the Public Hearing and used a PowerPoint presentation to guide the discussion (attached).
- IV. Dr. Garcia described which two programs AACOG had developed a method of distribution (MOD) and provided definitions as well (refer to attached PowerPoint).
- V. Dr. Garcia provided a list of factors that had been used by other COGs in past MOD developments to consider and then reviewed the three (3) factors that AACOG used and the associated data that was used to calculate the allocations. Dr. Garcia indicated that she had access to certain FEMA reports, such as Individual Assistance and Public Assistance reports as well as Small Business Administration (SBA) loan reports. For damage reports, Dr. Garcia indicated that almost 400 residents in Karnes County had submitted an Individual Assistance application to FEMA indicated damage to their homes more than Comal and Guadalupe County combined. But for Infrastructure, not as many FEMA Public Assistance reports were submitted between the cities and county compared to Comal County. For repeat disasters, Dr. Garcia indicated that while Karnes County had only been included in the most recent federal disaster declaration (Hurricane Harvey), the other two counties, Comal and Guadalupe had been named in three (3) federal disaster declarations since 2015. (Refer to attached PowerPoint).

The weighted factors are proposed as follows: 50% for damage reports; 25% for population; 25% for repeat disasters for both housing and infrastructure allocations.
- VI. Because some of the towns/cities did not meet the \$100,000 threshold for the infrastructure allocations as required in the GLO Action Plan, an alternative method of distribution was described which would add the allocations of those cities/towns to the county allocation. A copy of the allocations (spreadsheet) was also made available (refer to attached allocation spreadsheet).
- VII. No Questions were asked nor comments made.

VIII. Public Hearing concluded at approximately 10:25 am.

Method of Distribution (MOD) Community Development Block Grant Disaster Recovery (CDBG DR) Funds

Public Hearing Seguin Event Center

presented by

Stella E. Garcia, PhD

Sr. Director of Operations

Alamo Area Council of Governments (AACOG)

July 6, 2018 at 10:00 am



Purpose and Role

Purpose: Public Hearing is to hear comments on the draft Method of Distribution (MOD)

Roles:

Alamo Area Council of Governments (**AACOG**) is facilitating the meeting and has developed the MOD to submit to GLO

General Land Office (**GLO**) will administer the programs in the Action Plan



General Land Office (GLO) Action Plan

- US Housing and Urban Development (HUD) allocated \$5.024 billion to Texas in response to Hurricane Harvey, DR-4332
- General Land Office (GLO) has been designated by the governor to administer CDBG DR funds
- GLO developed an Action Plan (submitted May 8, 2018)
- Action Plan includes proposed use of funds
- Use of the funds is limited to unmet recovery needs from DR-4332
- <http://www.glo.texas.gov/recovery/reports/action-plans/index.html>
- <http://texasrebuilds.org/Documents/Action%20Plan%20-%205%20Billion%20Final%20Draft%205-8-2018.pdf>



Action Plan

- 80% of \$5.024 billion will go to most impacted counties (16) and certain zip codes
- 20% of funds go to the remaining 33 eligible counties, including **Comal, Guadalupe, and Karnes**
- COGs will develop local method of distributions (MOD) to local governments and eligible entities for CDBG DR housing and infrastructure funds for 2 of the 8 programs
- **National Objectives:** low and moderate income (LMI); elimination of slum/blight; urgent need; low/mod buyout (LMB); and low/mod incentive



Action Plan

- Homeowner Assistance Program (\$4.2 M/\$6.0 M)
- Local Buyout and Acquisition Program (\$2.9 M/\$4.1 M)
- Homeowner Reimbursement Program
- Homelessness Prevention Program
- Affordable Rental Program
- Partial Repair and Essential Power for Sheltering (PREPS) Program
- Local Infrastructure Program (\$1 M/\$1.5M)
- Economic Revitalization Program



Local Buyout and Acquisition Program (\$4,152,165)

- Remove homes from harm's way
- Administered by local units of government and entities with the power of eminent domain authority
- Meet the 70% low and moderate income benefit requirement
- Examples of Eligible activities:
 - Buyouts
 - Acquisitions
 - Relocation/Down Payment assistance with buyout and acquisition;
 - Demolition only;
 - Activities designed to relocate families outside of floodplains;
 - FEMA Hazard Mitigation Grant Program cost share.



Local Buyout and Acquisition Program (\$4,152,165)

Acquisition: The utilization of CDBG-DR disaster funds to acquire real property. Acquisition only is typically not considered a complete activity in the Program and must be combined with another eligible use (i.e., relocation assistance). The purchase price must be consistent with applicable uniform cost principles, and pre-disaster Fair Market Value (FMV) may not be used.

- Purchased at Post Event Fair Market Value
- Does not need to revert to Greenspace
- Local entity can rebuild on acquired property
- Down Payment Assistance
- Relocation Assistance



Local Buyout and Acquisition Program (\$4,152,165)

Buyout: A type of acquisition with the purchase of an eligible property with the intent to reduce risk from future flooding or to reduce risk from the hazard that led to the property's Disaster Risk Reduction Area. The property acquired will be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or floodplain and wetlands management practices.

- Purchased at Pre-Event Fair Market Value
- Becomes Greenspace in perpetuity
- Comes off tax roll
- Down Payment Assistance
- Relocation Assistance



Local Buyout and Acquisition Program (\$4,152,165)

- Minimum grant of \$1,000,000
- Local entity must choose Buyout OR Acquisition (cannot do both in same community)
- Factors to Consider in development MOD
 - Up to 4 entities could be listed
 - $\$4,152,165 \text{ divided by } \$1,000,000 = 4.15$
- 70% of the funds must benefit Low Moderate Income (LMI)
- Home must have had damage associated with Harvey (or exacerbated by Harvey)



Local Infrastructure Program (\$1,530,000)

- Administered by GLO with local units of government (cities and counties) as subrecipients
- Each infrastructure activity must demonstrate how it will contribute to the long-term recovery and restoration of housing
- Examples of Eligible Activities
 - Flood control and drainage repair and improvements, including the construction of rehabilitation of storm water management system;
 - Restoration of infrastructure (such as water and sewer facilities, streets, provision of generators, removal of debris, bridges, etc.);
 - Demolition, rehabilitation of publicly or privately-owned commercial or industrial buildings, and code enforcement



Local Infrastructure Program (\$1,530,000)

- Minimum grant of \$100,000
- Factors to Consider in development of MOD
 - Up to 15 entitles could be listed in MOD
 - $\$1,530,000 \text{ divided by } \$100,000 = 15.3$
- 70% of the funds must benefit Low Moderate Income (LMI)
- Infrastructure must have been damaged by Harvey (or exacerbated by Harvey)



Method of Distribution

- COG will facilitate a method of distribution (MOD) process with support of GLO
- Establish objective process for allocation of funds to eligible entitles or activities (distribution based on, but not limited to, unmet need)
- Citizen Participation Process
 - Develop citizen participation plan
 - Conduct a minimum of two (2) public hearings prior to finalizing the MOD
 - One (1) public hearing shall be a "Public Planning Meeting"
 - Ensure a public comment period of at least 14 days



Method of Distribution

- For Local Buyout and Acquisition: implement a minimum of \$1,000,000 to any local entity receiving funding through the MOD
- For Local Infrastructure: implement a minimum of \$100,000 to any local entity receiving funding through the MOD
- Facilitate local prioritization through the MOD
- A plan to meet the 70% low- and moderate-income benefit requirement
- Establish any additional parameters for eligibility beyond what is required by HUD or the GLO
- MOD is due to GLO by July 13, 2018



MOD Factors

- Factors that have been used by COGs in past disasters
 - LMI percentage for entity AND/OR share of county LMI
 - Population of entity
 - FEMA claims by Household
 - NFIP repetitive claims
 - Reported Value of Disaster Impact of entity
 - FEMA/SBA/TDEM Damage Reports
 - Number of times affected by declared disaster since 2015



Possible MOD Factor: Population

Community	Population	Percent
Cornal	141,009	44.64
Guadalupe	159,659	50.54
Karnes	15,187	4.81
Total	315,855	99.99

Weighted against other factors
Cities within each county

US Census Bureau, Population Estimates 2017



Possible MOD Factor: # of damage reports

Community	# of Individual Assistance Applications	# of Public Assistance Reports
Cornal	26	19
Guadalupe	106	20
Karnes	389	6
Total	521	45

Weighted against other factors
Cities within each county



Communities which submitted Damage Reports

- Comal County: New Braunfels, Bulverde/Spring Branch, Garden Ridge, Canyon Lake
- Guadalupe County: Seguin, Cibolo, Schertz, Selma, Marion, McQueeney, Lake Dunlap, Kingsbury, Geronimo, Martindale
- Karnes County: Karnes City, Kenedy, Falls City, Runge, Gillett

Public Assistance
Housing/IA



Possible MOD Factor: # of times affected by declared disaster since 2015

Community	# of times affected by disaster since 2015
Comal	3
Guadalupe	3
Karnes	1



Public Comments

- Open Forum
- Can also send feedback to disaster_recovery@aacog.com



Next Steps

July 6, 2018: Public Hearing at Seguin Event Center at 10:00 am for comments on MOD

July 13, 2018: MOD submitted to General Land Office (GLO)

July 25, 2018: AACOG Board ratifies MOD

July/August: GLO will release guidelines for Housing and Infrastructure Programs

Fall 2018: GLO will survey communities for Planning activities



Points of Contact

Primary Contact

Stella Garcia
Sr. Director of Operations
210-362-5252
sgarcia1@aacog.com

Secondary Contracts

Claudia Mora
Director of Regional Services

cmora@aacog.com

Al Cervera
Regional Disaster Recovery
Coordinator

acervera@aacog.com



Public Hearing
 July 6, 2018 at 10:00 am
 Seguin Event Center
 AACOG Method of Distribution

Name	Address	Phone Number	Email Address	Organization
1. Deane Roth	8700 Tesoro	210-362-5221	d.roth@aacog.com	AACOG
2. Claudia Mora	8700 Tesoro	210-918-1284	cmora@aacog.com	AACOG
3. Al Cervera	8700 Tesoro	210-687-8364	acervera@aacog.com	AACOG
Stella Garcia	8700 Tesoro SA	210 362 5552	sgarcia1@aacog.com	AACOG
5.				
6.				
7.				
8.				
9.				
10.				

Public Hearing
July 6, 2018 at 10:00 am
Seguin Event Center
AACOG Method of Distribution

Name	Address	Phone Number	Email Address	Organization
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

Stella Garcia

From: Stella Garcia
Sent: Wednesday, June 27, 2018 3:09 PM
To: 'cdr@glo.texas.gov'; 'Shawn Strange'; Alexandra Gamble; 'Ginny Lewis'
Subject: AACOG MOD on website

<http://aacog.com/> found at the bottom left corner of the page under the heading of "public comments"

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).

[2017 Annual Report](#)

[Archive / Agenda Center](#)

[Bid Opportunities](#)

[COG State Reports & Agency Documents](#)

[Employment](#)

[Equal Opportunity Statement](#)

[Open Records Request](#)

[Vendor Information](#)

[Veteran Programs](#)

[Volunteer Opportunities](#)



BE SAFE Certification Course

There is a recognized gap between the needs and responsibilities of the law enforcement community and the optimal way to interact with persons with special needs, especially those on the autism spectrum. This course strives to bridge that gap.

[Read on...](#)

[View All](#)

Tweets by @AlamoAreaCOG

need it most.
bit.ly/2Ja8KOK

CPS ...
As
renewal
theriv...

16h

AACOG Retweeted



West SA Chamber
[@WestSAChamber](#)

Join the effort to #educate SanAntonio's #future #tech industry. There's more here than you could ever imagine. facebook.com/story.php?stor...

