

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of San Marcos receives Community Development Block Grant (CDBG) funds each year from the U.S. Department of Housing and Urban Development (HUD). The new funding year, Program Year 2022, will begin October 1, 2022 and end September 30, 2023. In order to receive the funding, the City must create an Action Plan which details how the funds will be allocated and who will benefit from the funded programs and projects, and establishes performance goals for each project or program.

The mission of the CDBG Program is to promote the development of viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for persons of low and moderate incomes. Each funded project or program must meet one of the National Objectives:

- Benefit to low- and moderate-income persons,
- Aid in the prevention or elimination of slums or blight, or
- Meet a need having a particular urgency.

2. Summarize the objectives and outcomes identified in the Plan

In this 2022-2023 CDBG Entitlement Action Plan, the City has prioritized preserving existing affordable housing, supporting home ownership counseling, providing services for victims of domestic violence, improving a park, and funding a small amount of direct emergency assistance. Expected outcomes include the rehabilitation of 10-17 homes, training for 25 individuals on the responsibilities of home ownership, training for 70 advocates who serve 127 San Marcos foster children, and provision of services to 13 victims of domestic violence.

3. Evaluation of past performance

The City has consistently funded programs that are considered to be high priority needs as determined during the creation of the five-year Consolidated Plan. In addition, the City has contracted for studies on affordable housing and is working to develop strategies and action plans to respond to the needs identified. These studies and plans have informed the selection of projects and programs to be funded using CDBG.

Spending has been relatively slow as most funds are allocated toward housing rehabilitation and repair and those programs were on hold until January, 2022, so they could be entirely revamped. The application process opened in October, 2021, for the housing rehabilitation and repair programs and applications are steadily coming in.

4. Summary of Citizen Participation Process and consultation process

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The City followed its Citizen Participation Plan as it conducted the 2022 Action Plan process. Outreach methods included updating the CDBG website, issuing press releases, sending e-mail reminders, publishing notices and display advertisements, conducting workshops and a formal Council public hearing, and providing the Action Plan Draft for public review for a 30-day period. In addition to the traditional communication methods, the City utilizes social media tools including Facebook, Twitter, and YouTube. The key points in the City’s press releases are posted on the City’s social media accounts. Press releases are also posted in full on the City’s webpage.

A public hearing was held at City Council on June 7, 2022 to obtain the views of citizens, and notice of this hearing was published May 22, 2022, followed by a press release May 25, 2022. A stakeholder’s workshop open to the public was held March 30, 2022, and notice of this meeting was published March 13, 2022. In addition, more than 30 days was provided for the public comment period, which was held July 1 – August 2, 2022. Notice of this public comment period was published on June 12, 2022, and July 17, 2022.

5. Summary of public comments

Public comments were received from one member of the public and six Council members during the public hearing at City Council. No comments were received during the public comment period. Comments on potential programs included the following:

PUBLIC HEARING – COMMENTS RECEIVED VERBALLY

- Home ownership counseling, park improvements, and rental rehab should not be funded
- if Habitat for Humanity is not local, do not fund it
- support small local businesses
- the City should partner with the school district to identify lots available for affordable housing, including for Habitat to construct homes
- the homebuyer assistance program amount per applicant should be increased
- Southside should not be funded this year since there is a backlog of funding. Staff should support them to success.

6. Summary of comments or views not accepted and the reasons for not accepting them

Comments received that were in direct conflict with the staff recommendation were noted above. However, such comments were each received from one-two people each and did not represent the majority opinion of the City Council or City staff. Therefore, changes were not made to the staff recommendation for program funding based on these comments.

7. Summary

San Marcos has been an entitlement community for the CDBG grant program since 1994. During the past 28 years, the City has utilized over \$15,000,000 in CDBG funds to improve the quality of life, including quality and affordability of housing, for its low- to moderate-income residents. The City has installed sidewalks, upgraded neighborhood parks, supported services provided by local non-profit organizations, rehabilitated homes, and improved accessibility to public facilities and individual homes.

Agency/entity responsible for preparing/administering the Action Plan

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Describe the agency/entity responsible for preparing the Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SAN MARCOS	Planning & Development Services

Table 1 – Responsible Agencies

Narrative (optional)

The San Marcos City Council is the governing body for the City, with the City Manager or his designee authorized to act on behalf of the Council in matters pertaining to the CDBG program.

The City of San Marcos Community Initiatives Division of Planning and Development Services prepares the annual Action Plan and provides the oversight and administration of the CDBG program. The staff of this division provide leadership, technical assistance, and compliance monitoring to the City departments and non-profit organizations that are selected to receive CDBG funding (the subrecipients). Division financial staff process draws in the IDIS system, prepare financial reports, and participate in subrecipient monitoring.

For City projects, such as park or sidewalk improvements, a project manager is designated from the department overseeing the project. The project manager provides oversight of the construction work, reviews progress, and approves all payment requests before they are submitted to the CDBG staff for processing. Other City divisions that have a supporting role in the CDBG program include Planning and Permitting, Legal, and Purchasing.

Action Plan Public Contact Information

For more information, contact:

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Information can also be found on the City's website at: www.sanmarcostx.gov/cdbg

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The 2022-2023 Action Plan was developed in accordance with the City’s Residents Participation Plan. All dates in the following summary are in 2022:

A notice of funding availability was published March 13, which included the application period March 27-April 29, and a notice of the stakeholder and applicant workshops held March 30 at 6:00pm and 10:00am respectively. The notice of funding availability also noted that City Council would review the applications on June 7 and make a final decision on August 2 after a public hearing. Staff emailed this notice and the application forms to a broad list of potential applicants and interested parties. A display ad was published March 13 to help publicize the application period and workshops. A notice of public hearing was published May 22 and a press release was published May 25 regarding the public hearing held June 7. On June 7, after the public hearing, staff presented a preliminary recommended slate of projects for Council’s review. A notice of the comment period held July 1 – August 2 was published on June 12 and July 17.

Assistance for disabled persons and those with limited English proficiency were publicized with each notice and meeting. All published notices were translated into Spanish for publication at the same time as the English versions, and a Spanish translator was available at the workshops.

In March, 2022, City staff consulted with the organizations listed below by asking specific questions through an emailed survey, in order to gather information needed to present a complete picture of the City’s grant funding priorities and activities. Staff conducted interviews with the City’s IT director about plans to expand broadband, and with two staff members and the chair of the local homeless coalition to obtain updates on current activities and strategic plans for serving people who are experiencing homelessness. Information from surveys and interviews was used to inform the plans and descriptions in this Action Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City’s primary roles in the grant funding, affordable housing, homelessness, and public services arenas are 1) to bring interested parties and agencies together for open discussion and information gathering and 2) to provide funding for projects that support the community’s highest priorities as determined through public processes.

Ongoing, the City’s CDBG staff works closely with the San Marcos Housing Authority (the Housing Authority) and local organizations that provide services to City residents by sharing information on grant and training opportunities, as well as providing data about the community. The City generally holds an open application process which allows housing and public service providers an opportunity to apply for CDBG funding, in addition to recommending projects based on staff evaluation of local needs compared to funding available. The City also provides over \$500,000 annually in City general funds to local non-profit organizations through an annual open application process. In 2021, this application process included an additional \$349,100 in general funds that had been reallocated through coronavirus relief funds.

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The City waives development and permit fees for Housing Authority projects and the construction and rehabilitation of affordable housing by non-profits. The City has participated in the construction and renovation of public facilities which serve the community, including the local women’s shelter, and has updated park facilities near public housing.

The City created a Council Committee on Homelessness in 2020 which in turn supported the formation of a Local Homeless Coalition (the Hays County Homeless Coalition) led by local non-profit agencies. This coalition is working specifically on creating a process for coordinating care for the homeless, obtaining funding, and providing transitional housing.

The City contracts with the Greater San Marcos Partnership to recruit new business to San Marcos, while the Chamber of Commerce and the City’s Main Street programs focus on supporting existing businesses. The City’s Economic Development Manager position coordinates with all three programs, and facilitates City process related economic development issues such as incentives.

The City received reimbursements for 2020 expenses from Coronavirus Relief Funds through the Texas Department of Emergency Management in such a way that \$2.6 million was made available within the General Fund. While a small part of this funding was allocated to ongoing City pandemic expenses, City Council chose to allocate much of it to public services for the community. \$15,000 of this funding has been used to fund a homelessness needs assessment in partnership with Texas State University, and more than \$400,000 is available to be used to implement solutions to the needs found in the assessment, including building capacity in local non-profits as needed. \$640,000 was made available for grants to agencies. \$1 million paid for residential utility bills that were more than sixty days behind due to pandemic-related difficulties.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of San Marcos and Hays County are covered under the Texas Balance of State Continuum of Care run by the Texas Homeless Network.

The City works closely with the local non-profit organizations that provide shelter and services to specifically targeted homeless populations. San Marcos has an informal network of service providers that provide cross referrals to each other and any resources they can find, local and otherwise.

Regarding individuals who are released from a publicly funded institution or system of care, the San Marcos Housing Authority and Hill Country MHDD Centers developed a program that specifically addresses this group of people. Initially projected to serve 25 persons, the Foster Youth Independence program started out with 17 vouchers, based on the final wait list for this program. These were to be used by young adults who had aged out of the foster care system and who were attending Texas State University. Evidently, interest in the program was not as great as we and our partners had anticipated. Only 2 vouchers were used and HUD took back the unused vouchers. Hill Country MHDD has been funded by the City through the general fund for a program to aid people who qualify for their services and have been negatively affected by the pandemic.

The Housing Authority also worked with the Texas Homeless Network (the state-wide Continuum of Care organization) and two local organizations to acquire 35 Emergency Housing Vouchers to assist homeless persons or those in danger of becoming homeless. The two local organizations are H.O.M.E. Center of Central Texas and Together for a Cause.

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The Hays County Homeless Coalition is led by local non-profit agencies. The Coalition is working with the Texas Homeless Network to make progress toward creating a coordinated entry program. The Texas Homeless Network has published the 2021-24 Texas Homeless Network (THN) Texas Balance of State Continuum of Care Strategic Plan that will help guide progress in general.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The City of San Marcos does not receive ESG funds. City staff consulted with the Continuum of Care organization, Texas Homeless Network, related to overall planning processes related to homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

The agencies listed below were consulted by survey followed by a phone call during the creation of the 2022-2023 Action Plan. Staff conducted interviews with the City’s IT director about plans to expand broadband, and with two staff members and the chair of the local homeless coalition to obtain updates on current activities and strategic plans for serving people who are experiencing homelessness. Information from surveys and interviews was used to inform the plans and descriptions in this Action Plan.

Agency/Group/Organization	Type	Section Addressed	Survey
CenturyLink	Broadband Provider	other- broadband	The agency received a survey but did not respond at the time
Charter Spectrum	Broadband Provider	other- broadband	The agency received a survey but did not respond at the time
Grande	Broadband Provider	other- broadband	The agency received a survey but did not respond at the time
Downtown Association	Business Leaders	Economic Development	Consulted by survey. The Downtown Association partners with the City and other non-profits for the growth of the urban center. They encourage the partnership between City and non-profits , but would like implementation of City programs and plans.
Better Business Bureau	Business Leaders	Economic Development	The agency received a survey but did not respond at the time

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Convention & Visitors Bureau	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Leadership San Marcos	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Texas Aviation Partners	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Tx Aviation Partners	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Frost Bank	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Greater San Marcos Manufacturers Association (GSMMA)	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Sage Bank	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Capital Area Housing Finance	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Corridor Title Co.	Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Austin Apartment Association	Business Leaders, housing, employment	other - Fair Housing	The agency received a survey but did not respond at the time
Democracy for Texas	Civic Leaders	other - voting	The agency received a survey but did not respond at the time
Heritage Association	Civic Leaders	other - preservation of historic buildings	The agency received a survey but did not respond at the time
San Marcos River Foundation	Civic Leaders	other - resiliency	Consulted by survey. The agency expressed concern about the impact of runoff from newly constructed neighborhoods in creating potential flooding downstream. Improved flow of information to this organization may help alleviate concerns.

