

	BR3T
Application Completeness Check for 2026 HSAB Funding	Housing Stability Services
Amount Requested	\$56,800
Questions	
Are all questions answered?	Yes
Is the application signed? (this is a certification)	Yes
Does the program have measurable outcomes?	Yes
Is the agency a Human Services Agency?	Yes
Is the agency overseen by a Board of Directors?	Yes
Required Attachments	
BUDGETS	
1. Program budget for current fiscal year	Yes
2. Program budget proposed for next fiscal year	Yes
3. Budget showing the exact uses of the HSAB funding, to be included in the contract	Yes
BOARD OF DIRECTORS INFORMATION	
4. Board of Directors membership roster	Yes
5. Board of Directors City of Residence	Yes
6. Board of Directors Meeting Attendance Record	Yes
7. Board of Directors membership criteria	Yes
ORGANIZATION INFORMATION	
8. Current IRS Form 990, pages 1 and 2 (not required for churches)	Yes
9. Non-discrimination policy statement	Yes
PROGRAM INFORMATION	
10. Final Performance Report for 2024 Funding (if funded)	NA
11. Letters of support for the program - how many	7 letters
12. Policies and Procedures for the proposed Program, if available	Yes

City of San Marcos Human Services Grants
FY2026 Application

I. SUMMARY INFORMATION

Please spell out organization name and program name completely, without acronyms.

Applicant Organization: Blanco River Regional Recovery Team (BR3T)

Contact Name: Elizabeth Wills Telephone: [REDACTED]

Contact E-Mail Address: [REDACTED] Website: https://br3t.org/

Mailing Address: 102 Wonder World Dr Suite 304-162

San Marcos Service Address for this Program: 903 S I-35 South Frontage Rd, San Marcos, TX 78666

Who is authorized to execute program documents? (Name, Title) Elizabeth Wills, Executive Director

Program Name: Housing Stability Services

Amount of Funds Requested: \$56,800

What percentage of the cost of this program is requested as funding through this application? 33%

II. QUESTIONS

All questions must be answered. Please type your answers. Application evaluations will be based on, but not necessarily limited to the criteria stated in each section.

OVERVIEW

1. Summarize the program for which funding is being requested, the services it provides, and the clients it serves. BR3T's Housing Stability Services Program assists income-eligible households to help them maintain or obtain stable housing. This program pays:

- Rental application fees
- Rental security deposits and pet deposits
- Utility deposits
- Short-term hotel stays
- Rent assistance
- Utility assistance

This program is designed to help keep households stably housed by providing them with case management, housing navigation, and other stability services - which include but are not limited to:

- Budget counseling
- Housing counseling
- Fair housing counseling
- Housing navigators that help applicants find affordable rental units
- Case management related to housing stability
- Housing-related services for survivors of domestic abuse or human trafficking
- Services for individuals with disabilities or seniors that support their ability to access or maintain housing

Clients eligible for this program must:

- Have income below 60% AMI
- Have a Financial Hardship
- Have Housing Instability
- Live in the city limits of San Marcos

COMMUNITY NEED AND JUSTIFICATION –15 POINTS

Evaluation: documentation and justification of the need for the program in the City of San Marcos.

1. Describe in detail the need for this program in San Marcos.

BR3T has been administering a Housing Stability Services program with a grant from TDHCA since April 2022 which will end September 2025. We have administered several Rent and Utility assistance programs since December 2020. We have seen a consistent need throughout this time with the need increasing in 2025. Our residents continue to struggle to pay for housing with various financial hardships – loss of income, loss of employment, decrease in working hours, medical bills, car payments, car accidents, domestic violence, household changes, etc. Residents receive notices to vacate, are evicted, and/or lose their housing. They struggle to scrape together the first month's rent at a new rental and need assistance with the security deposit. Many of our clients are considered a risk by the new landlord and are required to pay a higher security deposit.

The utility deposits are often higher than the resident can afford; they may be able to afford paying their move-in costs for the rental but then cannot afford to have their utilities connected. Many rentals require the utilities to be connected before the tenant can move in; we have clients that need assistance with this final hurdle to obtain stable housing. When a new tenant applies for new utility service with San Marcos Utilities, they are required to pay old bills from previous rentals; they usually need help paying these old bills. We have assisted clients with 20-year-old bills from 2005 that they are required to pay to begin new service. We have assisted with old bills as high as \$1600 and even \$4300. Without our assistance, the only option for these residents would be to move away from San Marcos or to a location that is not serviced by San Marcos utilities. In the past few years, our annual budget for San Marcos Utilities has been \$25,000 - \$30,000.

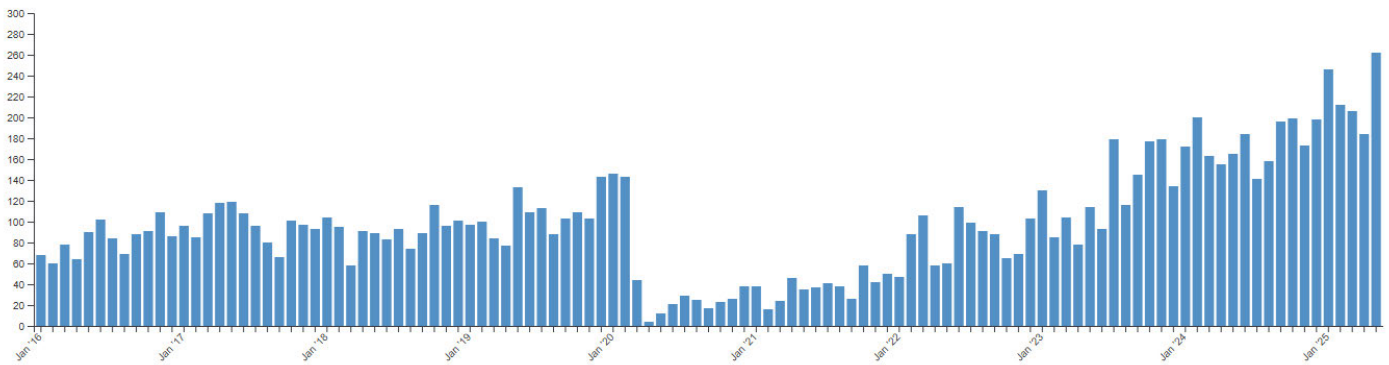
The best solution for some clients who are already in one of San Marcos' most affordable rental units but are facing eviction is to work with the landlord to get the rent paid, prevent the eviction, and keep the household stably housed. There is a need for both security deposits and rent assistance.