1h

AACOG Retweeted



Embed

[View on Twitter](#)



We Need Your Input On Our Disaster Relief Process!



The Alamo Area Council of Governments (AACOG) has drafted a Method of Distribution (MOD) for the 2017 Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) allocations totaling \$5,682,165 for the three disaster identified counties — Comal, Guadalupe and Karnes. AACOG created a MOD for a [Housing Buyout & Acquisition Program](#) and [Infrastructure Program](#). The summary MOD can be found [here](#).

AACOG will be taking public comments for the next 14 calendar days. A [public hearing](#) will take place on July 6, 2018, at 10:00 a.m. at the Seguin Event Center to take comments on the MOD. You may submit your comments to disaster_recovery@aacog.com.



Want to learn more about Medicare Fraud?

Have you been searching for a way to give back to your community? Join us today and become a Senior Medicare Patrol Volunteer! We are looking for volunteers to help us educate Medicare beneficiaries in the Alamo Region.

For more information, contact: Teresa Banda
(210) 918-1281
[/ tbanda@aacog.com](mailto:tbanda@aacog.com)

Membership

The AACOG regional membership directory contains contact information for all AACOG members.

View information on [becoming an AACOG member](#). For more information, please contact Hernan Rozemberg, (210) 362-5203, or hrozemberg@aacog.com.

Public Hearing Notice

Solicitation for Public Comment

Notice is hereby given that the Alamo Area Council of Governments (AACOG) is seeking input on the Method of Distribution (MOD) of \$4,152,165 for Housing (Local Buyout and Acquisition Program) and \$1,530,000 for Infrastructure in Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) Funds. The AACOG impacted counties as designated from federal disaster declaration (DR 4332 Hurricane Harvey) are Comal, Guadalupe, and Karnes County.

The draft MOD will be reviewed by the AACOG Board of Directors on June 27, 2018, at 10:00 am. The draft MOD will be posted on AACOG's website (www.aacog.com) on Wednesday, June 27, 2018, at 3:00 pm and will also be available at 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217.

Written and oral comments regarding this draft MOD will be taken at a **Public Hearing** scheduled for the following date, time and location:

Friday, July 6, 2018, at 10:00 am at the Seguin Event Center (Coliseum) located at 950 S. Austin Street, Seguin, Texas 78155.

Additional written comments must be received by AACOG no later than 5:00 p.m. on Thursday, July 12, 2018, to the attention of Stella Garcia, Sr. Director of Operations, 8700 Tesoro Drive, Suite 160, San Antonio, Texas 78217 or disaster_recovery@aacog.com.

AACOG will provide for reasonable accommodations for persons attending AACOG functions. Requests from persons needing special accommodations should be received by AACOG staff 72-hours prior to the function. The public meetings will be conducted in English and requests for language interpreters or other special communication needs should be made at least 72 hours prior to a function. Please call 210-362-5252 for assistance.

Stella Garcia

From: Mary Lozano <m.lozano@co.karnes.tx.us>
Sent: Wednesday, June 06, 2018 8:08 AM
To: Stella Garcia
Subject: FW: Karnes County Meetings

Fyi – also sent to Judge Long and other 2 commissioners under separate emails –Open meetings caution.

From: Mary Lozano [mailto:m.lozano@co.karnes.tx.us]
Sent: Wednesday, June 06, 2018 8:00 AM
To: 'revans@cityofkctx.com'; 'patronlott@att.net'; 'barbara@cityofkenedy.org'; 'mbhoudmann@yahoo.com'
Cc: 'robert.ebrom@co.karnes.tx.us'; 'dwayne.villanueva@co.karnes.tx.us'; 'shelby.dupnik@co.karnes.tx.us'
Subject: FW: Karnes County Meetings

Per previous discussions on funding opportunities with CDBG DR funds. Please share with other folks as you see fit.

Mary J. Lozano
KC Commissioner Pct. 3
210 W. Calvert, Ste. 160
Karnes City, Tx 78118
830 623 1344

From: Stella Garcia [mailto:sgarcia1@aacog.com]
Sent: Tuesday, June 05, 2018 5:18 PM
To: m.lozano (m.lozano@co.karnes.tx.us); shelby.dupnik@co.karnes.tx.us
Subject: Karnes County Meetings

Good afternoon Mary,

Here is the information to share with city/county officials and any other organization that has eminent domain authority with property in Karnes County.

Join us on Thursday, June 14, 2018, at 1:00 pm at County Jail Courtroom (500 E. Wall St., Karnes City, Tx). Stella Garcia with Alamo Area Council of Governments (AACOG) will be here to share information on Community Development Block Grant Disaster Recovery (CDBG DR) funds for Housing and Infrastructure associated with damage caused by Hurricane Harvey. The AACOG region has been allocated \$4.5 million in Housing (Acquisition and Buyout Program) and \$1.5 million in Infrastructure for the 3 counties in the federal disaster declaration which are Karnes, Comal, and Guadalupe. No match is required. AACOG is working with the General Land Office (GLO) and is required to develop a method of distribution (allocations) for the affected communities and have established criteria for us to do so.

Stella will provide information on not only these two programs but others in the state's Action Plan (<http://texasrebuilds.org/Documents/Action%20Plan%20-%205%20Billion%20Final%20Draft%205-8-2018.pdf>) during this meeting. She will also share data provided by FEMA on individual assistance applications for Karnes County.

Stella will also share information related to the public participation plan which includes holding a Public Planning Meeting and Public Hearing associated with developing the method of distribution.

Here is the proposed schedule of events:

June 14, 2018: AACOG meets with city/county officials to give detailed information on the programs and next steps (closed meeting).

June 18, 2018: Public Planning Meeting at 10:00 am in County Courthouse Annex to seek feedback from the community, housing authorities and other interested stakeholders on method of distribution (MOD) factors to consider (such as FEMA applications, low moderate income population, repetitive flood claims).

June 27, 2018: AACOG Board of Directors review and approve draft method of distribution and release the MOD on website and forward to affected communities to post on their website/local offices for 14 day public comment period.

July 6, 2018: Public Hearing at 10:00 am at Seguin Event Center (Coliseum) for comment on MOD.

July 13, 2018: AACOG submits MOD to General Land Office for review and approval

Once GLO approved the MOD, eligible entities (city, county, etc) will apply for funding from GLO.

We look forward to seeing you on Thursday, June 14th.

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).

CONFIDENTIALITY NOTICE: If you have received this communication in error, please notify the sender by reply message and then delete this message from your files. This e-mail transmission and any attached documents may contain confidential information belonging to the sender, is legally privileged, and intended for use only by the intended recipient(s). If you are not an intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying or forwarding of this communication is strictly prohibited. Unauthorized interception of this message may be in violation of the Electronic Communications Privacy Act, 18 U.S.C. §2510 et seq.

Stella Garcia

From: Stella Garcia
Sent: Tuesday, June 12, 2018 2:13 PM
To: 'Robin Shellard'; 'meckmann@nbtexas.org'; 'acardiel@nbtexas.org'; 'gford@nbtexas.org'; 'kellej@co.comal.tx.us'; 'valadm@co.comal.tx.us'; 'contact2@co.comal.tx.us'; 'krause@co.comal.tx.us'; 'lgarcia@nbtexas.org'; 'Robin Shellard'; 'meckmann@nbtexas.org'; 'acardiel@nbtexas.org'; 'gford@nbtexas.org'; 'kellej@co.comal.tx.us'; 'valadm@co.comal.tx.us'; 'contact2@co.comal.tx.us'; 'krause@co.comal.tx.us'; 'lgarcia@nbtexas.org'
Cc: Hornseth, Tom; Hornseth, Tom
Subject: AACOG meeting with Comal/New Braunfels on CDBG DR/MOD

Thank you for meeting with me this morning. It was very helpful to me, and I hope I was able to provide relevant information to you.

The following links are resources that you might want to review:

General Land Office (GLO) action plan for the \$5 billion CDBG DR funds: <http://texasrebuilds.org/Documents/Action%20Plan%20-%205%20Billion%20Final%20Draft%205-8-2018.pdf>

HUD Press Release on additional CDBG DR funds to come with a focus on mitigation: https://www.hud.gov/press/press_releases_media_advisories/hud_no_18_028

New release for 2016 Disaster Funds (Bandera County included) <http://texasrebuilds.org/Pages/2016Floods.aspx> I'm sharing this one so you can have an idea what to expect when the 2015 flood funds and additional Harvey funds are released.

I'll also be sending questions to the GLO staff regarding the items you raised in our meeting this morning. I'll keep you posted of what I learn.

Please do not hesitate to contact me if you have any questions/concerns on this or any other AACOG matter.

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Stella Garcia

From: Stella Garcia
Sent: Wednesday, June 13, 2018 4:25 PM
To: 'Mary Lozano'; 'revans@cityofkctx.com'; 'patronlott@att.net';
'barbara@cityofkenedy.org'; 'mbhoudmann@yahoo.com';
'robert.ebrom@co.karnes.tx.us'; 'dwayne.villanueva@co.karnes.tx.us';
shelby.dupnik@co.karnes.tx.us
Subject: RE: Karnes County Meetings
Attachments: Public Hearing Notice_AACOG.pdf; Public Hearing Notice_AACOG.docx - SPANISH.pdf

Good afternoon!

I look forward to meeting you all tomorrow afternoon. I hope you and/or your designee is able to attend the meeting.

I've also attached the Public Notice that should have been in today's area newspapers. I have included an English and Spanish version. Please share/post accordingly.

Thank you. See you tomorrow.

Stella

From: Mary Lozano [<mailto:m.lozano@co.karnes.tx.us>]
Sent: Wednesday, June 06, 2018 8:00 AM
To: 'revans@cityofkctx.com'; 'patronlott@att.net'; 'barbara@cityofkenedy.org'; 'mbhoudmann@yahoo.com'
Cc: 'robert.ebrom@co.karnes.tx.us'; 'dwayne.villanueva@co.karnes.tx.us'; 'shelby.dupnik@co.karnes.tx.us'
Subject: FW: Karnes County Meetings

Per previous discussions on funding opportunities with CDBG DR funds. Please share with other folks as you see fit.

Mary J. Lozano
KC Commissioner Pct. 3
210 W. Calvert, Ste. 160
Karnes City, Tx 78118
830 623 1344

From: Stella Garcia [<mailto:sgarcia1@aacog.com>]
Sent: Tuesday, June 05, 2018 5:18 PM
To: m.lozano (m.lozano@co.karnes.tx.us); shelby.dupnik@co.karnes.tx.us
Subject: Karnes County Meetings

Good afternoon Mary,

Here is the information to share with city/county officials and any other organization that has eminent domain authority with property in Karnes County.

Join us on Thursday, June 14, 2018, at 1:00 pm at County Jail Courtroom (500 E. Wall St., Karnes City, Tx). Stella Garcia with Alamo Area Council of Governments (AACOG) will be here to share information on Community Development Block

Grant Disaster Recovery (CDBG DR) funds for Housing and Infrastructure associated with damage caused by Hurricane Harvey. The AACOG region has been allocated \$4.5 million in Housing (Acquisition and Buyout Program) and \$1.5 million in Infrastructure for the 3 counties in the federal disaster declaration which are Karnes, Comal, and Guadalupe. No match is required. AACOG is working with the General Land Office (GLO) and is required to develop a method of distribution (allocations) for the affected communities and have established criteria for us to do so.

Stella will provide information on not only these two programs but others in the state's Action Plan (<http://texasrebuilds.org/Documents/Action%20Plan%20-%205%20Billion%20Final%20Draft%205-8-2018.pdf>) during this meeting. She will also share data provided by FEMA on individual assistance applications for Karnes County.