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San Marcos Greenbelt Alliance	Civic Leaders	other - resiliency	The agency received a survey but did not respond at the time
VA National Acquisition Center	Health Agency	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
CommuniCare Health Centers in Hays County	Health Agency	other - medical services	The agency received a survey but did not respond at the time
AACOG Under1 Roof Program	Housing	other-housing rehab	Consulted by survey. The agency suggested detailed steps for the organization to work with the City in order to follow the City's plan. Housing needs are increasing, and the care of existing homes is critical. Intergovernmental coordination, communication and collaboration will assist in qualifying all applicants.
StoneBrook Senior Apartment Homes	Housing	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
ConnectedNation of Texas	Other (Broadband Advocate Agency)	other- broadband	The agency received a survey but did not respond at the time; however, extensive information was provided at the time of the Consolidated Plan consultation. This agency is available to help cities expand broadband access.
Volunteer Legal Services	Other (Legal Services)	other - legal services	The agency received a survey but did not respond at the time
Texas Rio Grande Legal Aid	Other (Legal Services)	other - legal services	The agency received a survey but did not respond at the time
CSCD Probation	Other government - County	other - policing	The agency received a survey but did not respond at the time
Hays County	Other Government - County, Health Agency	other- Non Housing Community Development Strategy	The agency received a survey but did not respond at the time

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Schertz	Other government - Local	Economic Development	The agency received a survey but did not respond at the time
Neighborhood Enhancement	Other government - Local	Other - code enforcement	The agency received a survey but did not respond at the time
SM Police Department	Other government - Local	other - policing	The agency received a survey but did not respond at the time
City of San Marcos Economic Development Division	Other government - Local; Business Leaders	Economic Development	The agency received a survey but did not respond at the time
City of San Marcos Main Street Program	Other government - Local; Business Leaders	Economic Development	The agency received a survey but did not respond at the time
Guadalupe-Blanco River Authority	Other government - Regional	other - resiliency	The agency received a survey but did not respond at the time
Lower Colorado River Authority	Other government - Regional	other - resiliency	The agency received a survey but did not respond at the time
Countywide Operations Hays County	Other Government-County	other-community services	Consulted by survey. The issues the community faces has only been exposed more. The organizations would work best by forming a coalition with the City's support
PALS	Other-Animals	Other- Spay and Neuter	The agency received a survey but did not respond at the time
City Planning and Development Services Department	Planning Organization	housing needs assessment	The agency received a survey but did not respond at the time
Sustainable Placemakers	Planning Organization	housing needs assessment	The agency received a survey but did not respond at the time
Capital Area Council of Governments	Planning Organization, Other government - Regional	Market Analysis	The agency received a survey but did not respond at the time
Capitol Area Metropolitan Planning Organization (CAMPO)	Planning Organization, Other government - Regional	Market Analysis	The agency received a survey but did not respond at the time

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San Marcos Housing Authority	Public Housing Authority	Public Housing Needs	The agency was consulted by phone and email during the preparation of the public housing section. Coordination with the City is good. Additional funding or programming would be welcomed.
Capitol Area Rural Transportation System	Regional Organization	other - transportation	The agency received a survey but did not respond at the time
City of San Marcos Office of Emergency Management	Resiliency	other - resiliency	The agency received a survey but did not respond at the time
Hays County Office of Emergency Management	Resiliency	other - resiliency	The agency received a survey but did not respond at the time
Greater San Marcos Youth Council	Services – Children	other - youth and family counseling	Consulted by survey. The agency feels the communication with City staff is at a satisfactory level. The agency has added classes to tend to the mental health community needs. The agency suggested an increase for mental health services and decrease the focus on COVID related resources.
Roxanne's House	Services – Children	other - child abuse	The agency received a survey but did not respond at the time
Cenikor Youth Recovery Community Team Lead	Services – Children	other - substance abuse	The agency received a survey but did not respond at the time
Early Childhood Intervention (ECI)	Services – Children	other - support and education	The agency received a survey but did not respond at the time
Kiwanis Club	Services – Children	other - community services	The agency received a survey but did not respond at the time
San Marcos Treatment Center	Services – Children	other - substance abuse	The agency received a survey but did not respond at the time
Court Appointed Special Advocates of Central Texas	Services – Children, Child Welfare Agency	other - child abuse	The agency received a survey but did not respond at the time

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Boys & Girls Club of S. Central TX	Services - Children, Education	other - education	The agency received a survey but did not respond at the time
Salvation Army - San Marcos	Services - Children, Elderly, Homeless, Health	Homeless Needs - Families with children	The agency received a survey but did not respond at the time
Volunteers of America of Texas	Services - Children, Elderly, Homeless, Health	other - community services	The agency received a survey but did not respond at the time
Catholic Charities of Central Texas	Services - Community	Anti-poverty Strategy	Consulted by survey. Catholic charities assists a variety of clients, many of whom need extended funding due to the pandemic.
Combined Community Action Inc	Services - Community	other - community services	The agency received a survey but did not respond at the time
First Lutheran Church	Services - Community	other - community services	The agency received a survey but did not respond at the time
First United Methodist Church	Services - Community	other - community services	The agency received a survey but did not respond at the time
Grace Lutheran Church	Services - Community	other - community services	The agency received a survey but did not respond at the time
H.L. Grant Catholic Church	Services - Community	other - community services	The agency received a survey but did not respond at the time
San Marcos Seventh Day Adventist	Services - Community	other - community services	The agency received a survey but did not respond at the time
United Way of Hays County	Services - Community	other - Non-housing Community Development Strategy	The agency received a survey but did not respond at the time
St. Mark's Episcopal Church	Services - Community	other - community services	The agency received a survey but did not respond at the time
Sunshine Ministries	Services - Community	other - community services	The agency received a survey but did not respond at the time
Westover Baptist Church	Services - Community	other - community services	The agency received a survey but did not respond at the time

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Mano Amiga	Services - Community	other - criminal justice reform	The agency received a survey but did not respond at the time
Centro Cultural Hispano de San Marcos	Services - Community	other - education	The agency received a survey but did not respond at the time
First Baptist Church NBC	Services - Community	other - community services	The agency received a survey but did not respond at the time
First Baptist Church of SM	Services - Community	other - community services	The agency received a survey but did not respond at the time
Lion's Club (On the San Marcos Area Chamber of Commerce)	Services - Community	other - community services	The agency received a survey but did not respond at the time
Rotary Club of Greater San Marcos	Services - Community	other - community services	The agency received a survey but did not respond at the time
Scheib Center	Services - Disabled	Non-Homeless Special Needs	Consulted by survey. Hill Country Mental Health has become more flexible in outreach to assist the increasing number of people with mental health issues. They'd like to see a temporary shelter for those homeless suffering from mental disease. The agency believes the City should provide more assistance in sharing resources and information to the public.
Hill Country Mental Health and Developmental Disability Centers	Services - Disabled, Public Funded Institution/System of Care	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
Calaboose African American History Museum	Services - Education	other - historic preservation	The agency received a survey but did not respond at the time
Hays CISD	Services - Education	other - education	The agency received a survey but did not respond at the time

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SAN MARCOS CISD	Services - Education	other - education	The agency received a survey but did not respond at the time
City Senior Citizens Programs	Services - Elderly	Non-Homeless Special Needs	Consulted by survey. The Senior Citizen programs for the city are attempting to partner with more agencies to increase the housing and food services. Unfortunately, there aren't enough resources to reduce the waitlists
Kyle Area Senior Zone (KASZ)	Services - Elderly	Non-Homeless Special Needs	Consulted by survey. The cost of running the Kyle Area Senior Zone is rising and would like the City to provide more funds for senior assistance
Meals on Wheels	Services - Elderly	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
Price Senior Center	Services - Elderly	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
Goodwill Shop and Donation Store	Services - Employment	Economic Development	The agency received a survey but did not respond at the time
GARY JOB CORP CENTER	Services - Employment	Economic Development	The agency received a survey but did not respond at the time
Texas State SBDC Office/STAR Park	Services - Employment	Economic Development	The agency received a survey but did not respond at the time
Texas Workforce Solutions-Vocational Rehabilitation Services	Services - Employment	Economic Development	The agency received a survey but did not respond at the time
Workforce Solutions Rural Capital Area	Services - Employment	Economic Development	The agency received a survey but did not respond at the time
Minorities for Equality, Employment, Education, Liberty, and Justice	Services - Employment	other - criminal justice reform	The agency received a survey but did not respond at the time

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Greater San Marcos Partnership	Services - Employment, Business Leaders, Civic Leaders	Economic Development	The agency received a survey but did not respond at the time
San Marcos Area Chamber of Commerce	Services - Employment, Business Leaders, Civic Leaders	Economic Development	The agency received a survey but did not respond at the time
Austin Tenants Council	Services - Fair Housing	other - Fair Housing	The agency received a survey but did not respond at the time
Hays County Food Bank	Services - Food	other - food distribution	Consulted by survey. Though regular services have continued, there have been an increase in services to unsheltered clients and those without transportation. The need for assistance or mobile space is always needed, but there are efforts with the City and other agencies to collaborate with homeless coalitions
Jewish Family Services - Shalom Austin	Services - Health	other - case management, counseling	The agency received a survey but did not respond at the time
LiveStrong Foundation	Services - Health	other - cancer support services	The agency received a survey but did not respond at the time
Central Texas LifeCare	Services - Health	other - pregnancy testing, education	The agency received a survey but did not respond at the time

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HOME Center of Central Texas	Services – Homeless	Homeless Needs - Chronically homeless	Consulted by survey. HOME Center stated that many resources are not available to reduce the increasing housing instability. The City should provide more site visits to better assess the issues on the ground level. As housing costs rise, wages continue to stay low, and the pandemic continues, there are too few affordable options for transitional housing.
Texas Balance of State Continuum of Care - Texas Homeless Network	Services – Homeless	Homeless Needs - Chronically homeless	Consulted by survey. The City is in contact throughout the year, gathering data and receiving support for efforts related to homelessness.
Southside Community Center	Services – Homeless, Services - Community	Lead-based Paint Strategy, other- community services	The agency received a survey but did not respond at the time
City Engineering and Capital Improvements Department	Services - Housing	other - city code enforcement	The agency received a survey but did not respond at the time
City Code Compliance Division	Services - Housing	other - city code enforcement	The agency received a survey but did not respond at the time
Austin Habitat for Humanity	Services - Housing	other - homeownership	Consulted by survey. The agency has continued to see the same issues from previous years deepen as low income families struggle to survive. The agency has continued to provide the same services with a virtual adaption. The agency is pleased with the support the City has provided and to increase the collaboration in promoting their programs through the City.