There is also a need in San Marcos for emergency short-term hotel stays. We get requests from code enforcement, the police department, and other agencies for emergency short-term hotel stay placements for victims of domestic abuse, human trafficking, unsafe living conditions, etc.

2. Has the need for this program been increasing in recent years?

Yes. We have seen a 78% increase in our deposit and application fee payments from the first 6 months of 2025 (\$56,500) over the first 6 months of 2024 (\$31,600).

The Civil Court Data Initiative (<https://civildcourtdata.lsc.gov/data/eviction/texas/hays/#learn>) shows there are 59.9% rent burdened residents for Hays County compared to 46.74% nationally. There were 262 eviction filings in May 2025 in Hays County. Eviction numbers have steadily risen since the pandemic moratoriums were lifted as seen in the chart below. While these numbers are for Hays County, San Marcos is the largest city in Hays County. Based on our observational data, we believe this rising trend of evictions applies to San Marcos.



When residents are evicted, they often need assistance in finding a new rental. Our case managers help them find affordable rentals, and our program can pay the application fees and security deposits.

IMPLEMENTATION –15 POINTS

Evaluation:

- *The application demonstrates that resources needed to manage the proposed program are available and ready.*
- *Applicant has clearly defined objectives focusing on results and measurable outcomes vs. only program activities descriptions and numbers served.*
- *Past performance of programs funded by Human Services Grants has met expectations.*

1. Are all resources in place to be able to implement this program? If not, what is missing?

Yes, all resources are in place to continue this program. We have successfully run our Housing Stability Services program since 2022 and rent relief programs since 2020 with reimbursement style grants. Funding from this HSAB grant would allow us to continue a well-established, successful program that has positive outcomes in the San Marcos community. Currently our funding is from a pandemic related grant with ARPA (American Rescue Plan Act) funds through TDHCA which will end September 2025. We have our processes, staff, tools, and program guidelines in place to continue. Adequate funding is our only missing piece.

2. What specific, measurable outcomes or results do you hope to achieve with this program?

We measure our successes with the number of households we help to obtain and/or keep stable housing. Our goal is to assist at least 135 Households in 2026 with case management, application fees, utility deposits, rent, utilities, and short-term hotel stays. Paying security deposits and utility deposits documents that the household has obtained stable housing. The program goal is to pay at least 50 security deposits for rental units the clients can afford and 45 utility deposits supporting these households in obtaining permanent, stable housing.

Our goal is to hold thorough case management meetings with at least 50 households to discuss their financial planning, budgets, housing navigation, emergency fund savings, tenant's rights, and any other housing barriers they may face to help the client on their path to self-sufficiency.

3. If funding is not available at the requested amount, what is the minimum Human Services Grant funding needed to be able to run this program?

The minimum needed is \$10,000 to support the emergency hotel stays needed by the San Marcos Police Department and San Marcos Code Enforcement for victims of human and sex trafficking, domestic violence victims, and residents in unexpected, unsafe living conditions.

We could scale back our renter assistance program to request \$30,000 which would reduce the number of residents we could assist to obtain or maintain stable housing and work toward self-sufficiency.

IMPACT AND COST EFFECTIVENESS –15 POINTS

Evaluation:

- *impact on the identified need*
 - *implementation costs compared to impact*
 - *use of available resources (financial, staff, volunteer)*
 - *impact compared to other applicants*
1. Programs can provide value by deeply impacting the lives of a few, with effects that may ripple through generations, or by providing smaller but meaningful impact to a larger group. Describe in detail the impact this program will have on the identified need and on San Marcos residents.

BR3T has seen the lives of struggling families and individuals in our community changed for the better over the past five years of working in housing instability remediation. Not only has our program impacted the lives of adults by providing temporary shelter and support in securing permanent, stable housing, but it has also helped families stay together and avoid being split apart by difficult, life-changing situations. Our Housing Stability Services case managers have worked with clients and taught them lasting, valuable skills such as how to budget and save money, how to apply for jobs and apartments, set up utilities, and help transition into stable housing. Case Managers also help connect clients to other resources in the area to assist with their overall success in keeping stable housing. Children are able to continue attending school, stay with their families, see their guardians succeed, and overall have a better potential outcome for their lives as well.

Our goal is to prevent homelessness by helping residents obtain or maintain stable housing. When families are faced with eviction or homelessness, all members are affected, especially children. Homelessness has severe and wide-ranging effects on individuals and communities. It significantly impacts physical and mental health, increases vulnerability to violence, and creates social isolation. Additionally, homelessness strains public resources and contributes to community-wide costs. Homelessness has far-reaching effects on children, impacting their physical health, emotional well-being, and academic achievement. These effects can be long-lasting, potentially perpetuating a cycle of poverty and disadvantage. Helping a household obtain or maintain stable housing has a profound impact on all household members.

It generally takes between 3 and 7 encounters with a new idea or behavior (e.g., budgeting and financial planning) before a person takes action on it. Our program aims to be at least one of these encounters with the household to help them maintain stable housing, strive toward self-sufficiency, and stop the cycle.