Stella will also share information related to the public participation plan which includes holding a Public Planning Meeting and Public Hearing associated with developing the method of distribution.

Here is the proposed schedule of events:

June 14, 2018: AACOG meets with city/county officials to give detailed information on the programs and next steps (closed meeting).

June 18, 2018: Public Planning Meeting at 10:00 am in County Courthouse Annex to seek feedback from the community, housing authorities and other interested stakeholders on method of distribution (MOD) factors to consider (such as FEMA applications, low moderate income population, repetitive flood claims).

June 27, 2018: AACOG Board of Directors review and approve draft method of distribution and release the MOD on website and forward to affected communities to post on their website/local offices for 14 day public comment period.

July 6, 2018: Public Hearing at 10:00 am at Seguin Event Center (Coliseum) for comment on MOD.

July 13, 2018: AACOG submits MOD to General Land Office for review and approval

Once GLO approved the MOD, eligible entities (city, county, etc) will apply for funding from GLO.

We look forward to seeing you on Thursday, June 14th.

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the AACOG Customer Satisfaction Survey.

CONFIDENTIALITY NOTICE: If you have received this communication in error, please notify the sender by reply message and then delete this message from your files. This e-mail transmission and any attached documents may contain confidential information belonging to the sender, is legally privileged, and intended for use only by the intended recipient(s). If you are not an intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying or forwarding of this communication is strictly prohibited. Unauthorized interception of this message may be in violation of the Electronic Communications Privacy Act, 18 U.S.C. §2510 et seq.



Virus-free. www.avast.com

Stella Garcia

From: Barbara Shaw <barbara@cityofkenedy.org>
Sent: Tuesday, June 19, 2018 10:54 AM
To: Stella Garcia
Cc: patronlott@att.net
Subject: GLO/AACOG
Attachments: GLO for Mayor Lott.pdf

Importance: High

Dr. Garcia:

Please be advised that Kenedy desires to participate in the GLO/AACOG grant funding. It appears that infrastructure would be most beneficial to us.

I am cc'ing Mayor Lott from Runge, he is my sister city. He was not able to attend yesterday; however, I am sure that he is interested in grants for his city as well. He asked me to relay the information to him. I'm attaching the GLO information you handed out.

Please keep us in the loop of what we need to do next to secure our funds.

Thanks,

Barbara Najvar Shaw, M.S.
830-583-2230
830-583-2063 Fax
barbara@cityofkenedy.org

Stella Garcia

From: Jonathan Stinson <jstinson@gbra.org>
Sent: Monday, July 02, 2018 10:26 AM
To: Stella Garcia; Darrell Nichols
Subject: RE: Buyout and Acquisition Program--CDBG DR Funds

Stella:
Yes, we would appreciate being included when y'all discuss regional planning associated with flood hazard mitigation.

Thanks again.

Jonathan Stinson
Deputy General Manager
Guadalupe-Blanco River Authority
933 East Court Street
Seguin, Texas 78155
830-379-5822 – office
jstinson@gbra.org

From: Stella Garcia <sgarcia1@aacog.com>
Sent: Friday, June 29, 2018 3:32 PM
To: Jonathan Stinson <jstinson@gbra.org>; Darrell Nichols <dnichols@gbra.org>
Cc: Kevin Patteson <kpatteson@gbra.org>
Subject: RE: Buyout and Acquisition Program--CDBG DR Funds

Jonathan,

Thanks for the information. This is helpful. I don't anticipate we will need any additional information from you related to the Method of Distribution we are finalizing.

On another note, I anticipate we will be involved in regional planning associated with hazard mitigation in flood prone communities based on funding we expect in the future. May we call on you when we begin these discussions?

Stella

From: Jonathan Stinson [<mailto:jstinson@gbra.org>]
Sent: Thursday, June 28, 2018 4:15 PM
To: Stella Garcia <sgarcia1@aacog.com>; Darrell Nichols <dnichols@gbra.org>
Cc: Kevin Patteson <kpatteson@gbra.org>
Subject: RE: Buyout and Acquisition Program--CDBG DR Funds

Stella:

Thanks for the information, I apologize for my delay in responding. I'm not certain that GBRA has any projects that would qualify for these CDBG funds. As an entity, GBRA did not receive any damage to our facilities or infrastructure in Comal or Guadalupe counties related to Harvey. Additionally, GBRA is not a participating entity in NFIP or SRL where we acquire properties described for this program. For properties along the Guadalupe river in these counties I believe the

cities of New Braunfels and Seguin, along with the counties, have conducted the buy-outs and raising of properties above the 100 yr floodplain.

Please let me know if this addresses GBRA's ability, or limitation, on participation or if you need additional info.

Thanks for reaching out and making us aware.

Jonathan Stinson

Deputy General Manager

Guadalupe-Blanco River Authority

933 East Court Street

Seguin, Texas 78155

830-379-5822 – office

jstinson@gbra.org

From: Stella Garcia <sgarcia1@aacog.com>

Sent: Thursday, June 21, 2018 3:15 PM

To: Darrell Nichols <dnichols@gbra.org>; Jonathan Stinson <jstinson@gbra.org>

Cc: Kevin Patteson <kpatteson@gbra.org>

Subject: RE: Buyout and Acquisition Program--CDBG DR Funds

This is the presentation I conducted at a public planning meeting in Karnes County this past Monday.

As stated below, there is \$4.1 million for buyout and acquisition program in the Harvey impacted counties (in the AACOG region). Comal, Karnes, and Guadalupe County had over 500 households that applied for federal aid after Harvey. Not all were awarded funds but what it tells me is that people indicated Harvey damaged their homes. For homes damaged or exacerbated by Harvey, HUD has allocated CDBG DR funds to GLO to allocate to eligible entities to buyout or acquire homes. For buyout, the homes are purchased at pre-event fair market value and demolished. The site becomes greenspace and off the tax rolls in perpetuity. Funding should also be made available for down payment or relocation assistance. For acquisition, the homes are purchased at post event fair market value and demolished. You can rebuild upon the site but obviously with proper safeguards to protect the homes. Few of the communities I have spoken to feel that they want to exercise either option. But if they did, it would be through a voluntary program, meaning they would let the homeowners know that they would buy them out (or through acquisition) and let the homeowner decide. But it would be entirely up to the eligible entity.

An eligible entity is a unit of local government and entities with the power of eminent domain authority. The caveat is that the use of the funds has to meet the HUD National Objectives of low moderate income (LMI) with at least 70% of the allocated funds.

I'm happy to have a conversation with Jonathan. I'll try him later today. We are taking a draft Method of Distribution to our Board of Directors on Wednesday, June 27th.

Stella

From: Darrell Nichols [<mailto:dnichols@gbra.org>]

Sent: Thursday, June 21, 2018 1:45 PM

To: Stella Garcia <sgarcia1@aacog.com>; Jonathan Stinson <jstinson@gbra.org>

Cc: Kevin Patteson <kpatteson@gbra.org>

Subject: RE: Buyout and Acquisition Program--CDBG DR Funds

Stella,

Thank you for the information. My initial thought is that GBRA would like to be considered as an eligible entity but I would like more information on what it means for GBRA to be an eligible entity. I would also be interested in any information you might have on the type of projects/buy-outs or locations that AACOG may be focusing its recommendation for distribution of any funds.

I will be out of the office until July 2nd but you can also reach Jonathan Stinson at 830-379-5822.

Darrell Nichols

Senior Deputy General Manager
Guadalupe-Blanco River Authority
933 East Court Street
Seguin, Texas 78155
830-379-5822 – office
512-917-6065 – cell
dnichols@gbra.org

From: Stella Garcia <sgarcia1@aacog.com>
Sent: Wednesday, June 20, 2018 2:04 PM
To: Darrell Nichols <dnichols@gbra.org>; Jonathan Stinson <jstinson@gbra.org>
Subject: Buyout and Acquisition Program--CDBG DR Funds

Good afternoon,

I just left a message on Mr. Nichols phone regarding a Method of Distribution (MOD) Alamo Area Council of Governments (AACOG) is developing at the request of the General Land Office as stated in their Action Plan to HUD (<http://texasrebuilds.org/Documents/Action%20Plan%20-%205%20Billion%20Final%20Draft%205-8-2018.pdf>). Anyhow, the COGs are developing MODs for the Housing Buyout and Acquisition Program and Infrastructure Program. The Housing Program is for entities with eminent domain authority. I have spoken to Comal, Guadalupe, and Karnes County (listed in Federal Disaster Declaration associated with Hurricane Harvey) representatives as well as the larger cities in those counties to inform them of this option. It was suggested that I contact your agency as well to see if you all may want to be considered as an eligible entity for the Buyout and Acquisition program. There is \$4,152,165 allocated to the AACOG region for this program. AACOG is developing the method to distribute or allocate these funds to eligible entities. The minimum allocation we can make according to GLO's Action Plan is \$1,000,000; therefore, only up to 4 entities will be included in our drafted MOD. A draft MOD will be brought to the AACOG board of directors on June 27th and then posted for a 14 day public comment period. We will have a Public Hearing in Seguin on Friday, July 6th at 10:00 am (see attached Public Notice).

I'm happy to have a conversation with you or your designee(s) on what this may mean to your agency. Please do not hesitate to contact me via either phone number listed below (in my signature block) or via reply to this email.

I look forward to hearing from you.

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221

(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).

CONFIDENTIALITY NOTICE: If you have received this communication in error, please notify the sender by reply message and then delete this message from your files. This e-mail transmission and any attached documents may contain confidential information belonging to the sender, is legally privileged, and intended for use only by the intended recipient(s). If you are not an intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying or forwarding of this communication is strictly prohibited. Unauthorized interception of this message may be in violation of the Electronic Communications Privacy Act, 18 U.S.C. §2510 et seq.

CONFIDENTIALITY NOTICE: If you have received this communication in error, please notify the sender by reply message and then delete this message from your files. This e-mail transmission and any attached documents may contain confidential information belonging to the sender, is legally privileged, and intended for use only by the intended recipient(s). If you are not an intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying or forwarding of this communication is strictly prohibited. Unauthorized interception of this message may be in violation of the Electronic Communications Privacy Act, 18 U.S.C. §2510 et seq.

CONFIDENTIALITY NOTICE: If you have received this communication in error, please notify the sender by reply message and then delete this message from your files. This e-mail transmission and any attached documents may contain confidential information belonging to the sender, is legally privileged, and intended for use only by the intended recipient(s). If you are not an intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying or forwarding of this communication is strictly prohibited. Unauthorized interception of this message may be in violation of the Electronic Communications Privacy Act, 18 U.S.C. §2510 et seq.

Stella Garcia

From: Darrell Nichols <dnichols@gbra.org>
Sent: Thursday, June 21, 2018 1:45 PM
To: Stella Garcia; Jonathan Stinson
Cc: Kevin Patteson
Subject: RE: Buyout and Acquisition Program--CDBG DR Funds

Stella,

Thank you for the information. My initial thought is that GBRA would like to be considered as an eligible entity but I would like more information on what it means for GBRA to be an eligible entity. I would also be interested in any information you might have on the type of projects/buy-outs or locations that AACOG may be focusing its recommendation for distribution of any funds.

I will be out of the office until July 2nd but you can also reach Jonathan Stinson at 830-379-5822.

