

Executive Summary

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

1. Introduction - The Five-Year Consolidated Plan

The Consolidated Plan serves as a five-year road map with goals and strategies to address housing and other needs of low- and moderate-income residents. This plan is a result of input from citizens, community partners, and research to determine needs. The Community Initiatives Division of the Planning and Development Services Department of the City of San Marcos administers and supports programs and projects selected through public processes for the expenditure of federal grant funds. The Five-Year Consolidated Plan serves as the application for funding that is required by the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) Entitlement Funds. This Consolidated Plan will provide guidance for San Marcos for the period of October 1, 2020 through September 30, 2025 for those funds. The City of San Marcos must submit a consolidated plan every five years to illustrate not only its housing and public services needs but also a coordinated plan to meet those needs. Through an annual application process, the City partners with non-profit entities to implement specific actions associated with the strategies and goals in this Consolidated Plan for CDBG Entitlement Funds.

This Consolidated Plan also provides a summary statement of goals and activities for the other federal grants received by the City of San Marcos through HUD.: The City of San Marcos has been awarded more than \$33 million in funding through the Community Development Block Grant-Disaster Recovery (CDBG-DR) program. The funds will help provide for remaining unmet housing, economic development, and infrastructure needs that resulted from two floods in 2015, during which more than 1,558 homes and 35 businesses were damaged or destroyed. The City has also been awarded more than \$24 million in funding from Community Development Block Grant-Mitigation (CDBG-MIT) program to fund mitigation projects that will lower the risk of impacts from future disasters. In addition, in response to the COVID-19 pandemic, HUD has allocated to San Marcos more than \$990,000 in Community Development Block Grant-Coronavirus Response (CDBG-CV) funding. This funding is to prevent, prepare for, and respond to impacts of the Coronavirus. The CDBG-CV funding is being awarded to projects through the Program Year 2019 Action Plan – the Action Plan prior to this Consolidated Plan - but is summarized here to provide a complete picture of the CDBG funds administered by City staff for San Marcos.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Needs Assessment section covers in detail the housing affordability and social service needs found in the City of San Marcos through public surveys and research of available data.

Many apartments in San Marcos are marketed to students using a “rent by the room” model. When the rooms are totaled the cost of the apartments is higher than would be achieved by renting the apartment as a whole. The prevalence of this model reduces the supply of apartments geared toward families, thereby increasing its cost as well. The high cost of rental housing in San Marcos creates instability and an increased risk of homelessness as a by-product.

The most common housing problems in San Marcos are:

- High rent with low incomes (housing cost burden)
- Condition and accessibility of existing housing stock. Overall, about one-third of all renters and nine percent of owners in the city said their home was in fair or poor conditions (2018 San Marcos Housing Survey)
- Displacement prevention. According to the 2018 San Marcos Housing Survey, in the past five years, nearly one in five (18%) San Marcos renters experienced displacement – having to move from a home when they did not want to. The most common factors were rent increases, flood damage (including damage from the 2015 Flood), cost of utilities, and landlord selling the home.

Some, but not all, homeless people can find shelter. Three agencies provide shelters for specific homeless populations in San Marcos: (a) the Southside Community Center operates an emergency family shelter; (b) the Hays-Caldwell Women’s Center accepts victims of domestic violence – women, men, adults and children; and (c) the Greater San Marcos Youth Council accepts youth ages 5 to 17 who are at-risk, homeless, neglected, or abused. The shelters and other agencies refer individuals and families who do not fit their service model to shelters and services in Austin, just over thirty miles away.

The three top non-housing priority needs in the 2020 Consolidated Plan 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%. Forty-four percent (44%) considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%.

In response to the identified needs, the City of San Marcos has chosen the following as the three top priorities for CDBG Entitlement funding over the next five years:

- Affordable Housing
- Public Services
- Public Facilities

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Affordable Housing and Public Services as priority categories provide for the common themes found in the surveys and data. Choosing Public Facilities offers the ability to improve City parks or community centers to improve the overall well-being of citizens. Estimated funding allocations and goals for the next five years in these categories can be found in Section SP-45 below, along with the funding allocations for the CDBG-DR and CDBG-MIT grants.

After the designation of the above three priority needs, and during the time the Consolidated Plan was posted for public comment prior to its adoption, the COVID-19 pandemic developed. HUD issued a Quick Guide to CDBG Eligible Activities to Support Infectious Disease Response on March 19, 2020. In order to provide the broadest possible availability to fund future programs in response to the COVID-19 pandemic, Economic Development was added to this Consolidated Plan as a Priority Need for CDBG Entitlement funds.

3. Evaluation of past performance

In the past five years the City has received approximately \$600,000 per year in CDBG Entitlement Funds. In the years 2015-2019, the following has been achieved, with results from the 2019-2020 program year pending.