2. Briefly describe other funding sources, volunteers, or in-kind donations that will be used with this program.

We have some funding set aside for this program from donations. We will seek additional donations and grants to increase this program to meet the growing needs of our residents. We receive donations from the public, and we hold fundraisers. We work with other agencies (e.g., Food Bank, SMTX Gives Back) to receive food and goods for specific clients. We will utilize volunteer case management when we can; however, we find our clients benefit more from accessibility to full-time staff members. We get referrals from and give referrals to other organizations in the community for clients in need of services. By utilizing the other available

organizations in the community, we are a part of a cost-effective network of resources to better serve San Marcos residents.

3. How many total annual unduplicated direct clients is this program expected to serve? What percentage will be San Marcos residents?

This program is designed for San Marcos Residents. We anticipate 100% funds will be for San Marcos Residents. This program is expected to serve 135 households, which is approximately 304 direct clients.

COMMUNITY SUPPORT – 15 POINTS

Evaluation:

- *A minimum of three letters of reference that indicate strong local support for the program and the agency's ability to implement it as described in the application. Letters must be in support of the specific program requesting funding, not the agency as a whole. Letters will preferably be from San Marcos residents as well as direct clients of the program.*
- *Evidence that volunteers play a vital role in the program or agency's operation.*
- *Evidence that board members are actively involved in and supportive of the agency*

1. What actions do Board members take to support the programs of the agency?

The BR3T Board is responsible for managing the affairs and business of the organization including financial oversight. The board meets monthly and reviews financial statements and executive director reports. The board steers the direction of BR3T and works closely with the Executive Director. The board approves programs and monitors their progress. Board members participate in and plan our fundraisers. During times of natural disasters, the board forms and serves on committees that cover the functions of volunteer management, case management, public information, donations management, construction, emotional and spiritual care, and unmet needs.

2. Briefly describe the number and role of volunteers in the program or agency's operation.

BR3T's volunteer board members are vital to the success of BR3T. BR3T needs volunteers when we respond to natural disasters – floods, fires, tornados, etc.; these volunteers help residents clean up and rebuild their homes as well as their lives. Long term disaster recovery does not happen without volunteers. BR3T volunteers also help educate our residents in disaster preparedness, e.g., with Turn Around, Don't Drown messaging. We have not used many volunteers in our Housing Stability Services program which requires qualified, trained case managers; our previous Housing Stability Services grants funded case management as an important part of assisting households. Knowing the importance of case management, some of our qualified staff have agreed to continue case management as volunteers as much as they are able.

COUNCIL PRIORITIES - 30 POINTS

1. How long has this program served San Marcos residents? (10 points if at least 2 years)

BR3T has been providing Housing Stability Services and Rent/Utility assistance to San Marcos residents for 5 years. Our program titled Housing Stability Services has been serving San Marcos residents for over 3 years since April 2022.

2. Does the agency have an office in San Marcos? (10 points if it does)

Yes, BR3T has an office in San Marcos.

3. Describe how this funding will create an increase in services or an increase in the number of people served. (10 points if creates an increase)

When our current TDHCA grant ends this fall, we will have limited funding for application fees, security deposits, and utility deposits. HSAB funding will allow us to ramp back up with these services and increase the number of people served. We will be able to assist more residents obtain housing by paying application fees, security deposits, and utility deposits.

BR3T's program is well-established; other organizations and government agencies refer clients to us for services. We would like to continue to be a resource for the community and increase the number of people stably housed in San Marcos.

RISK - 10 POINTS

1. How many years experience does the agency have in implementing a program of this size and complexity? (5 points if more than 5 years)

BR3T has been an organization since 2015. We have responded to various disasters to help residents rebuild their homes and rebuild their lives. We administered our first pandemic related rent relief program in 2020. We have administered six different programs for renter assistance in the last 5 years (1 state, 2 Hays County, and 3 City of San Marcos grants).

- BR3T's Housing Stability Services program (providing security deposits, application fees, and short-term hotel stays) has served San Marcos residents for over 3 years since May 2022 funded by a \$5 Million grant from TDHCA.
- In 2025, BR3T administered a \$143,000 City of San Marcos ARPA Rent/Utility assistance program which has an open contract but no remaining funds at this time.
- In 2023 - 2025, BR3T administered a \$992,000 Hays County Rent/Utility assistance program.
- In 2023 - 2024, BR3T administered a \$190,000 City of San Marcos CDBG Rent/Utility assistance program.
- BR3T partnered with Community Action in 2021 to administer a \$740,000 City of San Marcos CDBG-CV Covid Rent/Utility assistance program.
- In December 2020, BR3T administered a \$300,000 rent/mortgage/utility program funded by Hays County with COVID CARES Act funds.

2. What percentage of the program's funding is non-City? (5 points if at least 50%)

For 2025 to date, 80% of BR3T's funding is non-City. The previous three years have had a higher percentage of non-City funding. For 2026 at least 50% of BR3T's funding will be non-City.

III. FUNDING RESTRICTIONS

By signing this application I certify the following to be true:

1. All Human Services Grant funding will be spent on San Marcos residents, except for school-based programs, in which case it may be spent within the San Marcos Consolidated Independent School District boundary.
2. Funding requested is not more than 50% of the total funding for the agency.
3. Funding will not be used to fund more than 20% of a full time position.
4. Agency has been in existence for at least 2 years. (This can include serving communities other than San Marcos.)