Darrell Nichols
Senior Deputy General Manager
Guadalupe-Blanco River Authority
933 East Court Street
Seguin, Texas 78155
830-379-5822 – office
512-917-6065 – cell
dnichols@gbra.org

From: Stella Garcia <sgarcia1@aacog.com>
Sent: Wednesday, June 20, 2018 2:04 PM
To: Darrell Nichols <dnichols@gbra.org>; Jonathan Stinson <jstinson@gbra.org>
Subject: Buyout and Acquisition Program--CDBG DR Funds

Good afternoon,

I just left a message on Mr. Nichols phone regarding a Method of Distribution (MOD) Alamo Area Council of Governments (AACOG) is developing at the request of the General Land Office as stated in their Action Plan to HUD (<http://texasrebuilds.org/Documents/Action%20Plan%20-%205%20Billion%20Final%20Draft%205-8-2018.pdf>). Anyhow, the COGs are developing MODs for the Housing Buyout and Acquisition Program and Infrastructure Program. The Housing Program is for entities with eminent domain authority. I have spoken to Comal, Guadalupe, and Karnes County (listed in Federal Disaster Declaration associated with Hurricane Harvey) representatives as well as the larger cities in those counties to inform them of this option. It was suggested that I contact your agency as well to see if you all may want to be considered as an eligible entity for the Buyout and Acquisition program. There is \$4,152,165 allocated to the AACOG region for this program. AACOG is developing the method to distribute or allocate these funds to eligible entities. The minimum allocation we can make according to GLO's Action Plan is \$1,000,000; therefore, only up to 4 entities will be included in our drafted MOD. A draft MOD will be brought to the AACOG board of directors on June 27th and then posted for a 14 day public comment period. We will have a Public Hearing in Seguin on Friday, July 6th at 10:00 am (see attached Public Notice).

I'm happy to have a conversation with you or your designee(s) on what this may mean to your agency. Please do not hesitate to contact me via either phone number listed below (in my signature block) or via reply to this email.

I look forward to hearing from you.

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).

CONFIDENTIALITY NOTICE: If you have received this communication in error, please notify the sender by reply message and then delete this message from your files. This e-mail transmission and any attached documents may contain confidential information belonging to the sender, is legally privileged, and intended for use only by the intended recipient(s). If you are not an intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying or forwarding of this communication is strictly prohibited. Unauthorized interception of this message may be in violation of the Electronic Communications Privacy Act, 18 U.S.C. §2510 et seq.

Stella Garcia

From: Stella Garcia
Sent: Tuesday, July 03, 2018 11:25 AM
To: m.lozano (m.lozano@co.karnes.tx.us); shelby.dupnik@co.karnes.tx.us; 'revans@cityofkctx.com'; 'Barbara Shaw'; 'Robin Shellard'; 'meckmann@nbtexas.org'; 'acardiel@nbtexas.org'; 'gford@nbtexas.org'; 'kellej@co.comal.tx.us'; 'valadm@co.comal.tx.us'; 'contact2@co.comal.tx.us'; 'dfaseler@seguintexas.gov'; 'dlosey@seguintexas.gov'; 'wolverton@co.guadalupe.tx.us'; 'krause@co.comal.tx.us'; 'Patrick Pinder'; 'Trish Tumlinson'; 'city.of.runge@sbcglobal.net'; 'Homer Lott'
Cc: Claudia Mora; Alfredo Cervera
Subject: REMINDER Public Hearing--CDBG DR Funds--July 6th at 10:00 am in Seguin

Good morning!

Just a reminder that there will be a Public Hearing on the draft Method of Distribution (MOD) for the Housing Buyout and Acquisition Program (\$4,152,165) and the Local Infrastructure Program (\$1,530,000) on Friday, July 6, 2018, at 10:00 am at the Seguin Event Center (Seguin Coliseum) located at 950 S. Austin Street in Seguin, Texas.

The draft Method of Distribution (MOD) can be found on the AACOG website: <http://aacog.com/> Information can be found on lower left corner of our home page under "Public Comments". The AACOG Board of Directors reviewed and approved this draft on Wednesday, June 27th. Public Comments will be open until next Wednesday, July 13th. You may provide comment during the Public Hearing or email to disaster_recovery@aacog.com.

Thank you!

I look forward to seeing you there.

Have a happy and safe 4th of July!

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).

Public Comments

Stella Garcia

From: Amelia Adams <amelia@texashousing.org>
Sent: Wednesday, July 11, 2018 5:35 PM
To: Disaster
Subject: Method of Distribution Question

Hi Ms. Garcia,

I was wondering where the data used in the BVCOG MOD comes from. Specifically, what is the source for the repeat disasters and damage reports?

Thanks!

Amelia

--
Amelia Clare Adams
Community Planner
Fair Housing and Disaster Recovery Analyst
Texas Housers
510.418.7480

Stella Garcia

From: Disaster
Sent: Friday, July 13, 2018 9:31 AM
To: 'Maddie Sloan'; Disaster
Cc: Brennan Griffin; Bridgette Guzman
Subject: RE: Comments on AACOG MOD

Thank you for your comments.

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).

From: Maddie Sloan [mailto:msloan@texasappleseed.net]
Sent: Thursday, July 12, 2018 2:57 PM
To: Disaster <disaster_recovery@aacog.com>
Cc: Brennan Griffin <bgriffin@texasappleseed.net>; Bridgette Guzman <bguzman@texasappleseed.net>
Subject: Comments on AACOG MOD

My apologies, I did not attach the comments to my original email.

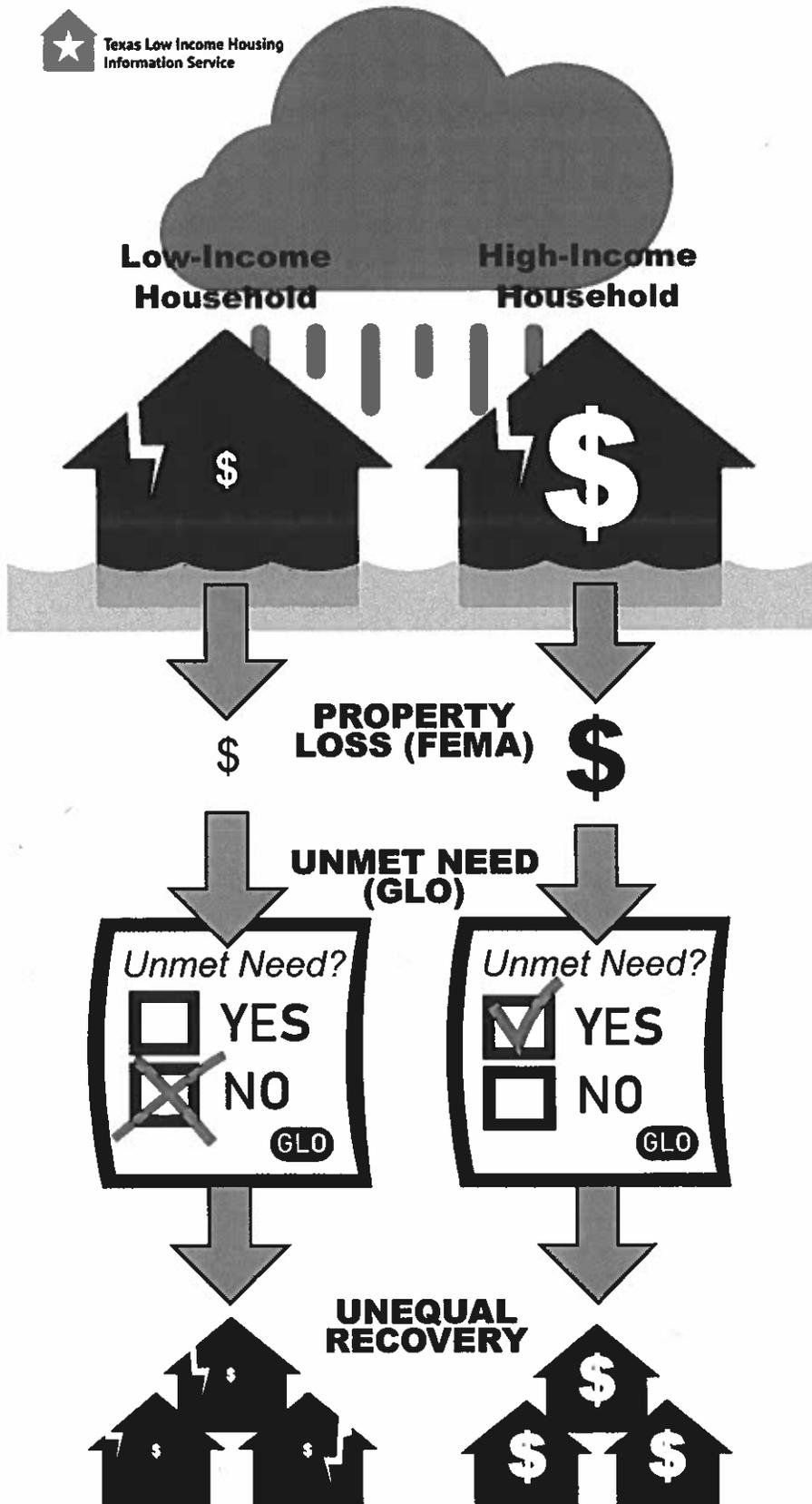
Thank you,
Maddie Sloan

--

M. Madison Sloan

Director, Disaster Recovery and Fair Housing Project

How Texas is Underestimating Unmet Need for Low-Income Families



Assessing "Unmet Need"

FEMA collects information on the disaster's impact on **PROPERTY**, not **PEOPLE**. Lower-income households have fewer financial resources to recover, but households with higher incomes generally have more property to lose.

When a disaster hits, homes may be impacted similarly, but when FEMA verifies their property loss (FVL), lower-income households have significantly lower average loss.

This already results in unequal distribution of assistance, but the problems are compounded in the long-term recovery phase. This is because the Texas General Land Office (GLO) is using this FEMA data to determine the unmet housing need in affected areas. This assessment determines where long-term recovery funding will go.

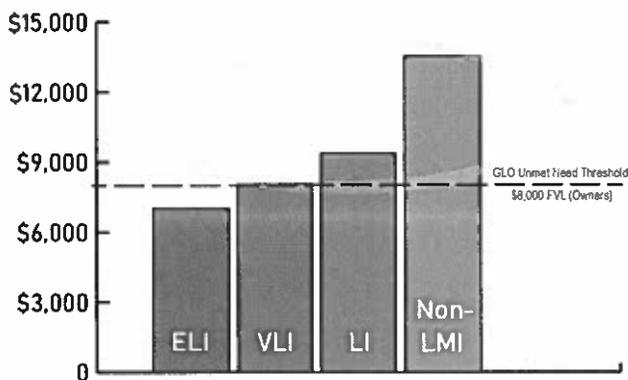
The GLO uses an arbitrary threshold of \$8,000 of FVL for owners and \$2,000 for renters when calculating the unmet need amount per household. This assumes that any loss under that amount can be taken care of without additional funds and is not considered "unmet need".

As a result, the property loss of many low-income households is not included in the unmet need calculation. This means the GLO does not consider this loss when allocating funding to different areas of the state. Areas with more low-income residents will see less funding than is really needed for their recovery.

How we can do BETTER!

How we define and count "Unmet Need" matters for disaster recovery. If we systematically fail to count low-income* households, we will systematically fail to fund them in the long-term recovery phase. Crucially, these households are much less likely to have the funds to recover on their own. Below is a comparison of the GLO's methodology and Texas Housers' proposed methodology.

GLO Methodology: A Standardized Threshold



Average FEMA-Verified Loss (FVL) by Income Category

A standardized threshold that doesn't take into account household income excludes most low-income households from the unmet need calculation. As a result...