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Blanco River Regional Recovery Team (BR3T)	Services - Housing	other - resiliency	The agency received a survey but did not respond at the time
Hill Country Schieb MHDD-Hays	Services - Persons with Disabilities	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
Rehabilitation Commission	Services - Persons with Disabilities	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
TX State Univ. – VETERANS AFFAIRS	Services - Veterans	Homelessness Needs - Veterans	The agency received a survey but did not respond at the time
Hays County Veterans Services	Services - Veterans, Homeless	Homelessness Needs - Veterans	The agency received a survey but did not respond at the time
Family Justice Center	Services - Victims of Domestic Violence	other - victims of domestic violence	The agency received a survey but did not respond at the time
The Good Samaritan	Services- Children, Services- Elderly	Anti-poverty Strategy	The agency received a survey but did not respond at the time
WIC Nutrition Services	Services-Children	Anti-poverty Strategy	The agency received a survey but did not respond at the time
San Marcos Youth Commission	Services-Children	other - youth and family counseling	The agency received a survey but did not respond at the time
Candlelight Ranch	Services-Children	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
School Fuel Board of Directors	Services-Children	other - food distribution	The agency received a survey but did not respond at the time
Community Action Inc. of Central Texas	Services-Children, Education, Housing	other - community services	Consulted by survey. Community Action Inc works with families in need of various services: most importantly, rent and mental health. The agencies are doing what they can, but would like to have more notice of projects or incentives from the City in advance to be able to prepare better.

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St Vincent de Paul Society - St John the Evangelist Catholic Church	Services-Community	Anti-poverty Strategy	The agency received a survey but did not respond at the time
Texas State University	Services-Education	other - education	The agency received a survey but did not respond at the time
Emeritus – Assisted Living	Services-Elderly	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
Horizon Bay Vibrant Retire	Services-Elderly	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
Kissing Tree Community Life	Services-Elderly	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
Senior Care-Central Texas	Services-Elderly	Non-Homeless Special Needs	The agency received a survey but did not respond at the time
Cenikor Substance Abuse Prevention	Services-Health	other - substance abuse	The agency received a survey but did not respond at the time
ARCIL - Home by Choice (HBC) Project	Services-Health; Services-Elderly; Services- Disability	Economic Development	The agency received a survey but did not respond at the time
United Methodist Women	Services-Victims of Domestic Violence	other - victims of domestic violence	The agency received a survey but did not respond at the time
Hays Caldwell Women’s Center	Services-Victims of Domestic Violence, Homeless	other - victims of domestic violence	Consulted by survey. The agency feels the communication with City staff is at a satisfactory level. According to the agency, mental health does not receive sufficient resources to satisfy the demand; as the demand for mental health continues

Table 2 – Agencies Consulted by Survey

Identify any Agency Types not consulted and provide rationale for not consulting - Not Applicable

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Other local/regional/state/federal planning efforts considered when preparing the Plan – See Table Below

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Table 3 – Other local/regional/state/federal planning efforts considered when preparing the Consolidated Plan		
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2020-2029 Capital Improvements Program	Engineering and Capital Improvements – City of San Marcos	Coordination with CDBG-DR and CDBG-MIT projects Funded vs Needed Park Improvements
2020 CDBG-MIT Action Plan	Planning and Development Services - City of San Marcos	Infrastructure projects
2019 Update of the Affordable / Workforce Housing Policy	Planning and Development Services - City of San Marcos	Affordable housing Homebuyer assistance Removal of regulatory barriers Housing Renovation The need for increasing supply of sites available for new affordable housing
2019 Draft Workforce Housing Strategic Housing Action Plan	Planning and Development Services - City of San Marcos	Affordable Housing Needs: Expand opportunities for housing Preserve and enhance existing housing stock Leverage community and regional partners Quantify and meet the housing need of current and future residents
2019 Parks, Recreation and Open Space Master Plan	Parks and Recreation – City of San Marcos	Community Park Development Acquisition of Park Land / Green Spaces Trails
2018 Update to the 2015-2020 CAPCOG Comprehensive Economic Development Strategy	Capitol Area Council of Governments	Regional data, including home values, wages, job creation Workforce development, entrepreneurship, and place building strategies and performance measures
2019 Housing Needs Assessment	Planning and Development Services - City of San Marcos	Identifies core housing needs
2018 Stormwater Master Plan	Engineering and Capital Improvements – City of San Marcos	Coordinates with CDBG-DR and CDBG-MIT projects
2018 Transportation Master Plan	Engineering and Capital Improvements – City of San Marcos	Identifies needs for additional transportation services
2017 Analysis of Impediments to Fair Housing	Planning and Development Services - City of San Marcos	Provides recommendations for actions related to affordable and fair housing issues

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2017 CDBG-DR Action Plan	Planning and Development Services - City of San Marcos	Housing programs Infrastructure projects
2015 Vision 2020 5 Year Economic Development Plan	Greater San Marcos Partnership	Supports Job Growth in Target Sectors Optimizing Local Talent Base
2013 Vision San Marcos: A River Runs Through Us (Comprehensive Plan)	Planning and Development Services – City of San Marcos	Identifies Community Needs: Diversified housing options Stable neighborhoods that are protected from blight Public facilities and infrastructure that support economic development Social services funding – including programs that help homeless and mental health
2013 Youth Master Plan	Parks and Recreation – City of San Marcos	Identifies Youth Needs: Increase economic opportunities and workforce training Support child development Provide access to developmental activities
2012 Arts Master Plan	Parks and Recreation – City of San Marcos	Identifies Community Needs: Community cultural and performing arts center Neighborhood recreation centers
2008 Downtown Master Plan	Planning and Development Services – City of San Marcos	Assists with prioritizing community needs

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Texas State University is located in San Marcos, and the students are actively involved in community projects. The University works directly with the San Marcos Housing Authority to implement resident training programs and youth enrichment. In addition, students conduct the annual “Bobcat Build” program that provides a day of service for more than 4,500 volunteers at more than 300 jobsites, with the goal of strengthening the bond between the University and the community. The painting and general clean-up provided by the students complements the City’s CDBG entitlement housing programs and code enforcement efforts.

Most of San Marcos is located in Hays County, which provides a variety of services, some (such as infrastructure projects) in coordination with the City, and some particular to the County, such as the Veterans Services Office. The Veterans Services Office coordinates services for homeless veterans with the

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local non-profit service providers. In addition, the County coordinated the creation of the Hays County Hazard Mitigation Plan, from which the City of San Marcos Annex formed the basis for the CDBG-MIT action plan.

Workforce Solutions Rural Capital Area is the state-designated workforce development board, and works closely with both the City's Economic Development Manager and the Greater San Marcos Partnership, which is contracted to do economic development for the City. Workforce Solutions also works with non-profits such as Community Action Partners to create or fund training classes offered locally.

San Marcos is located within the regional planning area of the Capital Area Council of Governments (CAPCOG), which among other things offers training for local government emergency management staff, creates the areas Comprehensive Economic Development Study (CEDS), and provides some data collection for the region. The Area Agency on Aging is housed at CAPCOG as well, providing services that complement the goals of the Consolidated Plan.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The 2022-2023 Action Plan was developed in accordance with the City’s Residents Participation Plan. All dates in the following summary are in 2022:

A notice of funding availability was published March 13, which included the application period March 27-April 29, and a notice of the stakeholder and applicant workshops held March 30 at 6:00pm and 10:00am respectively. The notice of funding availability also noted that City Council would review the applications on June 7 and make a final decision on August 2 after a public hearing. Staff emailed this notice and the application forms to a broad list of potential applicants and interested parties. A display ad was published March 13 to help publicize the application period and workshops. A notice of public hearing was published May 22 and a press release was published May 25 regarding the public hearing held June 7. On June 7, after the public hearing, staff presented a preliminary recommended slate of projects for Council’s review. A notice of the comment period held July 1 – August 2 was published on June 12 and July 17.

Assistance for disabled persons and those with limited English proficiency were publicized with each notice and meeting. All published notices were translated into Spanish for publication at the same time as the English versions, and a Spanish translator was available at the workshops.

In March, 2022, City staff consulted with the organizations listed below by asking specific questions through an emailed survey, in order to gather information needed to present a complete picture of the City’s grant funding priorities and activities. Staff conducted interviews with the City’s IT director about plans to expand broadband, and with two staff members and the chair of the local homeless coalition to obtain updates on current activities and strategic plans for serving people who are experiencing homelessness. Information from surveys and interviews was used to inform the plans and descriptions in this Action Plan.

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Table 4 – Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Agency Survey (March, 2022)	All social service agencies	13 responses	13 provided comments, summarized below
2	Applicant Workshop 03/30/22 (notice 03/13/22)	Agencies interested in applying for program or project funding	11 attendees	No comments received
3	Stakeholder Workshop 03/30/22 (notice 03/13/22)	All San Marcos residents and agencies	5 attendees	No comments received
1	Public Meetings – Action Plan 06/07/22 (notice 05/22/22)	All San Marcos residents, agencies, and businesses	1 member of the public, 6 council members spoke	All CDBG funding is spent locally – this is important Finding lots for affordable housing is important Assisting Southside to success is a matter of concern
4	Public Comment Period 07/01/22-08/02/22 (notice 06/12/22 and 07/17/22)	All San Marcos residents, agencies, and businesses	0 comments	

Table 2 – Citizen Participation Outreach

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AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of San Marcos is allocated about \$750,000 in CDBG Entitlement funds annually. Generally, the City accepts applications for funding from local non-profits and City departments that are evaluated by staff based on scoring criteria. Other programs are also proposed by CDBG staff members. City Council chooses the final slate of funding recipients after hearing the staff recommendation. CDBG funds are generally used by the organizations and departments for specific projects or programs within the much larger scope of services they offer. Each entity has an array of additional resources they use in partnership with the CDBG funds, including fee-based activities, philanthropic and personal contributions, and other local, state, and federal grants.

The City's CDBG Entitlement housing and public services programs are supplemented by several other resources within the City's control.

Public services are enhanced by an additional \$500,000 awarded from the general fund to local agencies through an annual application process that is administered by the same staff who handle CDBG funding.

In 2020 the City received \$993,086 in CDBG-Coronavirus Response (CDBG-CV) funding. City Council has awarded this funding as follows: \$55,600 to Court Appointed Special Advocates; \$105,530 for enhanced coronavirus testing; \$200,000 for a small business recovery program run by the Chamber of Commerce; \$567,825 for a rent, mortgage, and utilities run by Community Action, Inc, in partnership with BR3T; and \$64,131 for administration. Because federal funding has been sufficient for testing and CDBG funding cannot duplicate other funding, it is likely the testing funding will be reallocated to a new program in 2022.

The City received reimbursements for 2020 expenses from Coronavirus Relief Funds through the Texas Department of Emergency Management in such a way that \$2.6 million was available within the General Fund. While a small part of this funding was allocated to ongoing City pandemic expenses, City Council chose to allocate most of it to public services for the community. For example, \$15,000 has been used to fund a homelessness needs assessment in partnership with Texas State University, and more than \$400,000 is available to be used to implement solutions to the needs found in the assessment, including building capacity in local non-profits as needed. \$640,000 was made available for grants to agencies. \$1 million paid for residential utility bills that were more than sixty days behind due to pandemic-related difficulties.

In addition, the City has been allocated \$18.1 million through the American Rescue Plan. The \$9.1 million received in 2021 has been allocated as follows:

Public Health Response	\$4,017,730
Negative Economic Impacts	\$1,303,000
Services to Disproportionately Impacted Communities	\$1,945,676
Infrastructure	\$1,784,335

Of this funding, \$500,000 was allocated to expand wi-fi connections in the City parks and libraries.