SUBMITTAL APPROVED BY:

Elizabeth Wills

Signature

7/21/2025

Date

Elizabeth Wills

Printed Name

Executive Director

Title

BR3T Housing Stability Services 2025 Budget

BR3T Housing Stability Service 2025 Budget	
Personnel	
Program Administrator	\$ 60,000.00
Housing Services	
Case Managers Salaries	\$ 204,000.00
Housing Payments	
Rental Application Fees	\$ 4,000.00
Rental Deposits	\$ 70,000.00
Utility Deposits	\$ 20,000.00
Short-term payments for hotel/motel	\$ 495,000.00
Rent	\$ 200,000.00
Utilities	\$ 10,000.00
Social Services for Housing Stability	
Transportation	\$ 800.00
Other Expenses	
Overhead costs (Facilities and Admin (F&A))	\$ 30,000.00
Accounting Services - CPA/audit	\$ 20,000.00
Supplies for Program Administration	
Office Supplies/Gen Admin/licenses/Phone	\$ 1,500.00
BUDGET TOTAL	\$ 1,115,300.00

BR3T Housing Stability Services Proposed 2026 Budget

BR3T Housing Stability Service Proposed 2026 Budget	HSS Program 2026
Personnel	
Program Administrator/Accounting	\$ 25,000.00
Case Managers Salaries	\$ 45,000.00
Direct Assistance	
Rental Application Fees	\$ 1,800.00
Rental Deposits	\$ 35,000.00
Utility Deposits	\$ 10,000.00
Short-term payments for hotel/motel	\$ 10,000.00
Rent	\$ 40,000.00
Utilities	\$ 1,000.00
Other Expenses	
Office Rent and other overhead	\$ 6,000.00
Supplies for Program Administration	
Office Supplies	\$ 600.00
BUDGET TOTAL	\$ 174,400.00

BR3T Housing Stability Services Proposed 2026 Budget - HSAB Portion

BR3T Housing Stability Service Proposed 2026 Budget	HSAB Funding Portion
Personnel	
Program Administrator/Accounting	\$ 3,000.00
Case Managers Salaries	\$ 9,000.00
Direct Assistance	
Rental Application Fees	\$ 1,000.00
Rental Deposits	\$ 20,000.00
Utility Deposits	\$ 5,000.00
Short-term payments for hotel/motel	\$ 10,000.00
Rent	\$ 5,000.00
Utilities	\$ 1,000.00
Other Expenses	
Office Rent and other overhead	\$ 2,500.00
Supplies for Program Administration	
Office Supplies	\$ 300.00
BUDGET TOTAL	\$ 56,800.00

Board of Directors BR3T 2025

1. Board President: Earl Bolls, Austin, TX
 - a. Represents Blanco County
2. Vice-President: Rowe Ray, San Marcos, TX
 - a. Represents Hays County
3. Treasurer: Simone Sanborn, San Marcos, TX.
 - a. Represents Guadalupe County
4. Secretary: Brayden Watson, works in San Marcos, lives in Austin
 - a. Represents Hays County
5. Jordan Russo, San Marcos
 - a. Represents Caldwell County
6. Contributing (non-voting) Member: Mike Jones, San Marcos

BR3T Board Attendance 2025

Board Meeting Attendance	1/8/2025	2/12/2025	3/26/2025	4/9/2025	5/14/2025	6/11/2025	7/9/2025
Board Members:	Teams	Teams	Teams	Teams	In Person W	Teams	Teams
Earl Bolls	Y	Y	Y	Y	Y	N	N
Rowe Ray	Y	N	Y	Y	Y	Y	Y
Nicholas Gawrzyjal	Y	Y	Y				
Simone Sanborn	Y	N	Y	Y	Y	Y	Y
Brayden Watson	Y	Y	Y	Y	Y	N	Y
Jordan Russo							
Mike Jones					Y	Y	
Executive Director							
Elizabeth Wills	Y	Y	Y	Y	Y	Y	Y
Guests:							
Jacob Zamorano	Y						
Will McCrory					Y		Y
Valerie Brown							Y



BR3T Board Member Criteria

BR3T new board members are elected by the existing Board of Directors. Prospective board member names are brought to the board by volunteers, board members, the candidate themselves, emergency managers, or other interested parties. The board interviews the candidate and votes. BR3T endeavors to have board members that represent the 4 counties that we serve – Hays, Blanco, Caldwell, and Guadalupe.

The Board is vested with the management of the business and affairs of BR3T, subject to the Texas Business Organizations Code, the Certificate of Formation, and Bylaws. The Board of Directors shall be responsible for complying with all reporting requirements for non-profit entities as required by federal and state law. Board Members shall not receive any salary or compensation for their services. Board Membership shall not be denied to any person on the basis of race, creed, gender, religion, sexual identity, or national origin. Employees of BR3T are ineligible to serve on the Board of Directors.

EXTENDED TO NOVEMBER 15, 2024

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Form

Department of the Treasury
Internal Revenue ServiceUnder section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Go to www.irs.gov/Form990 for instructions and the latest information.Open to Public
Inspection**A** For the 2023 calendar year, or tax year beginning and ending**B** Check if applicable:

- ☐ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☐ Amended return
☐ Application pending

C Name of organization

BLANCO RIVER REGIONAL RECOVERY TEAM

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite
102 WONDER WORLD DR STE 304-162City or town, state or province, country, and ZIP or foreign postal code
SAN MARCOS, TX 78666**F** Name and address of principal officer: ELIZABETH WILLS
SAME AS C ABOVE**D** Employer identification number

47-4930663

E Telephone number**G** Gross receipts \$ 2,143,359.**H(a)** Is this a group returnfor subordinates? ☐ Yes ☒ No**H(b)** Are all subordinates included? ☐ Yes ☐ No

If "No," attach a list. See instructions

H(c) Group exemption number**I** Tax-exempt status: ☒ 501(c)(3) ☐ 501(c)() (insert no.) ☐ 4947(a)(1) or ☐ 527**J** Website: WWW.BR3T.ORG**K** Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other**L** Year of formation: 2015 **M** State of legal domicile: TX**Part I** Summary