69%

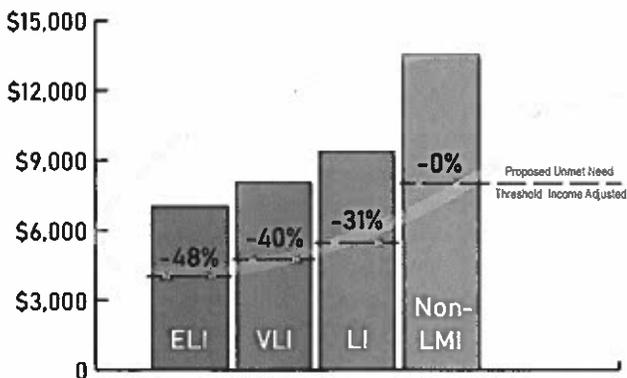
of ELI owners are excluded from the count

(compared to only 41% of non-LMI owners)



Proposed Methodology: An Income-Adjusted Threshold

For each income level, the \$8000 threshold for owners is reduced proportionately to the average FVL for each income group. For example, the average FVL for ELI owners is 48% lower than the average for Non-LMI households. Therefore, the \$8000 threshold is lowered 48%, as illustrated in the chart below.



Average FEMA-Verified Loss (FVL) by Income Category

An income-adjusted threshold allows the assessment to capture damage to low-income households! As a result...

an additional

49%

would be budgeted for ELI owners under this methodology.



* Income Category	Income
Extremely Low Income (ELI)	0-30% AMI
Very Low Income (VLI)	30-50% AMI
Low Income (LI)	50-80% AMI
Not Low or Median Income (Non-LMI)	80%+ AMI

Texas' Most Undercounted Zipcodes

The stakes are high when assessing the unmet housing need of disaster survivors. In some areas of Texas, especially those that are home to many low-income families, being undercounted could mean being passed over for the funds necessary to bring people back to safe, affordable and comfortable homes. Below are the most severely undercounted zip codes in the state of Texas.

Most Underfunded Renters

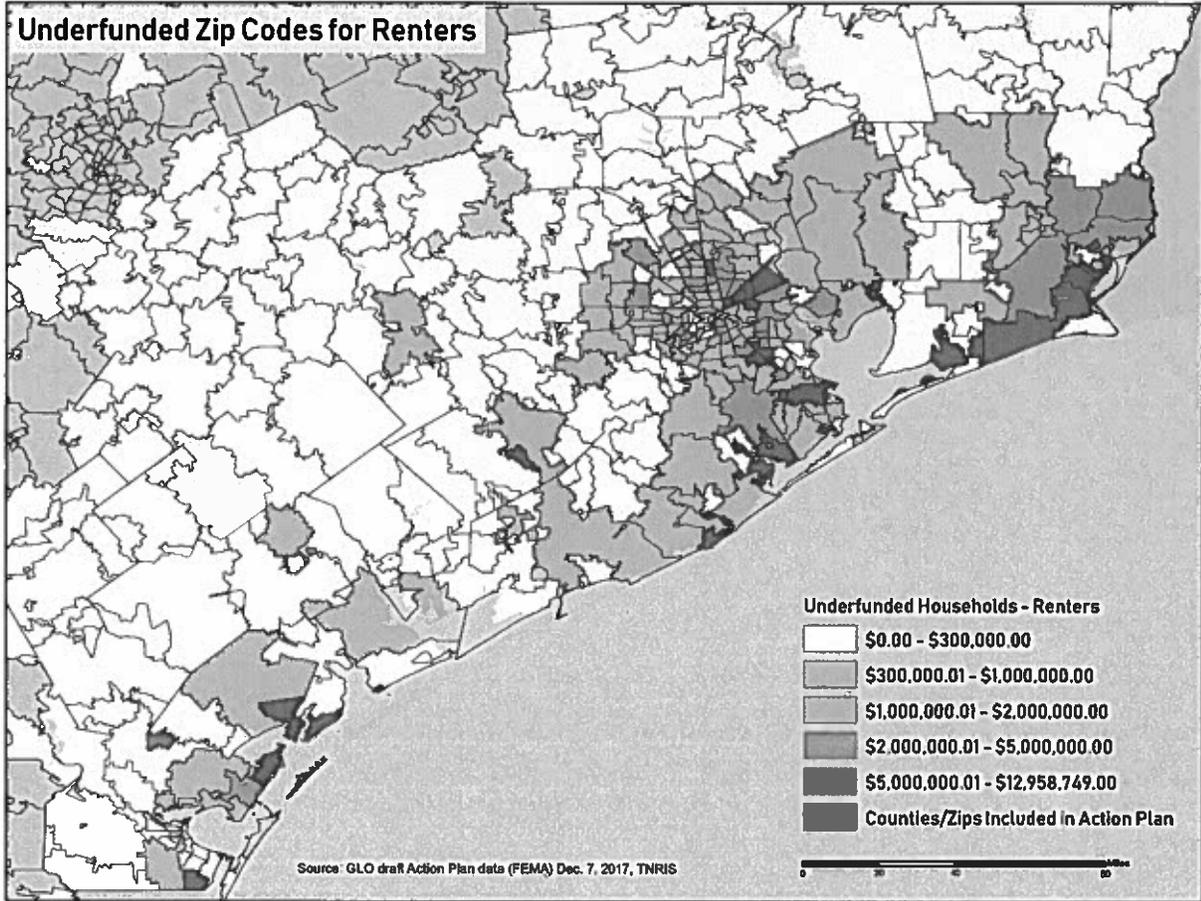
Rank	Zip Code	Area	Additional Unmet Need*
1	77642	Port Arthur	\$12,958,749
2	77026	Houston - Kashmere Gardens, Fifth Ward	\$9,381,477
3	77060	Houston - Greater Greenspoint	\$8,288,539
4	77078	East Houston, East Little York, uninc. Harris County	\$6,212,408
5	77539	Texas City, Dickinson, League City	\$6,161,407
6	77640	Port Arthur	\$5,868,615
7	77044	Lake Houston and unincorporated Harris County	\$5,830,581
8	78382	Rockport, Fulton, uninc. Aransas County	\$5,665,630
9	77013	Houston - Northshore, El Dorado/Oates Prairie	\$5,313,404
10	77028	Houston - Trinity, Kashmere Gardens, Settegast, East Houston	\$5,129,894
11	77089	Houston - Southbelt/Ellington and uninc. Harris County	\$5,008,949
12	77034	Houston - South Belt/Ellington, Edgebrook, Clear Lake	\$5,002,261
13	77084	Houston - Addicks Park Ten, uninc. Harris County	\$4,793,499
14	77096	Houston - Meyerland, Willow Meadows, Westbury, Brays Oaks	\$4,162,645
15	77016	Houston - East Little York/Homestead, Trinity/Houston Gardens	\$4,052,771
16	78336	Aransas Pass, Ingleside, uninc. Aransas and San Patricio County	\$3,862,106
17	77015	Houston - Northshore, Galena Park, uninc. Harris County	\$3,568,755
18	77630	Orange, West Orange, Pinehurst, uninc. Orange County (south)	\$3,455,848
19	77090	Houston - Greater Greenspoint, uninc. Harris County	\$3,410,527
20	77075	Houston - Greater Hobby, South Belt/Ellington	\$3,392,014
		TOTAL	\$111,520,079

Most Underfunded Owners

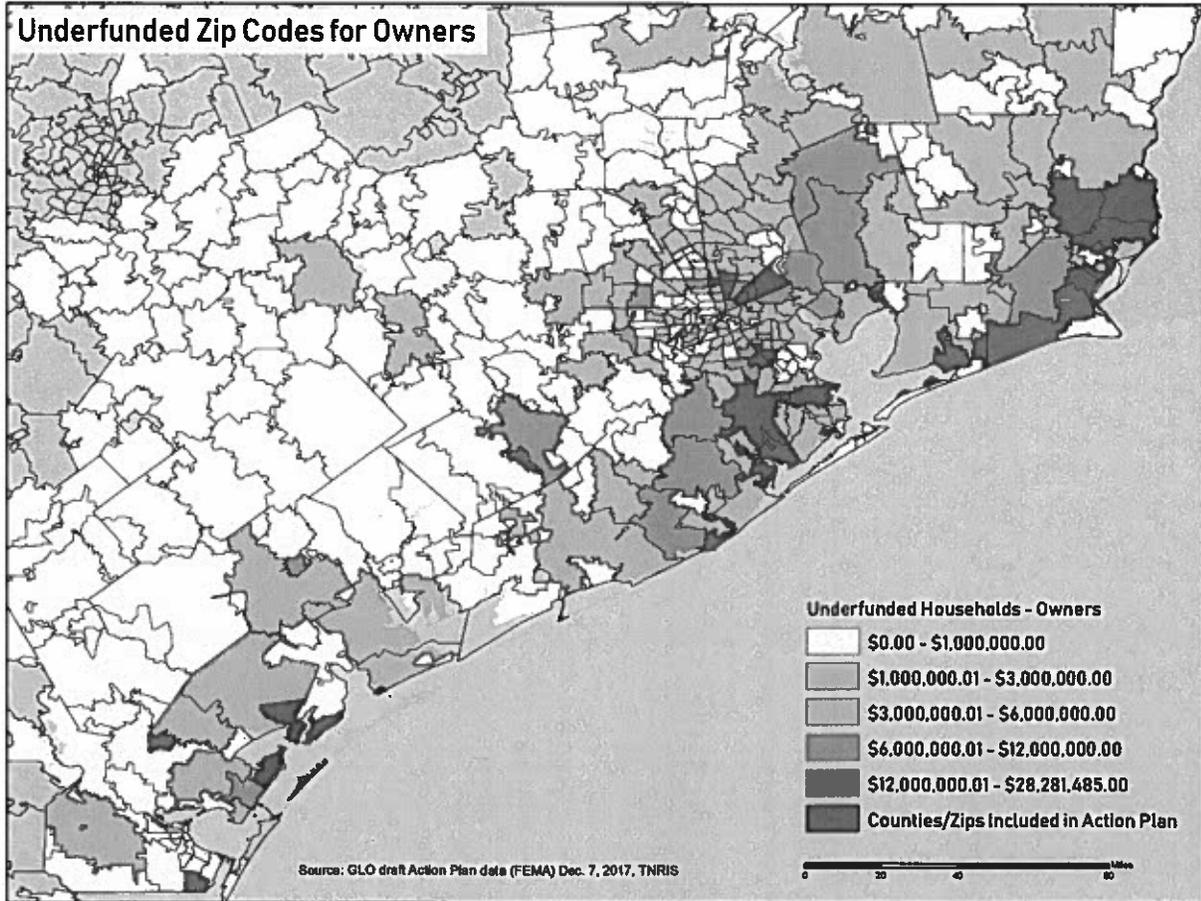
Rank	Zip Code	Area	Additional Unmet Need*
1	77642	Port Arthur	\$28,281,485
2	77044	Lake Houston and unincorporated Harris County	\$27,154,740
3	77539	Texas City, Dickinson, League City	\$21,640,536
4	77037	Houston - Greenspoint	\$21,325,458
5	77662	Vidor, Pine Forest, Rose City, uninc. Jefferson County	\$21,181,682
6	77640	Port Arthur	\$20,920,065
7	77028	Houston - East Houston, Trinity/Houston Gardens, Settagast, Kashmere Gardens	\$20,424,860
8	77089	Houston - Southbelt/Ellington and uninc. Harris County	\$18,824,792
9	77034	Houston - South Belt/Ellington, Edgebrook, Clear Lake	\$16,511,824
10	77039	Houston - Greater Greenspoint	\$15,487,093
11	78382	Rockport, Fulton, uninc. Aransas County	\$15,163,049
12	77630	Orange, West Orange, Pinehurst, uninc. Orange County (south)	\$14,570,598
13	77632	Orange, uninc. Orange County (north)	\$14,549,859
14	77078	East Houston, East Little York, uninc. Harris County	\$14,162,279
15	77511	Alvin, Hillcrest, League City, uninc. Brazoria and Galveston Counties	\$14,047,116
16	77093	Houston - Eastex-Jensen Area, uninc. Harris County	\$12,065,163
17	77587	South Houston (city)	\$11,007,245
18	77535	Dayton, Dayton Lakes, Kenefick, Liberty, Mont Belvieu, Old River-Winfree, uninc. Liberty County	\$10,838,771
19	77075	Houston - Greater Hobby, South Belt/Ellington	\$10,484,490
20	77084	Houston - Addicks Park Ten, uninc. Harris County	\$10,408,647
		TOTAL	\$339,049,752

*This is based not just on added LMI households, but also on already included households moving to a higher damage category.