The \$9 million in American Rescue Plan funds to be received in 2022 is in process of being allocated.

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In 2016, City Council approved a Community Enhancement Fee to be added to the City’s utility bills, and the fee is now \$1.50 per month for residential customers and \$5.50 per month for commercial customers. Its primary purposes are community clean up and beautification, including:

- Matching fund program for Dumpster enclosures
- Additional mowing and trash along streets and highways and in City parks
- Median landscaping, street sweeping, and supplies for the neighborhood beautification trailer
- 2 full-time Code Compliance Officers

The San Marcos Housing Authority handles \$4.2 million in federal grant funds each year in administering its programs, along with \$1.3 million in rental income. Funding includes \$938,984 in the operating fund, \$2 million in capital funds, and almost \$1.5 million in Section 8 Tenant Based Rental Assistance. Resident Opportunity and Self Sufficiency grants, along with City of San Marcos, United Way of Hays County, FEMA Emergency Food and Shelter Program, and the Lions Club are providing \$284,305 in support of the Housing Authority’s Resident Services Program, and this includes funding for 5.6 full-time equivalent positions for service coordination and program administration.

The City has also received a CDBG-Disaster Recovery (CDBG-DR) allocation of \$33,794,000 due to flooding experienced in 2015, and is in process of spending it on housing rehabilitation and reconstruction programs, along with stormwater infrastructure improvements to reduce the impacts of future flooding. HUD allocated an additional \$24,012,000 through the CDBG-Mitigation (CDBG-MIT) program to lessen the risk of harm to people and property caused by flooding, and this funding will be spent on infrastructure and acquisition of land to prevent flooding, as well as projects that provide warnings of potential flooding situations.

Anticipated Resources

See table below.

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Table 6 – Anticipated Resources								
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available: Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG Entitlement	Federal	Administration, Affordable Housing, Public Services, Public Facilities	\$750,000	\$20,000	\$0	\$762,000	\$2,262,000	CDBG entitlement funds will be used to address community housing and non-housing priority needs. Program income is from the Homebuyer Assistance Program
CDBG-DR	Federal	Administration, Planning, Housing, Infrastructure, Acquisition	One-time				\$33,794,000	CDBG-DR funds must be used for disaster recovery related to the 2015 floods by December, 2024.
CDBG-MIT	Federal	Administration, Planning, Addressing Repetitive Loss, Preservation of Land, Warning Systems, Signs and Barricades	One-time				\$24,012,000	CDBG-MIT funds must be used for Those activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters by 2032.

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General Funds resulting from Coronavirus Relief Fund	Local	City pandemic expenses, public services	One-time				\$2.6 million	General funds awarded by City Council
American Rescue Plan	Federal	Pandemic recovery as specified by federal guidance	One-time				\$18.1 million	To be used for pandemic recovery and prevention, and infrastructure
Public Housing Authority	Federal	245 Section 8 Vouchers	\$1,489,101			\$1,489,101	\$4,467,303	228 general purpose housing assistance vouchers and 2 for kids exiting foster care at age 18, in partnership with Texas State University
Public Housing Authority	Federal	289 Public Housing Units	\$4,200,000			\$4,200,000	\$12,600,000	289 public housing units, services provided to residents, and funding for capital improvements
Public Services	City	Human Services Social Services Funding	\$500,000			\$500,000	\$1,500,000	General fund money granted to local social service agencies through a competitive process

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Community Enhancement Fee	City	A monthly fee to fund expanded community cleanup and beautification efforts in the city that is applied to City utility customers.	\$620,000			\$620,000	\$1,860,000	Current rate: Residential: \$1.50 Commercial: \$5.50 The money raised by the fee will be used to fund recurring community enhancement and beautification activities, including the elimination of unsafe structures.
Impact and Utility Fees	City	Stormwater, electric, water, wastewater, infrastructure, parks	Varies				Varies	San Marcos is growing very quickly and these fees help provide needed infrastructure and services to the community
Payment in Lieu of Taxes – LIHTC	Private							Low Income Housing Tax Credit Properties on tax exempt land pay a PILOT to be used for additional affordable housing
Private and Philanthropic Donations to Agencies	Private	Programs, rehabilitation, and construction projects						Funds received from foundations, fund-raising organizations, and individuals

Table 6 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

No match is required for CDBG funding. The City’s CDBG funding can be considered the required match for HOME funding received through the State of Texas.

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The City leverages the impact on the community of the federal funds it receives by supporting programs that provide services not covered by other agencies, such as maintaining and adding to the stock of affordable housing. The CDBG Entitlement, CDBG-DR, and CDBG-MIT federal funds received by the City primarily work to lessen the cost burden of housing and to prevent displacement of low- to moderate-income people, including due to flooding. This complements the services and support available to San Marcos residents through local agencies and those in Austin and elsewhere. Together the City and service agencies form a more holistic approach to assisting people in need than either could provide on their own.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

For CDBG Entitlement and CDBG-DR housing programs, the City is actively working to locate lots that can be purchased at a price that makes affordable housing financially feasible. This has proved difficult since land prices are very high due to the high rate of growth in the metropolitan area. In addition, when a City-owned lot becomes available for development, it is immediately evaluated for use in the CDBG and CDBG-DR housing programs.

On April 6, 2021, City Council authorized the conveyance, at no cost, of five City-owned lots to qualified buyers under applicable Community Development Block Grant (CDBG) and Home Grant Programs for the purpose of constructing affordable single-family homes. Approving the use of these lots for housing programs is a contribution of City resources to the creation of workforce housing in the community. Through re-platting, these five lots are expected to yield six single family lots. First preference for their use will be to construct single-family owner-occupied homes to replace homes lost in the 2015 floods. Home construction would be funded by Community Development Block Grant - Disaster Recovery (CDBG-DR). If for an unforeseen reason these lots are not used for the CDBG-DR home replacement program, construction of single-family homes for low-to-moderate-income homeowners may be funded by a different source such as HOME through the Texas Department of Housing and Community Affairs. Next, City staff will order title commitments and proceed with necessary entitlements, including replats and zoning needed for each site.

As other lots become available, the City intends to use them for affordable housing through one program or another – for example, there is the possibility of partnership with Texas State for a demonstration project or with Habitat for Humanity for construction of homes through their program.

Within the next several years, using CDBG-MIT funding, the City will also consider acquisition of land in order to provide additional unpaved open space as a flood control measure. This idea is included as a category of funding in the CDBG-MIT Action Plan.

Discussion (optional)

Because of the depth of the need for affordable housing, the City is focusing its efforts on preserving the existing affordable housing stock and providing additional affordable housing.

CDBG funds provide a small amount of ongoing support for Court Appointed Special Advocates, which provides services for foster children. The City does not intend to use CDBG funding to address other housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing (i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents). The City supports public service agencies using approximately \$500,000 of the

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general fund for Human Services Advisory Board Grants. In addition, the City provides the following facilities at low or no cost for the programs housed within them:

- The Mitchell Center is provided to Boys and Girls Clubs of South-Central Texas as their location in San Marcos
- The City Recreation Hall hosts the Lion’s Club, which operates a tube rental station there that annually raises more than \$300,000 for charity
- The Senior Center (on Arizona) is provided to Community Action Inc of Central Texas to provide meals, education, and social time for the elderly
- The Price Senior Center provides City-staff managed recreation programs for the elderly
- Hays-Caldwell Women’s Center is owned by the non-profit but is located City-owned land that is leased to the Center for \$1.00
- The San Marcos Area Chamber of Commerce is located in a building provided by the City
- The Charles S. Cock House contains the Heritage Association of San Marcos Museum
- The Commemorative Air Force Hangar houses the Central Texas Wing Museum
- The Calaboose Building houses the African American History Museum

The City’s CDBG housing rehabilitation and repair programs focus on two main goals: preserving existing affordable housing for owners with low to moderate incomes, and providing increased accessibility at home for people who are elderly or who have disabilities. The 2022-2023 CDBG Entitlement Action Plan contains three programs related to housing rehabilitation and repair, all of which include funding that could help elderly or disabled people live comfortably in their homes. Owner-Occupied Housing Rehabilitation (2 programs) is funded for \$159,930 in program year 2022, with the goal of rehabilitating 10-17 homes depending on the amount spent per home. Applications from elderly or disabled people receive additional points in the City’s ranking system for applications. Rental Rehabilitation has an allocation of \$271,940 for program year 2022, with the goal of repairing 5-11 homes depending on the amount spent per home.

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AP-20 Annual Goals and Objectives

Goals Summary Information

CDBG-Entitlement

Table 7 - Goals Summary						
Sort Order	Goal Name	Start Year	End Year	Category	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2022	2023	Affordable Housing	\$159,930	5 homes rehabilitated
2	Rental Rehabilitation	2022	2023	Affordable Housing	\$271,940	11 homes rehabilitated
3	Home Ownership Counseling	2023	2023	Affordable Housing	\$4,000	8 households assisted
4	Services for Victims of Domestic Abuse	2022	2023	Public Services	\$81,190	70 advocates trained for 127 children; 15 individuals provided services
5	Emergency Financial Assistance	2022	2023	Public Services	\$23,930	24-40 people
6	Public Facility Improvements	2022	2023	Public Facilities	\$41,000	1 park improved; approximately 230 households served
7	Planning and Administration	2022	2023	Administration	\$145,496	N/A
	TOTAL				\$727,486	

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Goal Descriptions

1. Owner Occupied Housing Rehabilitation - Rehabilitation of owner-occupied single-family housing, targeted to homeowners with a household income less than 80% of Area Median Income (AMI). The program reduces damage to the home, code violations, and safety hazards, and improves accessibility, thus increasing safety of the residents and preserving property values in the neighborhood.
2. Rental Rehabilitation – Rehabilitation of rental homes that are owned by landlords who have a household income of less than 80% of the Area Median Income. The program reduces damage to the home, code violations, and safety hazards, and improves accessibility, thus increasing safety of the residents and preserving property values in the neighborhood.
3. Home Ownership Counseling – Home ownership counseling helps ensure that new home owners in low to moderate income categories can successfully buy and maintain a home.
4. Services for Victims of Domestic Abuse – Providing services to children and families who are in foster care or shelters.
5. Emergency Financial Assistance – Providing one-time payments to provide financial assistance for utilities, shelter, prescription medicines, food, clothing, and transportation, along with assistance in financial planning for how to move forward without financial assistance.
6. Public Facility Improvements – Funding used to improve public facilities or make them more accessible to residents.
7. Planning and Administration – Planning funding provides for the creation of published plans for the revitalization of a part of the city. Administration funding is for the oversight of the CDBG program to ensure compliance with all program goals and policies.

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Table 8 – Income Level by Program

INCOME LEVEL	CDBG – REHAB	CDBG-DR – REHAB	CDBG-DR – RECONSTRUCTION
Extremely Low	3	0	3
Low	3	0	3
Moderate	4	0	2

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CDBG-DR

The goal of the City’s use of CDBG-DR funding is to provide for disaster recovery work in the most impacted and distressed areas of the City. This will benefit both the individuals impacted by the 2015 flood events and the neighborhoods in which they live.