Activities & Governance	1	Briefly describe the organization's mission or most significant activities:	TO STRENGTHEN AREA-WIDE DISASTER COORDINATION, MITIGATION, AND RECOVERY IN BLANCO, CALDWELL, HAYS,	
	2	Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3	Number of voting members of the governing body (Part VI, line 1a)	3	7
	4	Number of independent voting members of the governing body (Part VI, line 1b)	4	7
	5	Total number of individuals employed in calendar year 2023 (Part V, line 2a)	5	11
	6	Total number of volunteers (estimate if necessary)	6	7
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
7b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.	
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year 1,345,590.	Current Year 2,143,059.
	9	Program service revenue (Part VIII, line 2g)	0.	0.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	50.	0.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	113.	300.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,345,753.	2,143,359.
	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	1,130,279.	1,582,525.
Expenses	14	Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	96,483.	434,755.
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b	Total fundraising expenses (Part IX, column (D), line 25)	0.	
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	122,167.	88,590.
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	1,348,929.	2,105,870.
19	Revenue less expenses. Subtract line 18 from line 12	-3,176.	37,489.	
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	Beginning of Current Year 211,393.	End of Year 229,403.
	21	Total liabilities (Part X, line 26)	97,083.	77,604.
	22	Net assets or fund balances. Subtract line 21 from line 20	114,310.	151,799.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer	Date		
	ELIZABETH WILLS, EXECUTIVE DIRECTOR	Type or print name and title		
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed PTIN
	RANDY L. WALKER, CPA			P00963779
Firm's name	Firm's EIN		20-3992693	
	Firm's address		Phone no.	
7800 IH 10 WEST, STE. 505		SAN ANTONIO, TX 78230		

May the IRS discuss this return with the preparer shown above? See instructions

☒ Yes ☐ No

LHA For Paperwork Reduction Act Notice, see the separate instructions.

332001 12-21-23

Form 990 (2023)

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

Part III Statement of Program Service AccomplishmentsCheck if Schedule O contains a response or note to any line in this Part III ☒ **X****1** Briefly describe the organization's mission:

TO STRENGTHEN AREA-WIDE DISASTER COORDINATION, MITIGATION, AND
RECOVERY IN BLANCO, CALDWELL, HAYS, AND GUADALUPE COUNTIES BY SHARING
INFORMATION, SUPPORTING PREPARATION AND EDUCATION, SIMPLIFYING
RESIDENT ACCESS TO RESOURCES, AND ASSISTING AFFECTED RESIDENTS WITH

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.

Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 2,064,498. including grants of \$ 1,582,525.) (Revenue \$)**COVID PANDEMIC RECOVERY**

BLANCO RIVER REGIONAL RECOVERY TEAM [BR3T] ADMINISTERED 3 DIFFERENT
HOUSING STABILITY SERVICES GRANTS. THE STATE GRANT WITH TDHCA HELPS
RESIDENTS GET INTO PERMANENT HOUSING; THIS GRANT CAN PAY FOR RENTAL
APPLICATION FEES, SECURITY AND UTILITY DEPOSITS, AND SHORT-TERM HOTEL
STAYS. THE CITY OF SAN MARCOS GRANT AND THE COUNTY OF HAYS GRANT CAN
PAY FOR RENTAL AND UTILITY ASSISTANCE FOR QUALIFIED RESIDENTS.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)**STORM RECOVERY**

BR3T PROVIDED ASSISTANCE WITH STORM RECOVERY FOR RESIDENTS IN OUR
COUNTIES.

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)**4d** Other program services (Describe on Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 2,064,498.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	1 X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions	2 X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3	X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	4	X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>	5	X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	6	X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	7	X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	8	X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	9	X
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>	10	X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	11a	X
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	11b	X
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	11c	X
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	11d	X
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	11e	X
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	11f	X
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	12a X	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	12b	X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13	X
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a	X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	14b	X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	15	X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>	16	X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I. See instructions</i>	17	X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18	X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19	X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	20a	X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b	
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21	X

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2023

Open to Public
Inspection

Name of the organization

BLANCO RIVER REGIONAL RECOVERY TEAM

Employer identification number

47-4930663

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

AND GUADALUPE COUNTIES BY SHARING INFORMATION, SUPPORTING PREPARATION

AND EDUCATION, SIMPLIFYING RESIDENT ACCESS TO RESOURCES, AND ASSISTING

AFFECTED RESIDENTS WITH UNMET NEEDS.

SECTION 1.263(A)-1(F) DE MINIMIS SAFE HARBOR ELECTION

BLANCO RIVER REGIONAL RECOVERY TEAM

102 WONDER WORLD DR STE 304-162

SAN MARCOS, TX 78666

EMPLOYER IDENTIFICATION NUMBER: 47-4930663

FOR THE YEAR ENDING DECEMBER 31, 2023

BLANCO RIVER REGIONAL RECOVERY TEAM IS MAKING THE DE MINIMIS SAFE

HARBOR ELECTION UNDER REG. SEC. 1.263(A)-1(F).

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

UNMET NEEDS.

FORM 990, PART VI, SECTION B, LINE 11B:

A COPY OF THE 990 IS DISTRIBUTED TO THE BOARD FOR REVIEW PRIOR TO FILING.

FORM 990, PART VI, SECTION B, LINE 12C:

BOARD MEMBERS ARE REQUIRED TO SIGN A BOARD CONFLICT OF INTEREST POLICY

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule O (Form 990) 2023

LHA 332211 11-14-23

Name of the organization

BLANCO RIVER REGIONAL RECOVERY TEAM

Employer identification number

47-4930663

AGREEMENT ANNUALLY.

FORM 990, PART VI, SECTION B, LINE 15A:

THE BOARD REVIEWS THE EXECUTIVE DIRECTOR'S COMPENSATION, COMPARES IT TO THE
COMPENSATION OF SIMILAR ORGANIZATIONS AND VOTES ANNUALLY TO APPROVE.