PRIORITY	ACTIVITY	BENEFICIARY
Affordable Housing	Home Rehab	42
	Down Payments	16
	Land for a New Home	1
	Rental Assistance	6
Public Services	Parks & Rec Scholarships	363
	CASA	270
	Women's Shelter Renovation	516
Public Facilities	Park Improvements	3 parks
Demolition	Spot Slum and Blight	1

CDBG Entitlement Funding has been spent as allocated except in the following programs:

- Funding for Spot Slum and Blight removal was reallocated to housing rehabilitation when the City decided to allocate \$200,000 from the Community Enhancement Fee to removal of unsafe structures.
- An Emergency Repair program was funded in 2019 but is on hold pending hiring replacements for staff in the Community Initiatives Division.
- Funds for acquisition of land on which to build affordable housing has been difficult to spend due to the lack of lots that are priced low enough to make construction of affordable houses feasible.

All funded projects addressed one of the High Priorities identified as a community need in the City's previous five-year plan. The City has consistently expended less than 20% of the annual allocation on program administration, which complies with the program regulations. The City's annual program is operated in compliance with its Citizen Participation Plan.

Through the CDBG-DR program, several housing rehabilitation, replacement, and reimbursement programs were funded to help the city recover from flood damage sustained in 2015, as well as major infrastructure projects to reduce the risk of future flooding. Infrastructure design continues at this time. Several homes have been reconstructed, and the reimbursement program should be started shortly.

CDBG-MIT funding was recently made available by HUD. The City has completed the required action plan that must be submitted to HUD for approval before funds will be released, and has designated categories of funding, but not specific projects. Categories include major stormwater infrastructure, acquisition of land to reduce impervious surface, and smaller programs that provide enhancements to existing flood warning systems.

CDBG-CV funding will provide for response to the COVID-19 pandemic. The City has approved programs to enhance testing, provide reimbursement to small businesses for expenses directly related to the pandemic, and funding for advocates for additional foster children. A program is currently proposed that would provide rental and mortgage assistance and possibly utility assistance to people and businesses who are struggling to pay such things due to business closures and restrictions related to the pandemic.

4. Summary of citizen participation process and consultation process

~~Regarding citizen outreach, the City has conducted a survey and held a public meeting. City staff have also met with the Housing Authority and representative public housing residents, and continued to incorporate comments as they were received.~~

Citizen participation has been an essential element of this plan. All notices and display ads were published in English and Spanish.

The major objective of the citizen participation process has been to ensure that the diverse needs of the city residents, agencies, and business owners have been heard, and that the broadest range of responses to that need have been explored. This outreach made available to the beneficiaries and potential beneficiaries of CDBG, CDBG-DR, and CDBG-MIT program and project information on the available funding and the choices for spending it, and requested specific input that would guide each plan. Comments and suggestions received have been considered at each step in the process of creating the action plans and the consolidated plan. Priorities have been set and projects and programs funded specifically to address public input, in balance with the data from the various studies and plans which have also informed the City's funding choices. In particular, for CDBG Entitlement, goals center on housing rehab and repair and services for foster children in response to the priorities named by the public in comments and in the Survey.

For each grant, efforts made to broaden public participation include publication of notices and summaries in both English and Spanish, providing Spanish interpreters at meetings when needed, and asking everyone who received notices to forward them to others. In addition, the notices for public hearings and public meetings contain instructions on how to ask for an accommodation for a disability in order to facilitate participation. The plans have been made available at centralized City buildings on paper, accompanied by paper comment forms, in order to reach people who do not use the internet.

Comments received and survey results are included in the appendices and were incorporated into the draft Consolidated Plan, the 2020 Action Plan, the CDBG-DR Action Plan, and the CDBG-MIT Action Plan as applicable.

Please see Section PR-15 Citizen Participation below for additional details on public outreach and comments received.

CONSOLIDATED PLAN

An invitation to participate in the public workshop held February 19, 2020, a public hearing March 3, 2020, and a survey regarding priority needs and fair housing issues, was emailed to hundreds of people, and, in an effort to broaden public participation, they were asked to distribute it to others. Included in the original emails were representatives of agencies that serve seniors, veterans, and the general public; organizations centered on education, real estate, regional and county government, transit, small business, and economic development; churches, mortgage lenders, and neighborhood groups; and participants in recent public outreach regarding affordable housing and disaster recovery efforts.

The survey was posted online in English and Spanish from February 2, 2020, through February 23, 2020. Paper copies of the survey were available at the City library and City Hall.

The workshop, public hearing, and survey were also advertised through a February 2, 2020, display ad in the local newspaper (the San Marcos Daily Record) and social media announcements made the same day.

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Eleven people attended the public workshop and 192 responded to the survey. The same workshop was also held on March 1, 2020, with members of the Housing Authority's Family Self Sufficiency Program, with six attendees. A public hearing regarding the potential priority needs to be designated for CDBG funds in the Consolidated Plan was held at the City Council meeting March 3, 2020. No one attended the public hearing.

The draft Consolidated Plan was posted for public comment on the City's webpage from March 15, 2020 through April 14, 2020, along with a summary in English and Spanish. Its availability for review was publicized in a public notice March 1, 2020, in the newspaper, a press release March 03, 2020, and through social media posts in the City's various outlets. No comments were received.