The CDBG-DR Needs Assessment evaluated the three core aspects of disaster recovery – housing, infrastructure, and the economy – and assisted in prioritizing funds by type and location based on concentration of damage and community needs, with a particular focus on low- and moderate-income areas, households with special needs, and displaced populations. Based on the need’s assessment, a portion of the funding was allocated to housing and the rest to infrastructure.

It is anticipated that approximately \$9 million will be spent on administration, housing, and infrastructure in Program Year 2022-2023.

Table 9 – CDBG-DR Programs and Projects								
Sort Order	Goal Name	Start Year	End Year	Category	Funding	Estimated Expenditure as of 6/15/2022	Remaining	Goal Outcome Indicator
1	Disaster Recovery	2022	2023	Housing and Infrastructure	\$33,794,000	\$14,683,707	\$19,110,293	Recovery from the 2015 disaster and protection from future events

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Up to 9 low- to moderate-income families will be directly benefitted this year under through housing reconstruction. Many more will benefit from reimbursement of their rehabilitation expenses through a new program.

CDBG-MIT

Priority categories were set for the CDBG-MIT grant funding with the approval of the Action Plan by City Council on March 3, 2020. Several projects were approved for construction by City Council on April 20, 2021.

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Table 10 – CDBG-MIT Programs and Projects						
Sort Order	Goal Name	Start Year	End Year	Category	Funding	Goal Outcome Indicator
1	Repetitive Loss Infrastructure	2020	2032	Repetitive Loss Infrastructure	\$16,000,000	Projects will result in the reduction of the risk of loss of people and property due to flooding
2	Land Preservation	2020	2032	Land Preservation	\$2,849,600	
3	Hazard Warning Systems	2020	2032	Hazard Warning Systems	\$300,000	
4	Signs and Barricades	2020	2032	Signs and Barricades	\$60,000	
5	Planning (15%)	2020	2032	Planning (15%)	\$3,601,800	
6	Administration (5%)	2020	2032	Administration (5%)	\$1,200,600	N/A

Goal Descriptions

1. Repetitive Loss Infrastructure - The purpose of this program is to reduce the number of homes damaged by floodwaters, thereby decreasing direct flooding impacts for San Marcos households. There will likely be many co-benefits to addressing flooding in homes through infrastructure improvements, which may include improved mobility, aesthetic improvements, recreational benefits, property value increases, and life cycle cost savings.
2. Land Preservation - The purpose of this program is to acquire properties to reduce the damage by floodwaters, thereby decreasing direct flooding impacts for San Marcos households. There will likely be many co-benefits to land preservation, which may include reduced water quantity and improved water quality, mobility, aesthetic improvements, recreational benefits, property value increases, and life cycle cost savings.
3. Hazard Warning Systems – This program is a crucial component of a comprehensive, long-term recovery strategy to improve advanced warning of residents to reduce or eliminate the number of lives lost.
4. Signs and Barricades - This program is a crucial component of a comprehensive, long-term recovery strategy to improve advanced warning of residents to reduce or eliminate the number of lives lost.
5. Planning - The City’s planning costs will not exceed 15% of the total CDBG-MIT allocation. These costs are necessary for the planning activities to identify and further mitigation efforts for the city. These costs may include, but not be limited to the evacuation and comprehensive planning efforts.
6. Administration - Oversight and administration of the CDBG-MIT program to ensure compliance with all program goals and policies.

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

CDBG-MIT projects will provide area benefit to low/mod income people across the city. Although impacts from flooding and extreme weather events vary from one area of the community to the next, the relative disaster-related losses experienced in low- to moderate-income (LMI) communities is disproportionately high. The City of San Marcos is committed to leading an effort that is equitable and serving all residents, particularly the most vulnerable in LMI areas, which have been prioritized for CDBG-MIT activities. The requirement for CDBG-MIT funds is to expend at least 50% of CDBG-MIT on activities benefiting LMI persons, and the City expects to exceed this requirement.

The City of San Marcos has prioritized infrastructure projects funded with CDBG-MIT that address flooding in LMI neighborhoods. Decreasing flood risk in neighborhoods, especially LMI neighborhoods, will positively affect residents of the city, of all protected classes, and increase the ability of individuals and households to more quickly recover from future flood events. Decreasing flood risk will also reduce disruptions at a larger-scale, allowing residents to return to normalcy more quickly while reducing the negative social and economic consequences of flooding. Minimizing flooding in neighborhoods through mitigation infrastructure projects will also protect housing and make neighborhoods safer and more desirable places to live.

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AP-35 Projects – 91.220(d)

Introduction

The following applications were received:

Applicant	Project Title	Project Description	Amount Requested
HOUSING REHABILITATION			
Southside Community Center	San Marcos River Work Camp	Rehabilitation of approximately four owner-occupied homes, with 15% for administration	\$115,000
City of San Marcos	Rental Rehabilitation	Rehabilitation of approximately twenty rental homes owned by landlords with income of 80% Area Median Income or less, with 15% for administration	\$500,000
City of San Marcos	Owner-Occupied Housing Rehabilitation	Housing rehabilitation program to be administered by City of San Marcos, with 15% for administration	\$141,400
		HOUSING REHABILITATION SUBTOTAL	\$756,400
PUBLIC SERVICES			
Austin Habitat for Humanity	Homeownership Counseling	Homebuyer education workshops and counseling	\$23,656
Court Appointed Special Advocates	Advocacy for San Marcos Children Who Have Experienced Abuse and Neglect	Training Advocates for Foster Children	\$60,000
Hays-Caldwell Women’s Center	Family Violence Shelter Program	Family Violence Shelter and Counseling	\$45,000
Salvation Army	Emergency Financial Assistance	Payments to providers for utilities, shelter, etc	\$50,000
		PUBLIC SERVICES SUBTOTAL	\$178,656

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PLANNING AND ADMINISTRATION			
Administration		Maximum of 20% for administration and planning	\$145,496
		PLANNING AND ADMINISTRATION SUBTOTAL	\$145,496
PUBLIC FACILITIES			
City of San Marcos	Captain Paul Pena Park Rehabilitation and Improvements	Additional funding for playground equipment, shade structure, walking paths, skate spot	\$41,000
		PUBLIC FACILITIES SUBTOTAL	\$41,000

TOTAL REQUESTED	\$1,121,552
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TOTAL TO ALLOCATE FOR PLANNING/ADMIN	\$145,496
TOTAL REQUESTED	\$145,496
DIFFERENCE	(\$0)

TOTAL TO ALLOCATE FOR PUBLIC SERVICES	\$109,120
TOTAL REQUESTED	\$178,656
DIFFERENCE	(\$69,536)

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Following is the final allocation:

Applicant	Project Title	Project Description	Amount Requested
HOUSING REHABILITATION			
Southside Community Center	San Marcos River Work Camp	Rehabilitation of approximately 1.5 owner-occupied homes, with 15% for administration	\$41,780
City of San Marcos	Rental Rehabilitation	Rehabilitation of approximately eleven rental homes owned by landlords with income of 80% Area Median Income or less, with 15% for administration	\$271,940
City of San Marcos	Owner-Occupied Housing Rehabilitation	Housing rehabilitation program to be administered by City of San Marcos for approximately four, with 15% for administration	\$118,150
		HOUSING REHABILITATION SUBTOTAL	\$431,870
PUBLIC SERVICES			
Austin Habitat for Humanity	Homeownership Counseling	Homebuyer education workshops and counseling	\$4,000
Court Appointed Special Advocates	Advocacy for San Marcos Children Who Have Experienced Abuse and Neglect	Training Advocates for Foster Children	\$39,725
Hays-Caldwell Women’s Center	Family Violence Shelter Program	Family Violence Shelter and Counseling	\$41,465
Salvation Army	Emergency Financial Assistance	Payments to providers for utilities, shelter, etc	\$23,930
		PUBLIC SERVICES SUBTOTAL	\$109,120

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PLANNING AND ADMINISTRATION			
Administration		Maximum of 20% for administration and planning	\$145,496
		PLANNING AND ADMINISTRATION SUBTOTAL	\$145,496
PUBLIC FACILITIES			
City of San Marcos	Captain Paul Pena Park Rehabilitation and Improvements	Additional funding for playground equipment, shade structure, walking paths, skate spot	\$41,000
		PUBLIC FACILITIES SUBTOTAL	\$41,000

TOTAL RECOMMENDED	\$727,486
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TOTAL TO ALLOCATE FOR PLANNING/ADMIN	\$145,496
TOTAL RECOMMENDED	\$145,496
DIFFERENCE	(\$0)

TOTAL TO ALLOCATE FOR PUBLIC SERVICES	\$109,120
TOTAL RECOMMENDED	\$109,120
DIFFERENCE	(\$0)

Table 11,12 – Applications Received, Funding Recommended

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PROJECTS IN OTHER CDBG PROGRAMS: Information posted online at www.sanmarcostx.gov

CDBG-DR Refer to the CDBG-DR Action Plan and the 2020-2024 Consolidated Plan

<https://sanmarcostx.gov/3160/CDBG-Disaster-Recovery>

<https://sanmarcostx.gov/1130/5-Year-Consolidated-Plan>

CDBG-MIT Refer to the CDBG-MIT Action Plan and the 2020-2024 Consolidated Plan

<https://sanmarcostx.gov/3016/CDBG-Mitigation>

<https://sanmarcostx.gov/1130/5-Year-Consolidated-Plan>

REASONING

All funding possibilities for CDBG Entitlement were evaluated based on four criteria:

Activity Need and Justification

Consolidated Plan Priority

Impact and Cost Effectiveness

Ability to Implement

Staff recommended the above slate of programs as those that best balance meeting the needs identified in the Consolidated Plan with funding projects that provide additional services to the community, and which will provide the most direct and cost-effective impact to our residents at this time.

“High Priority needs” are the needs that will be addressed by the goals outlined in the Strategic Plan section of this Consolidated Plan.

High priority needs that are a focus of the 2020-2024 Consolidated Plan for CDBG entitlement funding are affordable housing, public services, and public facilities, and economic development.

The CDBG-DR Action Plan includes several housing programs intended to assist people of low-to-moderate incomes recover from the 2015 floods without duplication of benefits. The high priorities for CDBG-DR funding are housing rehabilitation, and design, acquisition, and construction of infrastructure projects that will reduce the risk of future flooding in the city. Because more than 1,500 homes in several low-to-moderate income neighborhoods were seriously impacted by the floods, some of the homes that would have ordinarily qualified for CDBG entitlement rehabilitation have now been rehabilitated or reconstructed using insurance proceeds or CDBG-DR funds, freeing up CDBG entitlement funds to be used in the rest of the city. However, the need for housing rehabilitation and affordable housing in general still exceeds the amount of funds available for assistance.

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CDBG-MIT funds can be used solely for those activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters. Therefore, CDBG-MIT funds will be used for significant infrastructure projects that would not be accomplished using CDBG entitlement funds because of the cost involved. CDBG-MIT funds will also be used for the purchase of items such as signs and barricades, which do not match the affordable housing and social services focus of the projects and programs generally selected in San Marcos as high priorities for CDBG entitlement funds.

CDBG-CV funds can be used solely in response to the impacts of the coronavirus (COVID-19) pandemic.

The high priority needs for each grant were determined in compliance with the City's Citizen Participation Plan.

OBSTACLES

Many factors, including historical development patterns, zoning, and market trends affect the availability of affordable housing, which is a top priority in San Marcos. The obstacle is that it is a complex issue. The solution is that the City is taking various approaches in multiple departments to work on the issue.