Underfunded Zip Codes for Renters



Underfunded Zip Codes for Owners





July 12, 2018

Alamo Area Council of Governments
ATTN: Stella Garcia, Sr. Director of Operations
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217
Submitted via email to: disaster_recovery@aacog.com

Re: Texas Appleseed Comments on AACOG MOD for Disaster Recovery: Hurricane Harvey

Dear Ms. Garcia:

We appreciate the opportunity to provide comments on the AACOG Plan for Disaster Recovery: Hurricane Harvey, covering \$5,682,165 in Community Development Block Grant for Disaster Recovery (CDBG-DR) funds allocated by the U.S. Department of Housing and Urban Development (HUD) by Federal Register Notice, 83 F.R. 5844, February 9, 2018.

Texas Appleseed is a public interest justice center that works to change unjust laws and policies that prevent Texans from realizing their full potential. Since Hurricanes Katrina and Rita in 2005, Texas Appleseed has worked with a network of organizations in Texas, including housing advocates, policy experts, and grassroots community groups, to ensure that all Texas families are able to recover in the wake of a natural disaster, that communities are rebuilt to be more resilient, and that all families have the opportunity to live in safe, decent neighborhoods with equal access to educational and economic opportunity.

AACOG's MOD is not compliant with GLO requirements as it does not follow the MOD form provided by GLO and consists only of data and allocation tables, with no explanation on method of distribution. According to the "Councils of Government Method of Distribution Guidance" issued by GLO, allocation tables do not constitute a MOD. Additionally, with no MOD Summary form, the draft does not document:

- The Citizen Participation Plan and its implementation;
- An explanation of how the MOD fosters long term planning and recovery;

- An explanation of how unmet housing needs will be met; or,
- How AACOG will meet its LMI benefit and affirmatively furthering fair housing obligations.

Nor does the published draft include a certification that AACOG will certify that it is in compliance with its obligation to affirmatively further fair housing (AFFH) and will receive GLO training and technical assistance on AFFH.

In addition, the MOD does not provide any details about its local buyout and acquisition program, or its infrastructure program. Nor does the MOD indicate whether AACOG will limit or prioritize the types of projects allowed or the process and factors that were used to determine which subrecipient will receive funds under the MOD.

Therefore, AACOG has not published a MOD for public comment, and must publish a compliant document for 14 days of public comment according to its Citizen Participation Plan.

While AACOG has not yet published a draft MOD, we offer the following comments for the draft MOD:

A. Local Buyout and Acquisition Program:

Program guidelines for this program must be developed in a transparent process with extensive community input. Local communities must have a citizen participation process for drafting buyout guidelines. Regardless of whether these planned buyouts are voluntary or mandatory, relocating, away from an existing community or a home that has been in a family for generations, can be difficult and even traumatic. Without planning and community buy-in, a voluntary individual buyout program can result in a patchwork of empty and occupied homes, creating a blighted neighborhood. One of the critical issues in ensuring a successful buyout program is equity and ensuring that program rules and processes do not have a disparate impact on particular groups of homeowners. We strongly encourage We recommend that AACOG, in collaboration with local communities and residents, develop one buyout program with one set of guidelines that is then administered by local jurisdictions. **Local program guidelines must be identical, no family should have unequal access to disaster recovery simply because of where they live.**

Local buyout and acquisition programs must also prioritize LMI households in floodways and floodplains, who have the least resources with which to relocate on their own, leaving them a choice between housing instability and potential homelessness, or continuing to live in homes that may be structurally compromised or present health risks because of mold. It is particularly critical for LMI families that this buyout program includes not only acquisition and demolition, but relocation payments and other assistance and incentives as well. As the Federal Register Notice states, "a buyout program that merely pays homeowners to leave their existing homes does not result in a low- and moderate-income household

occupying a residential structure and, thus, cannot meet the requirements of the LMH national objective.” (83 FR 5863) Local buyout programs should include plans to build housing in safer areas.

Low- and moderate-income households must be provided with enough funds that the choice to move is a realistic one; to ensure that they can actually move to a safer area. The worst-case scenario is that families who accept a buyout are unable to find housing in safer areas and are forced to move back into their original or less safe neighborhoods.

The decision of whether to use pre- or post-storm home value is an important one. In particular, using the pre-storm value of a home to determine disaster recovery program benefit limits often has a discriminatory impact on the basis of race or ethnicity as well. Following Hurricane Katrina, the National Fair Housing Alliance (NFHA), the Greater New Orleans Fair Housing Action Center (GNOFAC), and African-American homeowners sued the State of Louisiana and the U.S. Department of Housing and Urban Development (HUD) alleging racial discrimination in the State’s CDBG-DR funded Road Home Program, which provided grants to homeowners to repair or rebuild their homes. The original grant formula was based on the pre-storm value of a home, which resulted in African-American homeowners receiving less repair money than White homeowners, because their homes were located in neighborhoods with lower home values based on market discrimination and the legacy of segregation. Many African-American families were left unable to complete repairs or return home or living in uninhabitable houses. As Louisiana Congressman Cedric Richmond said when the case was settled in 2011,

[e]veryone knew that the Road Home formula for calculating grant awards was deeply flawed and punished folks in neighborhoods where home values were lower. . . After all, if two families are both rebuilding a three bedroom home then their construction costs will be the same—regardless of the neighborhood. In that case, each family deserves the same assistance from their government. Unfortunately, the flawed formula was effectively discriminatory, locking many families out of equitable assistance.

AACOG’s and local program guidelines must ensure that buyout and acquisition programs are consistent regardless of whether the cost is funded by FEMA or CDBG-DR. CDBG-DR funding could be used to provide additional funds for LMI families in FEMA programs that would not provide them with enough funding to move, for example. AACOG should be particularly careful that they are not using a program that provides lesser benefits to serve communities and homeowners of color.

AACOG should also consider whether its allocation formula and threshold factors are effectively targeting the areas of highest risk, and not simply making sure every jurisdiction gets the minimum amount, regardless where damage is concentrated. The MOD should focus on ensuring that the highest risk communities are moved to safety, versus each jurisdiction buying out a handful of homes.

B. Local Infrastructure Program

Resilience is the ability to withstand and recover from disasters quickly, in a way that mitigates future damage and vulnerability, and in a way that goes beyond physical infrastructure. Low-income communities and communities of color are disproportionately affected by and have a harder time recovering from a disaster because of both geographic and social vulnerability forced on them by segregation, discrimination, and often the cumulative effects of previous disasters, on wealth and access to opportunity. For its Natural Disaster Resilience Competition (NDRC) HUD defined a resilient community as one which “is able to resist and rapidly recover from disasters or other shocks with minimal outside assistance,” and that plan and implement disaster recovery that mitigates future threats “while also improving quality of life for existing residents and making communities more resilient to economic stresses or other shocks.” Improving the quality of life for existing residents and making them more resilient to other shocks, including economic stress that can push middle and working class families into poverty following a disaster, is at the core of our concern for equity in disaster recovery.

Infrastructure programs must prioritize the needs of low- and middle-income households and communities, in particular, communities with substandard infrastructure as a result of discrimination and disinvestment. A key issue for many of these communities is environmental justice, as they were impacted not only by flooding but also by hazards related to chemicals, oils, sewage, waste or air pollution during the event. Neighborhoods that were doubly impacted by floodwaters polluted with chemicals, oils, waste, or sewage should be prioritized for mitigation as well.

Also key to economic recovery and future resilience is ensuring that the jobs generated by recovery projects and programs are filled by local workers and those who lost jobs because of Harvey to create real jobs and job training for community residents, and create additional opportunities for community businesses. An economic development program that provides loans to small business will not be successful unless that business has access to a workforce. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u; 24 C.F.R 135) requires recipients of certain HUD financial assistance, including CDBG-DR, provide job training, employment, and contracting opportunities for low or very low income residents in connections with projects or activities in their neighborhoods to the greatest extent possible. Historically, Section 3 has not been vigorously enforced, and jurisdictions have completely failed to comply with its provisions. We urge AACOG to fully implement and enforce Section 3, including monitoring (for example, of whether contractors are genuinely Section 3 eligible), helping to set up a training and jobs pipeline, measuring success in terms of the number of hours worked by Section-3 eligible workers, clearly defining the geographic area from which residents should get preference as locally as possible, and imposing meaningful monetary penalties on contractors who do not meet their Section 3 goals. In

addition to Section 3, jurisdictions routinely impose requirements like local hiring and job production in exchange for government financial assistance or other benefits and we encourage AACOG and its subrecipients to do so.

Other options for increasing the number of jobs going to affected individuals and communities are ensuring that contractor qualifications include a commitment to local hiring and best value bidding processes that give more points to bidders who can comply with job quality and targeted hiring standards. CDBG-DR presents an opportunity to leverage housing and infrastructure funds into economic development funds as well.

C. Needs Assessment and Funding Allocation

We are concerned that the data and formula used to determine unmet need results in a distribution that does not accurately reflect the critical needs of low to moderate income populations. Using the methodology provided by HUD and GLO will not include the severity of damage suffered by low-income homeowners and will distort the geographic allocation of money based on that standard.

Using FEMA Verified Loss (FVL) of real property (owners) to determine unmet need at the State level found that 54% of affected homeowners had no unmet needs on the basis that their FVL was below the thresholds set for the FEMA damage categories. However, when this is broken down by income level, 69 percent of extremely low-income (ELI) owners were found to have no unmet needs. Conversely, only 41 percent of non-LMI owners were found to have no unmet needs. The conclusion, based on FEMA data, that families making less than 30% of Area Median Income (AMI), which, for example, is \$12,060 in the Beaumont-Port Arthur MSA and \$13,100 in the Corpus Christi MSA, have been better able to recover than families making more than double that amount is simply not credible. The inaccuracy of this calculation is borne out by a study conducted by the Episcopal Health Foundation and the Kaiser Family Foundation three months after Hurricane Harvey. The study found that lower-income families and Black and Latinx Texans were less likely to have homeowners', renters', or flood insurance, and that,

[n]early half (46%) say they or someone else in their household lost job-related income as a result of the storm, such as getting fewer hours at work (32%), losing a job entirely (12%) or losing income from a small business or unpaid missed days (32%). These income disruptions affected a greater share of Hispanic (65%) and Black (46%) residents compared to White residents (31%).

Lower- and even middle-income families are less likely to have the savings and access to credit that let them access safe housing (including more immediate repairs) and are more likely to be forced to relocate far from jobs and schools, to live in overcrowded housing or double up with family or friends, remain in unsafe housing, or become homeless.

2015 Pew Charitable Trust study found that less than half (45%) of American households have even one month's income in savings in case of an emergency. Lower income households are in an even more precarious situation, with only two weeks of savings. Those at the bottom of the income scale could only survive 9 days on their liquid assets. The study also indicates that even middle-income households could only scrape together about four months of income; it has been nearly 10 months since Hurricane Harvey.