FORM 990, PART VI, SECTION C, LINE 19:

UPON REQUEST.

FORM 990, PART XII, LINE 2C

THE EXECUTIVE DIRECTOR IS RESPONSIBLE FOR OVERSIGHT OF THE AUDIT OF THE
FINANCIAL STATEMENTS.



BR3T Non-Discrimination Policy

BR3T is committed to providing an inclusive and welcoming environment for all members of our staff, volunteers, program participants, and the communities we serve.

We do not and shall not discriminate based on race, color, religion (creed), gender, gender identity or expression, age, national origin (ancestry), disability, marital status, sexual orientation, military status, political affiliation, or any other characteristic protected by applicable federal, state, or local law, in any of our activities or operations.

These activities include, but are not limited to, appointment and termination of Board of Directors members, hiring and firing of staff and contractors, selection of volunteers and vendors, and provision of services.

We are committed to providing an inclusive and respectful environment where everyone is treated with dignity and fairness.



Proposed 2026 HSS Program Policies and Procedures

Housing Stability Services

I. PROGRAM POLICIES

Eligibility Requirements

All residences assisted must be located in the city limits of San Marcos.

- Addresses can be checked at:

<https://experience.arcgis.com/experience/dc64878cbe4f4764b0255d964bde5ad1>

Households must have an income at or below 60% of area median income (AMI) AND one or more members of the household must have both:

- Financial Hardship:
 - Experienced a reduction in income,
 - Incurred significant costs, or
 - Experienced other financial hardship
- Housing Instability

Applicants will work with BR3T case managers to show their need for housing stability services.

For households with six or fewer members, where persons are receiving assistance from these other programs, no other income documentation is needed:

- Head Start, LIHEAP/CEAP, SNAP, SSI, TANF, or Tribal TANF for head or co-head of household
- Veterans Affairs Disability Pension, Survivor Pension, Enhanced Survivor Benefits, or Section 306 disability pension (not standard VA pension)
- WIC for households with three or fewer members, **OR**
- If you are living in a rent-restricted property or public housing unit or you are receiving tenant-based or Section 8 rental assistance, you or your landlord can provide evidence of your most recent income certification no older than one year from when you apply for assistance.

Eligible Expenses

- Rental Application Fees
- Rental Security Deposits
- Pet Deposits and Fees required at move in
- Utility Deposits
- Rent to prevent eviction at an affordable rental unit with rent at or below fair market rent. A portion of rent may be paid for client at move-in to enable the household to be housed.
- Utilities to prevent disconnection or required for connection or re-connection. BR3T may pay a portion of utilities not covered by other agencies.
- Payments are made directly to the provider – landlord, utility company
- Assistance is for applicant's primary residence only.



Proposed 2026 HSS Program Policies and Procedures

Housing Stability Services

Income Determination

Applicants can use their most recent 30-60 days of income. Income provided for the 30-60 days is annualized, based upon the frequency of pay (hourly, weekly, bi-weekly, or monthly) for those 30-60 days.

Some households receiving certain types of federal benefits are automatically (categorically) income eligible.

Income for all household members 18 years of age or older will be considered when calculating annual household income.

A household is defined as all persons occupying the same housing unit, regardless of their relationship to each other. The occupants could consist of a single family, two or more families living together, or any other group of related or unrelated people who share living arrangements.

Income reported for 30-60 days will be annualized based upon the provided 30-60 day documentation. When determining the number of household members and annual household income:

- Minor children are considered household members. Earned income of minor children is not considered as part of total annual household income.
- Minor children who are subject to shared custody agreements may be counted as household members if the minor child lives in the residence at least 50% of the time.
- Temporarily absent family members are considered household members and their income is considered in calculation of household income, regardless of how much the temporarily absent family member contributes to the household.
- Paid, non-related, live-in aides, whether paid by the family or through a social service program, are not considered household members. Income of live-in aides is not considered in the calculation of household income. Related persons do not qualify as live-in aides.
- Permanently absent family members, such as a spouse who resides permanently in a nursing home, may be considered a household member, at the discretion of the head of household/program applicant. If the head of household opts to include a permanently absent family member in the household, the income of the permanently absent household member will be counted in the calculation of annual household income. If the head of household chooses not to include the permanently absent family member as part of the household, the income of the permanently absent family member will not be considered in the calculation of annual household income.

To determine whether a household qualifies for the program they must have gross annual income at or below 60% of area median income (AMI).

Rent Ceiling

1. Rental units with monthly rent over Fair Market Rent based on HUD Fair Market Rent Documentation System will not be supported. Rental units more than 50% of household income will not be supported.



Proposed 2026 HSS Program Policies and Procedures

Housing Stability Services

HUD FY2025 SAFMRs By Unit Bedrooms 78666				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,220	\$1,300	\$1,540	\$1,960	\$2,280

Duplication of Benefits

Assistance provided to an eligible household should not be duplicative of any other funding provided by another organization to such household.

Emergency Short Term Hotel Stays

Eligibility requirements for clients placed on emergency short term hotel stay by San Marcos police department and Code Compliance are waived for 5 days.



Proposed 2026 HSS Program Policies and Procedures

Housing Stability Services

II. APPLICATION PROCESSING

FORMS:

- Application Form for BR3T HSS program

Procedure

1. Threshold Eligibility

- Maintain a checklist of all applications received.
- Ensure that a completed BR3T HSS program application with appropriate income documentation has been received.
- Verify that each application to be considered for grant funding meets the following threshold standards of eligibility, and follow up to obtain any missing information:
 - Housing is located within the City Limits of the City of San Marcos, Texas.
 - Household meets income qualifications.
 - Household has a financial hardship and housing instability.
 - Payment will not create a duplication of benefits.
- Indicate on a checklist for each application that it has been verified to have met these standards.