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AP-38 Project Summary

1	Project Name	San Marcos River Work Camp (Southside Community Center)
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$41,780
	Description	Southside Community Center provides housing rehabilitation services for owner-occupied single-family housing owned by people with low to moderate incomes. The scope of work is determined on a site-by-site basis, but typically includes repairing/replacing damaged roofs and siding; correcting plumbing and electrical code deficiencies; improving accessibility; painting to protect siding.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1.5 low- to moderate-income families
	Location Description	Throughout San Marcos
Planned Activities	Rehabilitate 1.5 homes	
2	Project Name	Rental Rehabilitation (City of San Marcos)
	Goals Supported	Rental Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$271,940
	Description	The City will provide housing rehabilitation services for renter-occupied single-family housing owned by people with low to moderate incomes. The scope of work is determined on a site-by-site basis, but will

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		include repairing/replacing damaged roofs and siding; correcting plumbing and electrical code deficiencies; improving accessibility; painting to protect siding.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	11 low- to moderate-income families
	Location Description	Throughout San Marcos
	Planned Activities	Rehabilitate 11 homes
3	Project Name	Owner-Occupied Housing Rehabilitation (City of San Marcos)
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$118,150
	Description	City of San Marcos will provide housing rehabilitation services for owner-occupied single-family housing owned by people with low to moderate incomes. The scope of work is determined on a site-by-site basis, but typically includes repairing/replacing damaged roofs and siding; correcting plumbing and electrical code deficiencies; improving accessibility; painting to protect siding.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	4 low- to moderate-income families
	Location Description	Throughout San Marcos
	Planned Activities	Rehabilitate 4 homes

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4	Project Name	Home Ownership Counseling (Habitat for Humanity)
	Goals Supported	Home Ownership Counseling
	Needs Addressed	Public Services
	Funding	CDBG: \$4,000
	Description	Habitat for Humanity provides home ownership preparation workshops and one-on-one housing counseling to help low- to moderate-income families understand the financial and maintenance responsibilities involved in home ownership.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	8 low to moderate income households assisted through workshops and counseling.
	Location Description	Throughout San Marcos
	Planned Activities	Workshops and one-on-one home ownership preparation counseling
5	Project Name	Advocacy for San Marcos Children Who Have Experienced Abuse and Neglect (Court Appointed Special Advocates)
	Goals Supported	Services for Victims of Domestic Abuse
	Needs Addressed	Public Services
	Funding	CDBG: \$39,725
	Description	The caseworkers advocate for mental health, medical, education, housing, and permanency in safe, stable homes for the children. The program model is scalable depending on need. This service is leveraged with other funding to keep CDBG cost low. Children in foster care are automatically considered to be low-income since they are wards of the state.

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	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	70 advocates trained for 127 abused and neglected children (partial funding)
	Location Description	Throughout San Marcos
	Planned Activities	Each volunteer will provide 100+ hours of donated casework per child/per year, including monthly (or more) visits with the children, written case recommendations and court testimony; phone calls and meetings with CPS caseworkers, schools, medical and mental health professionals. Case Supervisors prepare monthly case data (reports), including new case assignments, number of children served, number of volunteers assigned to cases, and case status.
6	Project Name	Family Violence Shelter Program (Hays-Caldwell Women’s Center)
	Goals Supported	Services for Victims of Domestic Abuse
	Needs Addressed	Public Services
	Funding	CDBG: \$41,465
	Description	Provide emergency shelter and direct services to 15 individuals fleeing domestic abuse
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	15 low to moderate income individuals
	Location Description	Hays-Caldwell Women’s Center, McCoy Family Shelter, San Marcos, Texas (address protected)
	Planned Activities	A portion of the funding will be used to pay approximately two months rent for families or individuals leaving the shelter, and a portion of the funding will be used to pay salaries of support staff.

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7	Project Name	Emergency Financial Assistance (Salvation Army)
	Goals Supported	Emergency Financial Assistance
	Needs Addressed	Public Services
	Funding	\$23,930
	Description	Provide emergency utility, shelter, and other funding for 24-40 people by making payments to providers
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	40 low to moderate individuals
	Location Description	300 S CM Allen Parkway, Suite 100, San Marcos, Texas
	Planned Activities	Providing one-time payments to providers (not directly to clients) to provide financial assistance for utilities, shelter, prescription medicines, and transportation, along with assistance in financial planning for how to move forward without financial assistance.
8	Project Name	Captain Paul Pena Park Rehabilitation and Improvements
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Neighborhood park facilities
	Funding	CDBG: \$41,000
	Description	Playground equipment, shade structure, walking paths, skate spot
	Target Date	9/30/2023

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	Estimate the number and type of families that will benefit from the proposed activities	Approximately 230 low and moderate income families will be served
	Location Description	1209 Crystal River Parkway, Hills of Hays Neighborhood (a low to moderate income neighborhood)
	Planned Activities	This current playground equipment has reached the end of its life cycle. The upgrade of playground features, shade structure, new components including the extension of the ADA walking path and skate spot will serve to enhance the viability of the park.
10	Project Name	Program Administration (City of San Marcos)
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$145,496
	Description	City staff provide technical assistance to funded programs, ensure the appropriate use and documentation of funds, and monitor and report progress to HUD.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Throughout San Marcos
	Planned Activities	Administration and monitoring of CDBG Entitlement grant funds

Table 13 - Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All but one census tract in San Marcos has a majority low- to moderate-income population; therefore, CDBG Entitlement programs in San Marcos are not targeted to one specific part of town.

Geographic Distribution

Target Area	Percentage of Funds
City Limits	100%

Table 14 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City prioritizes serving low to moderate income families, especially elderly and disabled people.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City is committed to providing affordable housing of choice to low-to moderate-income families by:

- educating the public on fair housing issues and rights
- affirmatively furthering fair housing
- maintaining the value of existing housing
- providing support for homeownership through counseling and down payment and closing cost assistance (through prior year funding)

The City’s owner-occupied housing rehabilitation programs will meet all requirements at 24 CFR 92.254, and the rental housing rehabilitation program will meet all requirements at 24 CFR 92.252.

Estimates do not include emergency shelter, transitional shelter, or social service activities.

CDBG-DR Specific: Specified one-year goals for the number of homeless, non-homeless, and special needs households include those to be provided affordable housing units using funds made available to the grantee through CDBG-DR funding. These homes are not required if grantee does not undertake housing with DR funds.

One Year Goals for the Number of Households by Category			
	CDBG	CDBG-DR	TOTAL
Homeless	0	0	0
Non-Homeless	13	29	43
Special-Needs	4	19	25
Total	20	51	71

Table 15 - One Year Goals for Affordable Housing by Category

CDBG-DR Specific: Specified one-year goals for the number of homeless, non-homeless, and special needs households include those to be provided affordable housing units using funds made available to the grantee through CDBG-DR funding. These homes are not required if grantee does not undertake housing with DR funds.

One Year Goals for the Number of Households by Support Type
--

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	CDBG	CDBG-DR	TOTAL
Rental Assistance	0	0	0
The Production of New Units	0	8	8
Rehab of Existing Units	17	40	60
Acquisition of Existing Units	0	0	0
Total	20	51	71

Table 16 - One Year Goals for Affordable Housing by Support Type

Discussion

The City has focused \$431,870, or 59% of its 2022 CDBG Entitlement funds on the housing programs described in Section AP-38 Project Summary above. CDBG-DR funding is \$3.5 million for housing rehabilitation reimbursement and single family housing construction expected to be spent this year.

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AP-60 Public Housing – 91.220(h)

Introduction

The San Marcos Housing Authority (Housing Authority) administers the Housing Choice (Section 8) Voucher Program and Public Housing. The City works closely with the Housing Authority regarding public housing issues. There is a definite need for additional public housing and Section 8 vouchers in San Marcos as is evidenced by the long waiting lists both programs typically maintain, especially for 1- and 2-bedroom units. The City's Mayor appoints members to the Housing Authority's Board of Directors.

The City's Substantial Amendment No. 7 to the Disaster Recovery Action Plan included reimbursement for the Housing Authority. for eligible expenses related to the 2015 disaster events. This reimbursement was paid in Program Year 2020-2021.

Actions planned during the next year to address the needs of public housing

Funding for Housing Authority programs provided through the City's general fund been an important support for services to public housing residents. The loss of Youth Commission funding was partially offset by an increase in support from the social services fund, which is guided by recommendations from the Human Services Advisory Board. Youth activity expenses were very low during the pandemic, especially during the summer of 2020, but as the recovery from the pandemic proceeds, expenses will return to normal levels. The Housing Authority will continue to seek local support from the City, United Way of Hays County, the Lions Club, and other supporters to ensure it can meet the needs of elderly/disabled residents, adults working toward self-sufficiency, and school-age youth.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

A five-member Board of Commissioners oversees the Housing Authority. The Mayor appoints the Board, which includes one Resident Commissioner. Each public housing complex has a resident Council or Assembly group which holds periodic meetings to provide information on programs, gather input, and encourage communication among residents. Resident organizations are actively supported by the Housing Authority Resident Services department. Service coordinators collaborate with other organizations in support of social gatherings, presentations, and fundraising efforts. During the pandemic, resident organizations were inactive because no one wanted to meet in person and parents were too busy with the online education of their children. Zoom meetings were not practical, either because of a lack of digital resources or "zoom fatigue." The service coordinators will be working to reinvigorate the resident organizations at the three main sites as the pandemic subsides.

The Resident Services office publishes a monthly newsletter, which is distributed to all residents. It is also published on the Housing Authority website. The newsletter, occasional flyers, public hearings, postings at Housing Authority buildings, the website, and a Facebook page are the various means used by the Housing Authority to share information with residents and give them an opportunity to be involved.

The Housing Authority provides a variety of programs and continues to partner with local agencies, faith-based organizations, Texas State University, and the City to bring resources to its residents.

A youth development program normally serves about 105 youth at three sites providing mentors, tutors, homework assistance, computer labs, and social opportunities. Attendance has fluctuated significantly during the 2021 -2022 school year. Service coordinators are actively working with parents and

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teachers to address multiple issues that are a direct result of actual COVID infections and pandemic-related restrictions. This program is conducted with the help of volunteer students from Texas State University. Nutrition services are provided through the Capital Area Food Bank and Feeding America. Goals of the program include:

- Providing a safe environment where youth can get help with schoolwork.
- Helping youth learn personal responsibility, goal setting, communication skills, and the importance of community involvement.
- Helping children develop or improve social skills, which have deteriorated in the past two years.

The Family Self-Sufficiency program provides residents an opportunity to learn new life and career skills, to save for future needs, get connected with educational and training resources and, ideally, to move out of public housing. Formerly only open to residents at one of the locations, it was later expanded to up to 25 Section 8 participants, and then made available to public housing residents at all sites. About 80 families participate annually. Homeownership is a goal of many families participating in the Family Self-Sufficiency (FSS) program. First-time homebuyer presentations are included in FSS classes on a regular basis. Helping participants improve their credit scores and manage their budgets more effectively is a major focus of the program. This is essential for participants to be able to secure financing. The FSS Escrow account and other asset-building activities helps participants to be able to have the necessary down-payment for a home when they are ready to buy. The pandemic seems to have increased interest in the FSS program. In late 2020, enrollment outside of the Chapultepec Homes exceeded that original number for the first time. There are more families in the program at the C.M. Allen Homes than there are at Chapultepec. The significant increase of private-market housing costs has made homeownership and even apartment rentals much less affordable, even for FSS graduates. More graduates choose to remain in housing while they can. The Low-Income Tax Credit Housing program has put apartment rentals into the reach of more families but new units in this program have not kept up with the growing demand for affordable housing in this area.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The San Marcos Housing Authority is NOT designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

The City has no specific housing or supportive service programs funded by CDBG for non-homeless special needs persons such as elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, and public housing residents. People who are elderly or have disabilities receive priority in the City’s housing rehabilitation and repair programs.