Pew also looked at disparities in liquid savings among various racial and ethnic groups and found that,

[t]he typical white household has slightly more than one month's income in liquid savings, compared with just 12 days for the typical Hispanic household and only five days for the typical African-American household. In fact, a quarter of black households would have less than \$5 if they liquidated all of their financial assets, compared with \$199 and \$3,000 for the bottom 25 percent of Hispanic and white households, respectively.

In addition, median white wealth is twelve times median black wealth, a disparity that can be traced to the history of segregation and discrimination in the United States, from government redlining to current lending discrimination.

The primary purpose of the CDBG program is to benefit LMI populations, yet the HUD methodology the State, and therefore AACOG, is using has the clear, disproportionate effect on LMI populations of excluding them from the unmet needs assessment conclusions. This disproportionate effect is not only on low- and moderate-income Texans, but on Black and Latinx populations as well.

Using this methodology means that AACOG would budget for unmet housing needs with the expectation that most LMI households, who fall into lower level damage categories if they are represented at all, are not severely damaged and will not need their homes rebuilt. While the average FVL for non-LMI homeowners was about twice that of ELI owners, the average income for non-LMI owners is over 14 times that of ELI owners. This methodology underrepresents LMI housing needs by income level, particularly misrepresenting the level of unmet rental housing need for ELI families. AACOG's use of FVL damage categories to weight the geographic distribution of CDBG-DR funds, therefore, will end up allocating resources away from areas that need them the most, affecting not only those families, but those communities as a whole.

Texas Appleseed supports the use of a data-based formula to allocate federal disaster recovery funds. But that formula must be adjusted to account for deficiencies in FEMA and other data and ensure that the needs of all Texans affected by Hurricane Harvey are taken into account. We strongly recommend that AACOG use the methodology proposed by the Texas Low Income Housing Information

Service (Texas Housers) in its comments on the draft Action Plan - or a similar methodology - which relates a household's FVL to their income, thereby considering the level of impact on a household, acknowledging the loss valuation variations produced by the FEMA/HUD methodology, and more accurately counts households with unmet housing needs that are the least able to recover and most vulnerable to housing insecurity. This method also ensures that the geographic allocation of funding addresses the actual levels of unmet housing needs in each locality.

In conclusion, we appreciate AACOG's work on the action plan and disaster recovery, and we look forward to seeing your final MOD. Please let us know if we can provide further information or be helpful in any way.

Madison Sloan
Director, Disaster Recovery and Fair Housing Project
Texas Appleseed
msloan@texasappleseed.net
512-473-2800 ext. 108

Stella Garcia

From: Disaster
Sent: Friday, July 13, 2018 4:12 PM
To: 'Amelia Adams'
Subject: RE: Method of Distribution Question

For the Damage Reports for the Housing Buyout and Acquisition Program, we counted the number of FEMA Individual Assistance applications and Small Business Administration home loan applications from residents of Karnes, Comal, and Guadalupe County.

For Damage Reports for the Local Infrastructure Program, we counted the number of Public Assistance requests submitted by local governments from Comal, Guadalupe, and Karnes Counties.

For repeat disasters, we counted the number of times the county was included in a federal disaster declaration since 2015. We applied the same number for both the Housing and Infrastructure Program. Comal and Guadalupe have been included in 3 federal disaster declarations (including Hurricane Harvey since 2015). Karnes County was only included in 1. For any town/city in those counties, we used the same number for that county.

I hope that answers your question.

Stella

From: Amelia Adams [mailto:amelia@texashousing.org]
Sent: Friday, July 13, 2018 1:08 PM
To: Disaster <disaster_recovery@aacog.com>
Subject: Re: Method of Distribution Question

I'm sorry! I meant AACOG!

On Fri, Jul 13, 2018 at 8:43 AM, Disaster <disaster_recovery@aacog.com> wrote:

Sorry for the delay in my response. Are you asking about the BVCOG or AACOG MOD?

Stella

Stella E. Garcia, PhD

Senior Director of Operations

Alamo Area Council of Governments

8700 Tesoro Drive, Suite 160

San Antonio, Texas 78217-6221

(210) 362-5252 direct

(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).

From: Amelia Adams [mailto:amelia@texashousing.org]

Sent: Wednesday, July 11, 2018 5:35 PM

To: Disaster <disaster_recovery@aacog.com>

Subject: Method of Distribution Question

Hi Ms. Garcia,

I was wondering where the data used in the BVCOG MOD comes from. Specifically, what is the source for the repeat disasters and damage reports?

Thanks!

Amelia

--

Amelia Clare Adams

Community Planner

Fair Housing and Disaster Recovery Analyst

Texas Housers

510.418.7480

CONFIDENTIALITY NOTICE: If you have received this communication in error, please notify the sender by reply message and then delete this message from your files. This e-mail transmission and any attached documents may contain confidential information belonging to the sender, is legally privileged, and intended for use only by the intended recipient(s). If you are not an intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying or forwarding of this communication is strictly prohibited. Unauthorized interception of this message may be in violation of the Electronic Communications Privacy Act, 18 U.S.C. §2510 et seq.

--

Amelia Clare Adams

Community Planner

Fair Housing and Disaster Recovery Analyst

Texas Housers

510.418.7480

Outreach and Contacts

ALERT

hurricane Harvey Disaster Recovery Solicitation for Public Comment
Create an Account - Increase your productivity, customize your experience, and engage in information you care about. Sign In

The Alamo Area Council of Governments is accepting nominations for the 2018 Regional Awards.

Any person, corporation, community project, or government regional project that has contributed to the significant positive advancement of the region and/or any communities in the thirteen counties of the Alamo Area (Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Kames, Kendall, Kerr, McMullen, Medina, and Wilson counties) is eligible for nomination. Current elected officials and public sector employees are ineligible for nomination, unless directly involved in a governmental regional project.

Nomination Categories:

- Regional Citizen of the Year
- Corporate/Business Steward of the Year
- Community/Non-profit Project of the Year
- Governmental Project of the Year
- Lifetime Achievement Award (Not Awarded Every Year)

You can view the form [here](#)
For more information contact Veronica Gallegos
(210)278-4312 / vgallegos@aacog.com



Membership

The AACOG regional membership directory contains contact information for all AACOG members. View information on [becoming an AACOG member](#). For more information, please contact Miguel Segura, (210) 362-5200, or msegura@aacog.com.

Hurricane Harvey Disaster Recovery Solicitation for Public Comment

AACOG has developed a Method of Distribution (MOD) for the 2017 Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) allocations totaling \$5,682,165 for the three disaster identified counties — Comal, Guadalupe, and Kames. AACOG created a MOD for a Housing Buyout & Acquisition Program and Infrastructure Program. The MOD proposes how to distribute funds to foster long-term recovery emphasize a focus on the permanent restoration in infrastructure, and to use local buyout and acquisition of land and property to remove Hurricane Harvey survivors out of harm's way.

A Public Planning Meeting was held in Kames City on June 18, 2018, to solicit feedback on the development of the MOD, and a Public Hearing was held in Segun on July 6, 2018 to solicit feedback on the MOD and allocations. The MOD can be found [here](#), and the allocations [here](#). AACOG has reopened the public comment for the next 14 calendar days, through Monday, September 10, 2018, at 5:00 pm. We encourage your review of the MOD and allocations. you may submit your comments to disaster_recovery@aacog.com.

Here is screen shot of the email I sent to the individuals on the attached distribution list. I sent via "bcc" to the individuals to avoid a reply all situation. This email is saved in my Disaster Recovery folder and will be available for any to review if audited/monitored.

The screenshot shows an Outlook email window titled "Hurricane Harvey Method of Distribution (MOD) Public Comment Period Reopened - Message (HTML)". The interface includes a ribbon with "FILE" and "MESSAGE" tabs, and various action buttons like "Ignore", "Delete", "Reply", "Forward", "More", "Quick Steps", "Move", "Actions", "Mark Unread", "Categorize", "Follow Up", "Translate", "Find", "Related", and "Zoom".

The email header shows it is from Stella Garcia, dated Mon 8/27/2018 12:41 PM. The subject is "Hurricane Harvey Method of Distribution (MOD) Public Comment Period Reopened".

The "To" field contains a long list of email addresses, including: Robin Sheffield, Kayla Kappelmann, HornePh, Tom, Kelly, Natural Resources, To Manager, Rules, OneNote, Mark, Categorize, Follow Up, Translate, Find, Related, Zoom, Delete, Respond, Quick Steps, More, Actions, Mark Unread, Follow Up, Edit, Select, Zoom.

The email body contains the following text:

Good afternoon stakeholders,

The Alamo Area Council of Governments (AACOG) has developed a Method of Distribution (MOD) for the 2017 Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) allocations totaling \$5,682,165 for the three disaster identified counties — Comal, Guadalupe, and Karnes. AACOG created a MOD for a Housing Buyout & Acquisition Program and Infrastructure Program. The MOD proposes how to distribute funds to foster long-term recovery, emphasize a focus on the permanent restoration in infrastructure, and to use local buyout and acquisition of land and property to remove Hurricane Harvey survivors out of harm's way.

A Public Planning Meeting was held in Karnes City on June 18, 2018, to solicit feedback on the development of the MOD, and a Public Hearing was held in Seguin on July 6, 2018, to solicit feedback on the MOD and allocations. The MOD and allocations are attached; they can also be found on our website: www.aacog.com.

AACOG has reopened the public comment for 14 calendar days (August 27, 2018 through September 10, 2018). You may submit your comments to disaster_recovery@aacog.com. Please also feel free to share this with other interested stakeholders by forwarding this email, posting to your website or social media, and/or posting at your place of business.

The AACOG Board of Directors is expected to review the MOD and consider public comments received during its monthly Board of Directors meeting scheduled for Wednesday, September 26, 2018.

Feel free to reach out to me if you would like to schedule some time to review this in more detail or just want more information about it.

Thank you!

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell

At the bottom of the email, there is a "50 AACOG" logo and a "Stella Garcia Follow up with oral surgeon" notification. The Windows taskbar at the bottom shows various application icons and the system clock indicating 1:44 PM on 8/27/2018.

Stella Garcia

From: Stella Garcia
Sent: Tuesday, August 28, 2018 2:06 PM
To: 'kallen@hillcountry.org'; 'Janet.Brunette@bluebonnetmhmr.org';
'beckyy@caminorealcs.org'
Subject: FW: Hurricane Harvey Method of Distribution (MOD) Public Comment Period Reopened
Attachments: COG MOD Summary Form- 4-18-18_aacog_revision 1_August 6 2018.pdf;
HarveyMODAllocationSummary 4-19-18_aacog1_Revision 1_August 6 2018.xlsx

Good afternoon!

I wanted to be sure that your organizations were aware of a Method of Distribution that the Alamo Area Council of Governments (AACOG) has developed for Community Development Block Grant Disaster Recovery (CDBG DR) funds for housing and infrastructure. Please see email below. Feel free to call upon me if you would like more information about this.

Thank you!

Stella

From: Stella Garcia
Sent: Monday, August 27, 2018 12:41 PM
Subject: Hurricane Harvey Method of Distribution (MOD) Public Comment Period Reopened

Good afternoon stakeholders,

The Alamo Area Council of Governments (AACOG) has developed a Method of Distribution (MOD) for the 2017 Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) allocations totaling \$5,682,165 for the *three disaster identified counties* — **Comal**, **Guadalupe**, and **Karnes**. AACOG created a MOD for a Housing Buyout & Acquisition Program and Infrastructure Program. The MOD proposes how to distribute funds to foster long-term recovery, emphasize a focus on the permanent restoration in infrastructure, and to use local buyout and acquisition of land and property to remove Hurricane Harvey survivors out of harm's way.

