



TEXAS DEPARTMENT OF AGRICULTURE COMMISSIONER SID MILLER

Texas CDBG Kerr County - Center Point CEDAP Program

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CEDAP Program Background

State Legislature priority for first-time water/sewer

- 1989 – created Economically Distressed Areas Program
 - State-funded through bonds
 - Public infrastructure only
- 1996 – directed CDBG Program to partner to fund LMI connections (Colonia EDAP)
- 2009 – EDAP flexibility
 - Allow connections (private property)
 - CDBG continues to partner

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CEDAP Program Background

- IDIS Activity 14A (Housing)
- 25+ years
- \$22.5 million
- 54 projects

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Kerr County / Center Point

- [video](#)



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Center Point, TX



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Problem

Feasibility study

- Area served by failing septic systems
- Environmental and health issues
"...the on-site treatment of septic tanks does not provide acceptable protection for ground water and has had unacceptable impacts on the streams and the Guadalupe River."
- Development pressure, San Antonio metro

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Problem



Septic tank lid under rocks

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Project Scope

First-Time Sewer Service

- 27 miles of gravity sewer main
- 6 miles of force main
- 11 lift stations
- Treatment plant expansion
- 60+ access easements
- 900+ house-to-line connections
 - 340 in TDA-assisted areas
 - 166 LMI connections

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Project Partners

Local

- Kerr County Commissioners Court
- Kerr County Environmental Health Dept
- Kendall County Water Control and Improvement District
- Upper Guadalupe River Authority

State/Region

- Texas Water Development Fund (TWDB)
- Texas Department of Agriculture (TDA)

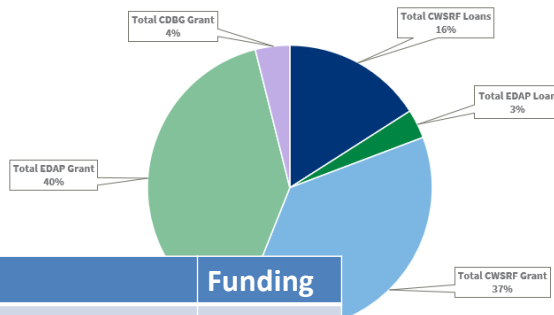
Consultants

- Tetra Tech Engineering
- GrantWorks, Inc.

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Project Funding - Construction



Agency	Source	Funding
TWDB	State (Economically Distressed Areas Program)	\$28 M
TWDB	EPA (Clean Water State Revolving Fund)	\$32 M
TDA	CDBG, Colonia Set-aside	\$2 M

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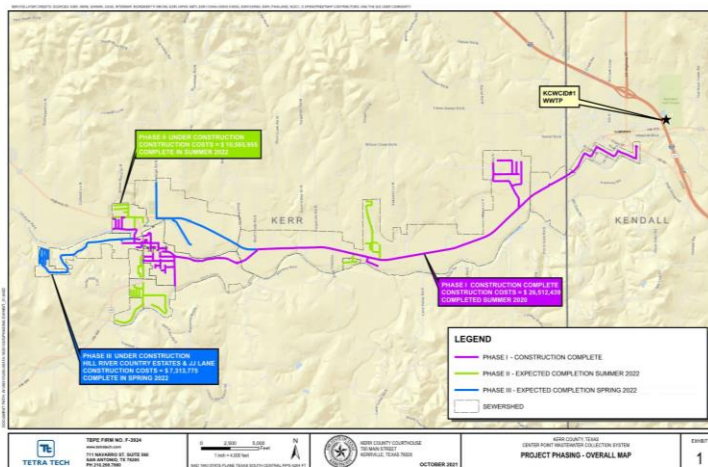
Project Timeline

2007	Feasibility Study
2012	EDAP Planning commitment
2015	First Construction Funding <ul style="list-style-type: none"> • EDAP • CWSRF • CDBG
2018	Additional Construction Funding <ul style="list-style-type: none"> • EDAP • CWSRF • CDBG
2023	Substantial Completion
2024-2025	Completion of Overall Project

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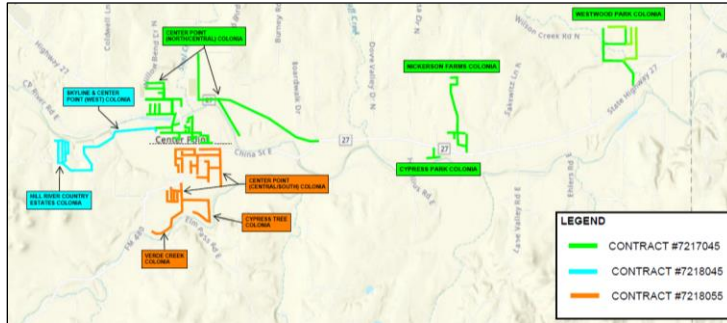
Project Scope - Overall



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Project Scope – CDBG Funding



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Successes and Challenges

Lessons Learned

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Keys to Success

- All partners pulling in the same direction
- The right partners
 - Dedicated
 - Consistent
 - Flexible
- Communication
 - Within team
 - With public

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Challenges of Multi-phase Projects

- Separate phases increase costs and complexity
- Differing Program Requirements
 - Environmental Review
 - Acquisition
 - Procurement
 - Labor Standards
- Project Schedule
 - Timeline for specific neighborhoods, changes since each phase was funded

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Challenges of Multi-Phase Projects

- Budget Organization and Duplication of Expenses
 - Original phases vs. current chronology
 - Grant vs Loan
 - State vs Federal
 - HUD vs EPA
 - Costs assigned by not just program (3) but loan/grant number (17)

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Challenges of Multi-phase Projects

- Recommendation
 - Phased projects are best when spaced over time
 - Consider supplemental funding of a single grant when phases are closely timed

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Bottom Line Success

A Project Worth Doing

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