- **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

On April 20, 2021, City Council approved setting aside \$450,000 for a community needs assessment and capacity building for non-profits. On May 18, 2021, City Council approved creation of a position to help assist the Local Homeless Coalition and non-profits in general to build capacity and coordination. Funding for the position is to be determined. With this funding and the position, the one-year goals and actions for reducing and ending homelessness center on assisting with coordination among non-profits and building capacity for non-profits individually and the Local Homeless Coalition as an organization to be able to apply for and receive funding to support Coordinated Entry and services to people who are homeless in San Marcos.

In September of 2021, the City of San Marcos (the City) used a small portion of the above funding for a project with Texas State University to identify needs among those experiencing homelessness in the City and make recommendations to best address those needs. The final Homeless Needs Assessment report was issued in March, 2022. It identifies key needs that must be filled in order to effectively serve the homeless community, and identifies the Homeless Coalition of Hays County as the logical central coordinating organization. An immediate goal of this organization is to obtain better communication and data collection among service providers. This will provide information that is needed in order to develop the institutional structure to respond to homelessness, and to apply for grants using data to support the application. This organization is considering using the Unite Us platform for data collection and communication among agencies. (uniteus.com) Two City staff members officially participate in the Local Homeless Coalition, with the Police Chief serving as the City’s liaison, and the Library’s Assistant Director serving as Secretary of the organization.

Overall, the jurisdiction has multiple agencies that are working to reduce and end homelessness by serving the needs of specific homeless clients. These agencies include Hays Caldwell Womens Center, HOME Center, Southside Community Center, and the Salvation Army, among others.

The current actions of City staff for reducing and ending homelessness are described in the Homeless Needs Assessment report (p. 45):

City of San Marcos

The City of San Marcos provides a variety of services in the community that are related to homelessness.

Waste Removal and Remediation

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Homeless encampments generate significant debris (including sharps) and cause environmental harm, including to endangered species living in and near the river which City staff and volunteers clean up repeatedly. It is even necessary at times to remediate the soil where encampments have been. In the last two years, City staff have cleaned up and remediated 12 times.

San Marcos Police Department Behavioral Advisory Team

Police have a Behavioral Advisory Team which tries to work collaboratively with service providers, especially to find solutions for chronically homeless residents to avoid incarceration.

Job Training and Identification Services, Homeless Management Information System

The library provides library cards with photos which can sometimes be used as identification for those who do not have other forms of photo identification. The library also provides job and computer training services to all residents, including those who are unhoused. The Workforce Librarian is also getting trained to use HMIS.

Outreach

Homeless Outreach Team (HOT) is comprised of police officers and Code Compliance staff who provide direct outreach to homeless residents.

City staff also work to support area businesses and help them cope with and understand homelessness.

Animal Sheltering

Animal Shelter staff provide pet food and dog collars and shelter the pets of incarcerated homeless residents.

City Council Committee

There is a City Committee on Homelessness with three Council members.

The City of San Marcos and Hays County are covered under the Texas Balance of State Continuum of Care run by the Texas Homeless Network (THN). THN staff has recently finished creating the 2021-24 Texas Homeless Network (THN) Texas Balance of State Continuum of Care Strategic Plan. The Needs Assessment recommends that any strategic plan put into place by the Hays County Homeless Coalition should be in coordination with the THN Strategic Plan.

- **Addressing the emergency and transitional housing needs of homeless persons**

Southside Community Center receives part of its funding for direct services to homeless persons from a Human Services Grant through the City's general fund. Southside is capable of providing emergency shelter for up to 45 people in times of critical need, such as when the weather is below freezing.

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The City provides land to the Hays Caldwell Women’s Center for the current shelter and an additional eighteen units of transitional housing for a \$1.00 per year lease. In addition, for CDBG 2021-2022 program year, \$45,000 was funded for services to families at this facility.

The HOME Center agency uses City Human Services Grant funding, among other funding sources, to provide transitional shelter to homeless persons by using hotel rooms as temporary housing. The Needs Assessment notes that this is an expensive solution, but that other transitional housing (except for the Womens Center) simply does not exist in San Marcos.

- **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City works closely with the local non-profit organizations that provide shelter to specific targeted homeless populations and provide specific assistance in various forms to the homeless.

People living in San Marcos can apply for rapid rehousing through Caritas of Austin, a nonprofit whose mission is to prevent and end homelessness. Caritas of Austin provides coordinated entry, rapid re-housing, and permanent supportive housing for individuals in the Greater Austin Area, a five-county region that includes San Marcos. Of course, this organization’s resources are limited and the service area is quite large, so requestors may be on a waiting list for a period of time.

- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Several of the City's Strategic Plan goals included in this Action Plan have as their purpose making housing in San Marcos affordable, as one means of helping low-income individuals and families avoid becoming homeless. These goals include owner occupied housing rehabilitation, rental housing rehabilitation, and home ownership counseling. The Housing Rehabilitation and Reconstruction goal for CDBG-DR funding will result in retention of affordable housing stock in the City despite prior damage by the 2015 floods. Reimbursement of expenses through a 2022 CDBG-DR program will help homeowners continue home maintenance.

Regarding individuals who are released from a publicly funded institution or system of care, the San Marcos Housing Authority and Hill Country MHDD Centers have program that specifically address this group of people. The Housing Authority has seventeen Section 8 vouchers to be used by children who have aged out of the foster care system and are now attending Texas State University, located in San Marcos. Hill Country has been funded by the City through the general fund for a program to aid people who qualify for their services and have been impacted negatively by the pandemic.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Housing affordability is a key component to the quality of life of San Marcos residents. Affordable housing is generally accepted to mean that no more than 30% of a household's gross annual income is spent on housing, including utilities. A housing cost burden exists when the household's housing costs exceeds 30% of their income.

The 2013 Analysis of Impediments to Fair Housing (AI) analyzed five major categories and found the following impediments in San Marcos:

1. Real Estate - a lack of affordability and insufficient Income
2. Public Policy - a lack of public awareness of fair housing rights (also a recommendation for the City to create inclusionary zoning)
3. Neighborhood Conditions - limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods
4. Banking, Finance, and Insurance Related - large numbers of foreclosures in the real estate market; and predatory lending
5. Socioeconomic - poverty and low-income

The 2017 Analysis of Impediments to Fair Housing found three impediments that create barriers to affordable housing:

1. Lack of affordability of the housing stock;
2. Insufficient income for the local cost of housing; and
3. Low income residents have limited resources to maintain homes and neighborhood stability.

In addition, the 2018 San Marcos Housing Needs Assessment conducted by Root Policy Research found the following top core housing needs:

1. Additional affordable rentals for residents earning less than \$25,000;
2. Displacement prevention;
3. Starter homes and family homes priced near or below \$200,000 and increased ownership product diversity; and
4. Improve condition and accessibility of existing housing stock.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The 2013 AI included specific recommendations for remedial activities centering on creating partnerships, identifying new federal resources, and leveraging private funding. In 2014 an AI Action Plan was adopted by the City to guide implementation of those recommendations, as well as an Affordable / Workforce Housing Policy that identified 5 housing issues, established goals, and provided strategies for accomplishing the goals. The 2017 AI provided a progress update for each action item and recommendations for additional actions.

The 3 impediments identified in the 2017 AI have been addressed as follows:

1. Lack of affordability
 - a. The City provided a first-time homebuyer program for closing cost and down payment assistance for several years.

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- b. CDBG funds have been used to purchase land for Habitat for Humanity.
 - c. The City waives construction permitting and impact fees for Habitat for Humanity housing construction and City or non-profit rehabilitation projects.
 - d. This impediment was also addressed in the recent update of the City’s Development Codes. Zoning and development codes were amended to better accommodate affordable housing types such as duplexes, condominiums, and accessory dwelling units.
2. Insufficient income
- a. The City has a contract with The Greater San Marcos Partnership, a non-profit economic development organization, to provide economic development services, including bringing new jobs to San Marcos. The City’s Economic and Business Development Manager, coordinates with with the Greater San Marcos Partnership and the San Marcos Area Chamber of Commerce.
 - b. The City provides a \$25,000 homestead exemption for homeowners sixty-five and older or with a disability, thus reducing their property tax burden.
 - c. The City has programs to help reduce living expenses, such as utility bills, including:
 - i. Home Energy Analysis providing recommendations on how to reduce electric energy consumption and monthly costs.
 - ii. Energy Efficient Home Heating/AC Rebate Program offers rebates for purchase of eligible energy efficient products.
 - iii. A Bill Averaging Program that allows residents to equalize energy costs over a 12-month period, avoiding peak bills in the winter and summer months.
 - iv. Utility Assistance Program – Low-income families, elderly residents on fixed incomes, or disabled residents on a fixed income are eligible to apply for assistance with a one-time yearly payment of the electric, water, and wastewater portions of their monthly utility bill.
 - d. The City’s Water and Wastewater Department sponsors several programs that help encourage families to conserve and lower utility bills, including:
 - i. Water Surveys generating a report with specific water conservation strategies.
 - ii. Flush-Smart (toilet) Rebate Program
 - iii. Wash-Smart (washing machine) Rebate Program
 - iv. Rainwater Harvesting Rebate Program
3. The issue of limited resources for housing maintenance
- a. CDBG, CDBG-DR, and HOME funds provide housing rehabilitation programs.
 - b. The City continues to support the Southside Community Center housing rehabilitation program with both City and CDBG funds.
 - c. The City waives construction permitting fees for CDBG-funded housing rehabilitation projects.
 - d. Every spring semester through the Texas State University student initiative “Bobcat Build”, students volunteer their time to complete various service projects throughout the community such as landscaping, painting, or clean-ups at residents’ homes, local schools, parks, churches, and neighborhoods to nearly 4,500 volunteers annually at over 300 jobsites within the San Marcos community.

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- e. The City sponsors neighborhood-wide cleanup activities, and provides opportunities for brush drop-off, household hazardous waste collection, and a recycling program through Green Guy Recycling that accepts tires, Freon-containing appliances, and electronics.

The City has developed a Strategic Housing Action Plan with 4 goals, 6 strategies, and 23 action items to address the top needs in San Marcos. This plan is being reviewed and considered for adoption by the San Marcos City Council, having already been reviewed by the City’s Planning and Zoning Commission. It contains the following implementation steps for the first three years. Staff will be working to support adoption of the plan this year (2022).

Clear Path Permitting - Implementation Steps:

1. Appoint a dedicated case manager of projects that include housing identified as a need in the community.
2. Develop a pre-review group made up of staff members from Planning and Development Services and Engineering and Capital Improvements Departments.
3. Implement a prioritization strategy for permit reviews.

Shared Equity - Implementation Steps:

1. Obtain legal advice on the creation of a land trust and other forms of shared equity.
2. Set up the land trust.
3. Determine the land that will be used for the first project of the land trust.

Land Banking - Implementation Steps:

1. Review City-owned property and determine appropriateness for use as affordable housing.
2. Identify properties that are appropriate for affordable housing in the tax-delinquent rolls.
3. Identify properties that are appropriate for affordable housing owned by government and non-profit partners.