Patsy Denise Mettlen
113 Pavonia Ct.
Bldg 2, Apt 106
San Marcos, TX 78666

July 19, 2025

BR3T

903 IH-35 South
San Marcos, TX 78666

THANK YOU

Those two words are simply not adequate to convey the gratitude my son and I feel towards this program, and the caseworkers that govern it. Every person that comes into the office asking for help, is treated the same. Always respectful, with dignity, and with kindness. Everyone, is treated without prejudice. Though I am quite sure not everyone can see this beauty and understand that all of you absolutely have their best interest at heart and always do the very best you can to serve this community, and I for one sincerely appreciate all you do for each of us.

Roderick: That smile lights up room! Thank you for always bringing the bright cheer.

Avery: You were the sounding board and so patiently listened while I babbled on and on. You deserve an award for your patience. Whether you knew it or not, I really needed someone to just listen. Thank you.

Kylie: My final caseworker. Thank you for pushing me, guiding me, and teaching me. You kept me on track when I forgot. But, you were also very kind and respectful when I needed it. I've had some tough

things to get through lately. Facing the unknown of life with Josh in the hospital, really tough. The car!

But, things have a way of working themselves out; we have to learn to buy our time with more faith.

Thank you.

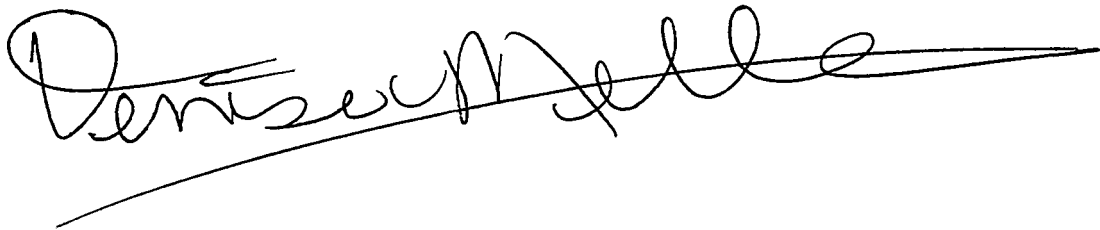
This program is vital to this community, and I wish every county had one like this – they don't! They

should! I do my part to help others in my own way of giving back, and I do hope that is enough for

now. If ever there is anything you need me to help with, you know where to find me.

Thank you – Rodrick, Avery, and Kylie. For giving us a safe place to fall, and a way up.

Denise and Joshua Mettlen

A handwritten signature in black ink, appearing to read "Denise Mettlen". The signature is written in a cursive style with a large initial "D" and a long horizontal flourish extending to the right.

Dear City of San Marcos Officials,

I am writing to express my deep appreciation for the BR3T (Blanco River Regional Recovery Team) program and to highlight the immense benefit it provides to our community. In a time when so many families are struggling to recover from personal and natural disasters, BR3T stands as a critical support system that offers real, tangible help to those who need it most.

This program is a lifeline for individuals and families who have lost nearly everything due to unforeseen circumstances. Whether it's a flood, fire, or housing instability, BR3T helps people get back on their feet—especially those who may not have the financial means to replace what they've lost or secure new housing. They don't just offer hope—they offer action.

One of the most significant ways BR3T supports our community is by covering deposits and application fees, which are often the very things that stand between a struggling family and a safe place to live. These upfront costs can be overwhelming, especially after a disaster, and BR3T removes that barrier. The assistance they provide can be the difference between homelessness and stability.

In addition to financial support, BR3T offers vital resources and guidance to help residents navigate the path to recovery. They treat each case with dignity and compassion, ensuring families are not only housed but are also connected to ongoing support systems that foster long-term success.

It would be a tremendous loss to the San Marcos community if this program were no longer available. I urge you to continue supporting BR3T and ensure that funding and resources remain in place to help this organization carry out its mission. Their work reflects the heart of this city—a commitment to community, compassion, and resilience.

Thank you for your time and dedication to the people of San Marcos.

Sincerely,

Kayla Ornelas

112 Flatland Trail

San Marcos Texas 78666



July 16, 2025

To whom it may concern

I would like to extend my heartfelt appreciation for the crucial assistance provided through the deposits that helped me avoid homelessness. I understand how challenging these circumstances can be, and your team's dedication made a remarkable difference in my life during a difficult time. I truly appreciate your efforts and kindness. The commitment of your team and the effectiveness of the program have greatly influenced my circumstances. I value all that has been done and would welcome any opportunity to contribute to the program's ongoing efforts. Please let me know how I might be able to support your initiatives further. Thank you once again for your support, and I wish you and the program continued success and many blessings

Sincerely,

Consuelo Arispe

The staff at BR3T are wonderful people. They try their hardest to help you succeed. They're very caring and knowledgeable, and will help you to the best of their ability to find you a home. Thank you so much for helping me and my family!

God Bless You

Dominic Martinez

Thank you so much BR3T staff for all the hard work and dedication in helping us to achieve our goals and find a home.

Thank You!

Elisa Ruiz



BREAKING BREAD OUTREACH MINISTRIES
PO BOX 163 SAN MARCOS, TX 78666

7/18/2025

Dear members of the Human Services Advisory Board,

On behalf of Breaking Bread Outreach Ministries, I am writing to express our full support for BR3T's grant proposal to the City of San Marcos. As a trusted partner and fellow service provider in the region, we recognize BR3T's commitment to addressing housing instability, disaster recovery, and the urgent needs of vulnerable individuals and families throughout our community.

Our organization has witnessed firsthand the impact of BR3T's work in Hays County and the surrounding area. Their coordinated approach to case management, resource navigation, and long-term recovery has been both effective and compassionate. Their dedication aligns closely with our mission to serve those most in need through community-based support.