A Public Planning Meeting was held in Karnes City on June 18, 2018, to solicit feedback on the development of the MOD, and a Public Hearing was held in Seguin on July 6, 2018 to solicit feedback on the MOD and allocations. The MOD and allocations are attached; they can also be found on our website: www.aacog.com

AACOG has reopened the public comment for 14 calendar days (August 27, 2018 through September 10, 2018). You may submit your comments to disaster_recovery@aacog.com. Please also feel free to share this with other interested stakeholders by forwarding this email, posting to your website or social media, and/or posting at your place of business.

The AACOG Board of Directors is expected to review the MOD and consider public comments received during its monthly Board of Directors meeting scheduled for Wednesday, September 26, 2018.

Feel free to reach out to me if you would like to schedule some time to review this in more detail or just want more information about it.

Thank you!

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).

Stella Garcia

From: Stella Garcia
Sent: Tuesday, August 28, 2018 11:26 AM
To: 'sandra@myfairhousing.org'
Subject: FW: Hurricane Harvey Method of Distribution (MOD) Public Comment Period Reopened
Attachments: COG MOD Summary Form- 4-18-18_aacog_revision 1_August 6 2018.pdf;
HarveyMODAllocationSummary 4-19-18_aacog1_Revision 1_August 6 2018.xlsx

Good morning Ms. Tamez,

I wanted to be sure that your organization was aware of a Method of Distribution that the Alamo Area Council of Governments (AACOG) has developed for Community Development Block Grant Disaster Recovery (CDBG DR) funds for housing and infrastructure. Please see email below. Feel free to call upon me if you would like more information about this.

Thank you!

Stella

From: Stella Garcia
Sent: Monday, August 27, 2018 12:41 PM
Subject: Hurricane Harvey Method of Distribution (MOD) Public Comment Period Reopened

Good afternoon stakeholders,

The Alamo Area Council of Governments (AACOG) has developed a Method of Distribution (MOD) for the 2017 Hurricane Harvey Community Development Block Grant Disaster Recovery (CDBG DR) allocations totaling \$5,682,165 for the *three disaster identified counties* — **Comal**, **Guadalupe**, and **Karnes**. AACOG created a MOD for a Housing Buyout & Acquisition Program and Infrastructure Program. The MOD proposes how to distribute funds to foster long-term recovery, emphasize a focus on the permanent restoration in infrastructure, and to use local buyout and acquisition of land and property to remove Hurricane Harvey survivors out of harm's way.

A Public Planning Meeting was held in Karnes City on June 18, 2018, to solicit feedback on the development of the MOD, and a Public Hearing was held in Seguin on July 6, 2018 to solicit feedback on the MOD and allocations. The MOD and allocations are attached; they can also be found on our website: www.aacog.com

AACOG has reopened the public comment for 14 calendar days (August 27, 2018 through September 10, 2018). You may submit your comments to disaster_recovery@aacog.com. Please also feel free to share this with other interested stakeholders by forwarding this email, posting to your website or social media, and/or posting at your place of business.

The AACOG Board of Directors is expected to review the MOD and consider public comments received during its monthly Board of Directors meeting scheduled for Wednesday, September 26, 2018.

Feel free to reach out to me if you would like to schedule some time to review this in more detail or just want more information about it.

Thank you!

Stella

Stella E. Garcia, PhD
Senior Director of Operations
Alamo Area Council of Governments
8700 Tesoro Drive, Suite 160
San Antonio, Texas 78217-6221
(210) 362-5252 direct
(210) 428-0347 cell



Celebrating 50 Years of Uniting the Region

Please take a moment to complete the [AACOG Customer Satisfaction Survey](#).



CONTACT US

We want to hear from you! In order to better address your questions and comments, please choose from the following actions:

- **Career Opportunities and Internships:** View current openings and learn how you can apply today.
- **Community and Education Leadership Department:** For more information on any of the CELD programs, visit the program page for a link to send a message.
- **Development Department:** Send a message regarding donations and sponsorship opportunities.
- **MALDEF Regional Office:** Visit the regional office pages for contact information. To send a message, please use the form below.
- **Media Request:** If you are a member of the press, use this form to send any media related inquiries.

For all other inquiries, please fill out the information below to send us your questions and comments. We look forward to hearing from you! Thank you.

Your Information

Email*

Organization

First Name*

Last Name*

City

State

ZIP Code*

Phone

Mobile

*** Required Fields**

Your Message

Subject*

Message*

Thank you,
Stella Cerna



Contact Us

Thank you for contacting MALDEF. We appreciate your feedback on the work that we are doing. The account is checked daily, and your e-mail will be forwarded to the appropriate office and department at the organization.

If this is a press enquiry and you are on deadline, please contact Sandra Hernandez at (213) 629-2512.

Once again, thank you for contacting MALDEF and letting us know what is important to you as a member of our community.

AACOG Method of Distribution
Email Distribution List

Name	Title	Email address
City of New Braunfels		
Robin Shellard	Interim Grants Administrator/Finance	rshellard@nbtexas.org
Matthew Eckmann	Real Estate Manager	meckmann@nbtexas.org
Andrew Cardiel	Emergency Management Coordinator/Fire	acardiel@nbtexas.org
Garry Ford, P.E.	City Engineer	gford@nbtexas.org
Nancy Davison	CDBG Manager City of New Braunfels	ndavison@nbtexas.org
City of Seguin		
Don Faseler	Seguin City Manager	dfaseler@seguintexas.gov
Dana Losey	Seguin Grants Administrator	dlosey@seguintexas.gov
Kayla Kappelmann	Events Complex Coordinator	kkappelmann@seguintexas.gov
Comal County		
Brenda Ritzen	Environmental Health Coordinator	Contact2@co.comal.tx.us
Sherman Krause	Comal County Judge	krause@co.comal.tx.us
Kathy Griffin	Floodplain Coordinator	Contact2@co.comal.tx.us
Tom Hornseth, P.E.	County Engineer	rabhth@co.comal.tx.us
Jeff Kelley	Emergency Management Coordinator	kellej@co.comal.tx.us
Michelle Valadez	Grants Coordinator	valadm@co.comal.tx.us
Karnes County		
Mary Lozano	Karnes County Commissioner, Pct 3	m.lozano@co.karnes.tx.us
Walter Long	Karnes County Judge	walter.long@co.karnes.tx.us
Robert Ebroms	Karnes County Chief Deputy Sheriff	Robert.ebroms@co.karnes.tx.us
Dwayne Villanueva	Karnes County Sheriff	Dwayne.villanueva@co.karnes.tx.us
Shelby Dupnik	Karnes County Commissioner, Pct 1 and Emergency Management Coordinator	Shelby.dupnik@co.karnes.tx.us
	Karnes County	mbhoudmann@yahoo.com
City of Karnes City		
Bob Evans	Karnes City City Manager	revans@cityofkc.tx.com
City of Runge		
Homer Lott	Runge Mayor	patronlott@att.net
Esmeralda	Runge City Secretary	Cityofrunge@sbcglobal.net

AACOG Method of Distribution
Email Distribution List

City of Kenedy		
Barbara Shaw	Kenedy City Manager	barbarashaw@cityofkenedy.org
Guadalupe Blanco River Authority (GBRA)		
Darrell Nichols	Senior Deputy General Manager, Guadalupe-Blanco River Authority	dnichols@gbra.org
Jonathon Stinson	Deputy General Manager, GBRA	jstinson@gbra.org
Fair Housing Organizations/Organizations that Represent Protected Classes		
Sandra Tamez	Executive Director of Fair Housing Council of Greater San Antonio	sandra@myfairhousing.org
Bernardo Ramirez	National Association of Latino Community Asset Builders (NALCAB)	bramirez@nalcab.org
Oliver Hill	San Antonio Branch NAACP	sanaacp@satx.rr.com
Wanda Rosales	LULAC Council Number: 682 District: 2 Location: Seguin, TX 78155	wandarosales1955@gmail.com
Ann Zaragoza	Texas Rural Legal Aid	azaragoza@trla.org
Steven R. Sanchez	LULAC Council Number: 4217 District: 2 Location: New Braunfels, TX 78130	lulac4217@yahoo.com
MALDEF (Mexican American Legal Defense and Education Fund)	Called to get email address and did not get a return address; sent notice via web "contact us"	Sent via website (see print screens)
Housing Authorities		
Nadine Mardock	New Braunfels Housing Authority Comal County Housing Authority	nmardock@nbhatx.org
Brenda Edwards	Seguin Housing Authority	bedwards@seguinha.org
Mynette Benedict	Schertz Housing Authority	schertzha1@satx.rr.com

AACOG Method of Distribution
Email Distribution List

Cristi Lajeunesse	Kenedy Housing Authority	khatex@kenedyhousing.info
Mary Culpepper	Falls City Housing Authority	fcpha@sbcglobal.net
Pablo Nunez	Runge Housing Authority	rha@karnesec.net
Gilbert Piette	Prospera Housing and Community Services	patty@prosperahcs.org
Health and Human Services/Community Services Organizations		
Bobby Deike	Community Council of South Central Texas	bdeike@ccsct.org
Michael Weaver	Regional Director, Health and Human Services (Region 8)	michael.weaver@hhsc.state.tx.us
Esther Rodriguez	Program Manager (Region 8)	esther.rodriguez@hhsc.state.tx.us
Keely Lee	Texas Department of Health and Human Services	Keely.Lee@hhsc.state.tx.us
Economic/Community Development Organizations		
Josh Schneuker	Seguin EDC	jschneuker@seguintexas.gov
Christopher Looney	New Braunfels Planning and Community Development	clooney@nbtexas.org
Meagen Dennison	Texas Agrilife Extension Service	Karnes-tx@tamu.edu
Sherry Mosier	Bulverde Spring Branch EDF	sherry.mosier@bsbedf.com
Mark Luft	Cibolo EDC	mluft@cibolotx.gov
Chambers of Commerce		
Amelia Martinez	Karnes City Chamber of Commerce	karnescitychamber@att.net
Jolene Terwillinger	Kenedy Chamber of Commerce	kenedycc@outlook.com
Guadalupe County		
James Wolverson	Guadalupe County Commissioner	wolverson@co.guadalupe.tx.us
Trish Tumlinson	Guadalupe County Commissioners Court Administrator	trish.tumlinson@co.guadalupe.tx.us
Patrick Pinder	Fire Marshall/EMC Guadalupe County	patrick.pinder@co.guadalupe.tx.us
City of Santa Clara		
Jeff Hunt	Mayor of Santa Clara	mayor@cisantaclaratx.us
Area School Districts		

AACOG Method of Distribution
Email Distribution List

Andrew Kim	Comal ISD Superintendent	Andrew.kim@comalisd.org
Dr. Greg Gibson	Schertz-Cibolo- Universal City ISD	ggibson@scuc.txed.net
Ms. Kelly Walters	Marion ISD	kwalters@marionisd.net
Dr. Norman Hall	Richard Milburn Academy	nhall@rma-tx.org
MHMR/Local Mental Health Organizations		
Kent Allen	Director of Service Coordination Hill Country Community MHDD Centers (Comal)	kallen@hillcountry.org
Janet Brunette,	Director of DDR Essential Services (Guadalupe) Bluebonnet Trails Community Services	Janet.Brunette@bluebonnetmhmr.org
Becky Ynclan	Intellectual and Developmental Disabilities Director (Karnes) Camino Real Community Services	beckyy@caminorealcs.org
Entities/Individuals who Commented during first 14 Calendar Public Comment Period		
Madison (Maddie) Sloan	Director, Disaster Recovery and Fair Housing Project Texas Appleseed	msloan@texasappleseed.net
Amelia Adams	Community Planner, Fair Housing and Disaster Recovery Analyst Texas Housers	amelia@texashousing.org