Accommodate Growth through Appropriate Zoning - Implementation Steps:

1. Identify areas in High and Medium Intensity Zones from the Comprehensive Plan that are vacant or underdeveloped and are appropriate for higher density zoning districts.

Owner Occupied Housing Rehabilitation - Implementation Steps:

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1. Expand existing housing rehabilitation programs including, but not limited to a revolving loan fund for both major and minor repairs.

AP-85 Other Actions – 91.220(k)

Introduction:

As part of the creation of the City's 2020-2024 Consolidated Plan, citizen comments were received through a survey that was available February 2-23, 2020, at a public meeting held February 19, 2020, and at a meeting of Family Self Sufficiency Program participants March 1, 2020. 192 people responded to the survey. The three top priority needs requested in the survey were in the public services category, with 59% of respondents ranking youth programs as a high priority, followed by homeless services at 49% and services for abuse victims at 46%. However, by CDBG –Entitlement regulations the City is only allowed to spend 15% of the annual funding on Public Services. In the comments, the most needed public service cited was for youth and children, including recreational programs and services for abused children (10 comments). Services related to mental health and seniors were also important (five comments each), as well as for families and homeless (four comments each). Affordable housing was the single most needed item, with 30 comments. Infrastructure comments mentioned hike and bike trails, bus routes, and parking downtown. Public facilities comments mostly referred to additional park and recreation facilities. Comments on economic development centered on vocational training (eight comments). 44% considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%. The survey drilled into more detail on housing issues and also asked questions about fair housing practices. 66% of respondents considered the cost of housing to be a serious issue, and 60% said the lack of affordable housing, including various housing types, was a serious issue. 56% considered local incomes to be too low compared to the price of available housing. Regarding fair housing issues, 33% of respondents believe there is a serious need for mediation, and 28% ranked the need for housing consumers to know their rights and issues with predatory lending as serious. Unfair treatment, for example based on race or disability status, is not seen by most as a serious problem here.

Actions planned to address obstacles to meeting underserved needs

In addition to allocating CDBG funding to provide for the needs described above, the City continues to fund up to \$500,000 in public service programs to serve the community's needs through the Human Services Grant program administered by the Human Services Advisory Board.

The City is investing heavily in housing rehabilitation. The City's housing programs will be marketed heavily program year 2022-2023, to ensure that residents are aware of their availability. Funding for the programs is provided by CDBG Entitlement, which provides approximately \$400,000 per year toward housing rehabilitation this year; CDBG-DR, which will provide \$25,000 per house to a total of \$1 million; and the American Rescue Plan Act, from which has been allocated more than \$800,000 toward housing rehabilitation.

Actions planned to foster and maintain affordable housing

The CDBG-funded housing programs described above emphasize maintaining the existing stock of affordable housing.

Affordable housing is generally accepted to mean that no more than 30% of a household's gross annual income is spent on housing, including utilities. Several studies in the past several years have reviewed the housing market in San Marcos and have determined that for the most part regulatory barriers to affordable housing have been removed in San Marcos. The City has developed a Strategic Housing Action Plan with four goals, six strategies, and 23 action items to address the top housing needs in San Marcos, which center on a conflict between housing prices and local income. (Housing prices are

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being pushed upward due to high demand overflowing from Austin, but the cost of living does not match the typical income of a family in San Marcos.) The Strategic Housing Action Plan is being reviewed and considered for adoption by the San Marcos City Council. It includes recommendations for an enhancement to the permitting process and for zoning additional land for higher density uses – proactive measures that go beyond simply removing barriers.

The City offers a \$25,000 homestead exemption for elderly and disabled homeowners, and a number of rebate and incentive programs to help lower utility bills to reduce housing cost burden.

City CDBG staff coordinate closely with City Code Compliance staff in order to identify homes in need of rehabilitation that are negatively impacting other properties nearby.

Actions planned to reduce lead-based paint hazards

Per the 2019 Housing Needs Assessment, 28% of the homes in San Marcos were constructed prior to 1980. All houses that were constructed before 1978 that participate in CDBG Entitlement or CDBG-DR funded housing rehabilitation programs are tested for lead paint hazards by a qualified firm, and the test results determine which houses require lead-based paint interim control measures and clearance reports. Participants in these programs receive a copy of the “Protect Your Family from Lead in Your Home” booklet. The City’s First Time Homebuyer Program applicants receive a copy of the “Protect Your Family from Lead in Your Home” booklet. Houses constructed prior to 1978 must pass a lead hazard evaluation inspection prior to loan closing.

Actions planned to reduce the number of poverty-level families

The City’s primary role in reducing the number of poverty-level families is the use of federal funding and local policies and programs to support the creation and maintenance of affordable housing in the community. Affordable housing, in conjunction with services that lead to long-term self-sufficiency, can lift and keep people out of poverty. The 2022-2023 CDBG Action Plan includes funding allocations in the Affordable Housing, Public Services, and Public Facilities categories, for the projects shown in a previous section.

When applications are received annually for funding of specific projects and programs using CDBG entitlement funds, the City Council takes into consideration the City’s current needs assessments, policies, and programs when choosing among applicants and staff proposals. Workforce Housing continues to be a strategic initiative of the City Council, with sub-initiatives as follows:

- Eliminate barriers to housing
- Elevate housing rehabilitation program as a specific strategy
- Update, consolidate, and communicate housing policies and action plans
- Develop dedicated housing revenue sources that meet goals
- Implement land use and zoning regulations that support diverse, mixed income communities in all areas of the city.

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These Council initiatives guide staff actions to implement them.

Actions planned to develop institutional structure

Multiple local and regional non-profit and faith-based organizations serve a variety of purposes in public services, affordable housing, and economic development functions. The longevity of these local institutions has created a working network of support for the community that is supplemented by CDBG entitlement funds.

Gaps in the institutional structure highlighted in prior studies for CDBG-type community assistance include:

- Housing options that are truly affordable compared to the incomes of the local population
- Levels of funding available for supportive services
- Shelter for homeless single adults
- Affordable child care, including for families currently receiving other services
- Transportation - bus service is very limited and complicated, not geared toward people who work in shifts

In September of 2021, the City of San Marcos (the City) used a small portion of the above funding for a project with Texas State University to identify needs among those experiencing homelessness in the City and make recommendations to best address those needs. The final Homeless Needs Assessment report was issued in March, 2022. It identifies key needs that must be filled in order to effectively serve the homeless community, and identifies the Homeless Coalition of Hays County as the logical central coordinating organization. It is expected that this report will serve as a guide for the Homeless Coalition of Hays County to move forward by addressing the recommendations in the report, which are summarized below:

1. Identify a lead planning and coordinating agency The Homeless Coalition of Hays County is recognized by the Texas Homeless Network as the official Local Homeless Coalition (LHC). This coalition is the logical lead planning and coordinating agency in the community. While it is a new organization, it is maturing, offering open communication and a place to share best practices. They have the potential to bring together diverse perspectives and make informed planning decisions.

2. Facilitate collaboration among all community stakeholders Continue to build the Coalition and invite other significant stakeholders such as City and County leadership, local judges, the office of emergency management, mental health providers, neighborhood associations, the planning and zoning commission, people who have experienced homelessness, and the University. This coalition should be used to build trust and accomplish shared goals.

3. Develop a strategic plan to systematically address the critical relief and housing solution gaps A strong, diverse homeless coalition is an important foundation for the development of a strategic plan. We recommend developing a 3- to 5-year strategic plan for addressing and systematically reducing homelessness that is aligned with the 2021-24 Texas Homeless Network (THN) Texas Balance of State Continuum of Care Strategic Plan. It is important this strategic plan be formulated through consensus by the coalition with input from the community, including representation from residents who have experienced homelessness. It is critical that planning and zoning be a part of the coalition to help facilitate affordable housing. Also, because trust among

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the homeless-related service provider community is low, it is advisable to consider hiring a professional mediator/facilitator with experience with issues related to homelessness to facilitate development of the plan.

4. Collect and analyze data to quantify needs and measure successes PIT Count data and TAPR data should continue to be collected. HIC data are incomplete and should be a high priority for understanding how much of existing housing capacity is being utilized. Adoption of the Homeless Management Information System (HMIS) should continue. This system will not only help individuals in the short-term, but it will also serve as foundational data in the long-term to better understand services in the community that are being utilized and further inform long-term planning efforts while also serving as a common place to share information between service providers. This tool will enable the community to demonstrate success and could lead to securing additional funding, too. Finally, given the City's role in funding many homeless services grants, the City should explore requiring grant recipients to record client-level data in HMIS to accelerate use of the system and adopt accountability standards for grants above a certain dollar amount.

Actions planned to enhance coordination between public and private housing and social service agencies

The Homeless Coalition of Hays County is looking into using the Unite Us data collection and communication platform to increase coordination among agencies and to provide for data collection that is needed both to build organizational structure and to apply for grant funding for the various agencies. The Unite Us data platform is not just for homeless providers and is seen as a potential solution to provide coordination across all agencies in town.

Resilience

The San Marcos River Foundation responded to the survey and provided comments. The respondent said it appears that low lying neighborhoods are experiencing worsening flooding. They expressed concerns that newly created subdivisions are funneling water in such a way as to have impact on other areas.

Broadband

Broadband providers were contacted for with a survey but did not respond. Based on information gathered for the 2020-2024 Consolidated Plan, it appears that San Marcos has generally adequate broadband for personal use, although speeds could be improved now that people are working from home and conducting school work all at the same time. Speeds for businesses could be improved.

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AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

HUD has allocated \$727,486 in CDBG Entitlement funds to San Marcos for Program Year 2022-2023.

In addition, the City is in process of expending CDBG-Disaster Recovery (CDBG-DR) and CDBG-Mitigation (CDBG-MIT) funding as follows:

CDBG-DR (funds remaining)	\$19,110,293
CDBG-MIT (all funds)	\$24,012,000
TOTAL CDBG-DR AND CDBG-MIT FLOOD RESPONSE AND PREVENTION FUNDING AVAILABLE	\$43,122,293

Table 17 – Total CDBG Funding Currently Available

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

A small amount of program income (\$20,000) has been received this program year through the Homebuyer’s Assistance Program.

It is expected that perhaps half that may be received next year through the same program, due to home sales.

No program income has been previously generated under a lump sum drawdown agreement for which a new agreement will be executed during the program year. The City receives funding from HUD only for reimbursement of expenses incurred. The City does not receive lump sum distributions.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0

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5. The amount of income from float-funded activities	\$0
TOTAL PROGRAM INCOME EXPECTED	\$20,000

Table 18 – Total Program Income Expected

Other CDBG Requirements

No CDBG funding is planned to be spent on urgent need activities this program year.

An estimated 90% of CDBG funds will be used for activities that benefit people who have low to moderate incomes, both this year and as a three-year average for Program Years 2022-2024. This high estimate is possible because a high percentage of the households in the City of San Marcos are in the low to moderate income range and because the City focuses its programs and projects on activities that specifically benefit low to moderate income people.

Overall Benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. One program year was included in this calculation, Program Year 2022-2023.

The amount of urgent need activities	\$0
The estimated percentage of CDBG funds that will be used for activities that benefit people who have low to moderate incomes	90%
Overall Benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. One program year was included in this calculation, Program Year 2022-2023.	90%

Table 19 – Other CDBG Requirements