We believe that funding this initiative will strengthen our local response network, increase service capacity, and create more sustainable outcomes for our shared population. We are confident that BR3T will continue to be a responsible steward of public resources and an essential asset to the San Marcos community.

We urge the City of San Marcos to support this important proposal and look forward to continued collaboration with BR3T in the future.

Sincerely,

Erika Rosa
Co-founder

Breaking Bread Outreach Ministries



BREAKING BREAD OUTREACH MINISTRIES

To Whom It May Concern:

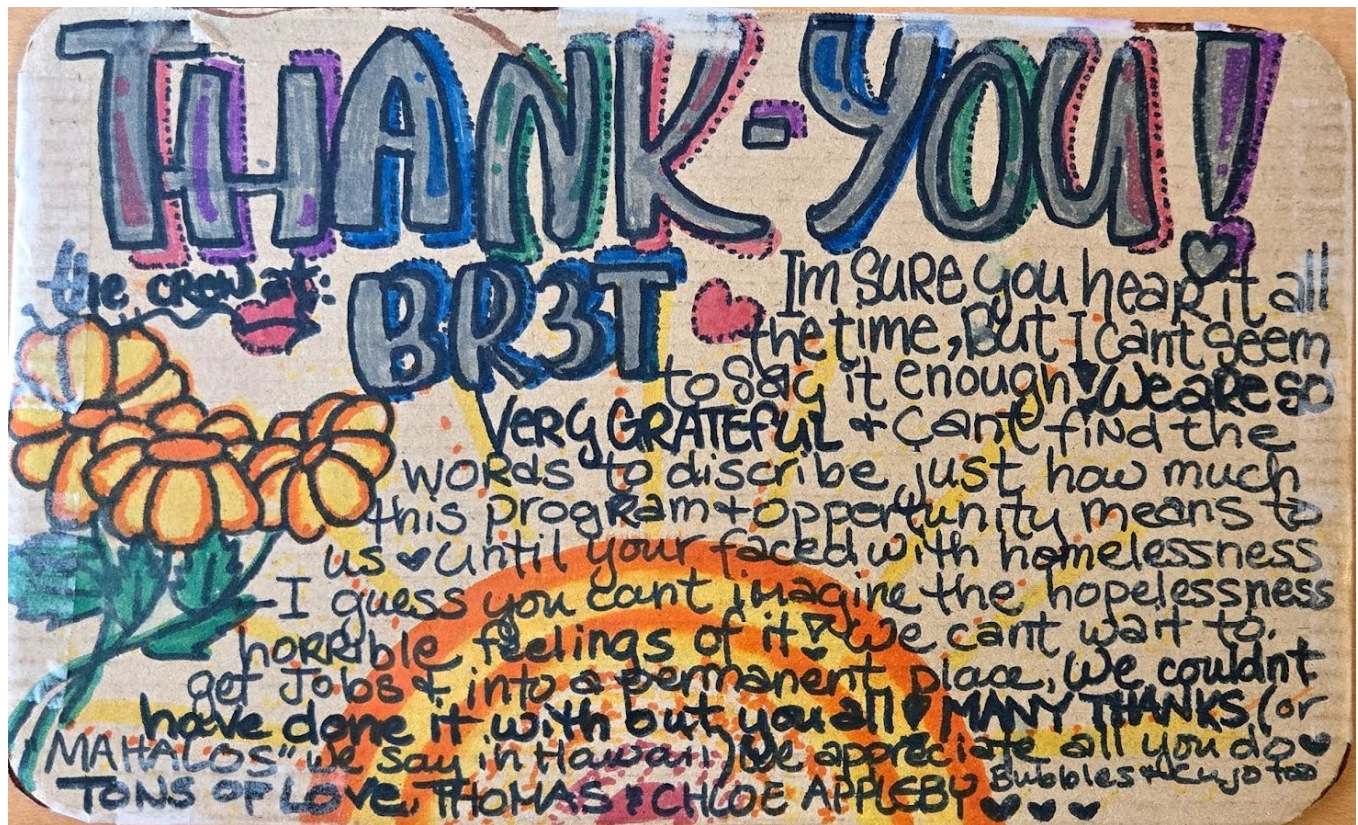
BR3T has helped me on a couple of occasions. I don't know what

would have happened if I didn't receive the helping hand.

Sometimes life hits you hard when you are doing so good in life and then get hit with health issues, you lose your job, you become financially unstable with no family to help you out. Who do you turn to??

I am so grateful for BR3T and all of their employees/team. I don't know where I would be without the help I have received from them.

Maria



2: the BR3T crew: July 2024

I really wanted to be able to make a home made thank you card that would show at least show you all how much of a difference getting into this program meant to us, But all I had to work with was this. Back home I had a whole room full of my crafty stuff! But I guess I'll still give it to you all any way, even though its so sad! Our lives were such a emotional roller coaster, I never thought we would have to deal with anything close to what we have! In a city that can put you in jail for being homeless! Sleeping under a bridge, being so exposed, anyone can do what ever they feel like! We'd have no choice but the hopelessness, so desperate, I've never been so depressed I had lost just about all faith in everyone & thing! If we didnt have each other, we wouldnt be here right now. Almost 6 months of trying everything we could think of, over & over! Until that day we saw your email! Oh my goodness, then walking into the room with Pizza! Relief was so nice! I will never ever forget it. I will not take anything for granted again, 4 walls, a roof... a toilet, I could Breathe again! We kept taking a deep breath, almost in a daze, hoping it was real! How great that 1st night was, being able to take a shower, then lay down in a bed, with clean blankets, oh & a pillow, almost forgot what a pillow was! So I've been trying to think of some way to let you all know just how much this program & your help has meant to us! Honestly, we might not be here today if not for your help! So from the BOTTOM all the way to the TOP of our hearts, **THANK-YOU THANK-YOU THANK-YOU!** cant say it enough