May 3, 2020, the City published a notice in the San Marcos Daily Record that a public hearing regarding the Consolidated Plan would be held May 19, 2020. This notice was followed by a press release issued May 13, 2020. The public hearing was held May 19, 2020, and the City Council adopted the Consolidated Plan at that meeting. No comments were received at the public hearing.

The three top priority needs stated in the survey responses 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 we are only allowed to spend 15%, or \$108,000 on Public Services. Regarding the other categories that were ranked as high priority by respondents: 44% considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%.

Public comments were received in writing during the workshop and in the survey. Comments on housing centered on the fact that the cost of housing is too high compared to the income level of the population; there are too few affordable homes for rent or purchase. Comments on potential programs or projects favored public services overall, with housing projects second. Transportation also ranked high on the lists of concerns.

Survey information and comments received can be seen in the "Community Outreach" attachment to this document.

All comments and views were accepted. A summary of comments received through the survey and workshop was presented to City Council in chart form, and all comments were provided to City Council. These comments helped form the basis for the staff recommendation on programs and projects, and the City's Council's decision on funding allocations.

2020-2021 CDBG ENTITLEMENT ACTION PLAN

A notice of funding availability for the 2020-2021 CDBG Entitlement Program Year was published March 15, 2020 as a display ad in the San Marcos Daily Record, with an invitation to the applicant and stakeholder workshops that were held April 2, 2020. The notice provided instructions for

accessing the workshops online as virtual meetings due to restrictions on gatherings in response to the COVID-19 pandemic. Application materials were published online March 27, 2020 and were emailed to a contact list of social service agencies and other service providers who might be interested in applying for funding. Applications were accepted through May 1, 2020. Seven applications were received.

Five participants attended the April 2, 2020, morning applicant workshop, and two participants attended the evening workshop, and the same presentation was provided at each meeting. The presentation provided information on the application process and types of programs and projects that were eligible for funding. No comments or questions were received.

On May 29, 2020, the City issued a press release and social media announcement inviting all to a public hearing to be held at City Council on June 16, 2020, to accept comments on proposed projects after a presentation by staff of the applications received. May 31, 2020, a public notice was published in the San Marcos Daily Record advertising the public hearing. No public comments were received at the public hearing. The City Council reviewed the applications and provided direction to staff on which to include in the draft 2020-2021 CDBG Entitlement Action Plan as those that would potentially be funded.

June 21, 2020, the City published a notice in the newspaper regarding the comment period to be held for the draft Action Plan. This 2020-2021 CDBG Entitlement Action Plan was published on the City's website from July 5-August 4, 2020, for public review and comment. Paper copies were available upon request; they were not set out for the public since at that time public buildings were closed due to the COVID-19 pandemic. No comments were received during this time.

The comments that had been received in the workshops and surveys as part of the Consolidated Planning process were considered by staff and City Council and helped form the basis for choosing projects for ~~this~~the Action Plan.

August 4, 2020, the San Marcos Daily Record published an article ~~announcing the City Council's return from hiatus and~~ describing actions to be considered that evening, including consideration of the Action Plan. City Council voted August 4, 2020 to approve the 2020-2021 CDBG Action Plan by Resolution 2020-161.

CDBG-DISASTER RECOVERY (CDBG-DR) ACTION PLAN

The CDBG-DR Action Plan had its own public participation process in 2016 and 2017. Four public meetings were held to gather input, and a survey was distributed, with all materials translated into Spanish. The City's disaster recovery team established a CDBG-DR Needs Task Force. The Task Force was made up of impacted citizens, community leaders, and representatives from human service organizations, and served to assist the City in identifying and articulating the needs of our community. Finally, in March of 2017, the staff conducted surveys—including door-to-door surveys of 307 owner-occupied households and mailed surveys to the owners of 293 rental properties – of people impacted by the floods to ensure that

the CDBG-DR Action Plan was consistent with remaining needs in the community. One hundred and twenty survey responses were received. Through these venues, the majority of most participants indicated a preference for spending CDBG-DR funding on infrastructure projects in order to avoid repetitive loss in the future and which would support rehabilitation of homes instead of buyout.

CDBG MITIGATION (CDBG-MIT) ACTION PLAN

In August 2019, the City was allocated additional federal funding through a CDBG-MIT grant. The City created an Action Plan for that grant through a separate public participation process. The City's outreach strategy was to target the greatest number of residents and interested parties via social media and newspaper ads. Two hundred and twenty-three people participated in a survey that was provided in English and Spanish, and was open October 11-30, 2019. The survey asked participants to rank potential mitigation activities. City staff held a town hall meeting October 29, 2019 from 10am-7pm to answer questions, provide information, and receive comments. Public meetings were also widely advertised and held December 17, 2019, and February 12, 2020. The draft CDBG-MIT Action Plan was available for comment from January 13, 2020, through February 27, 2020, in both electronic and paper formats. A public hearing was held at the City Council meeting March 3, 2020, to receive comments on the draft CDBG-MIT Action Plan, and the Plan was adopted by the City Council at that meeting. Eleven comments were received: three in support, especially for repetitive loss infrastructure and land preservation, and eight proposing specific projects within the categories in the Action Plan, which are under staff review.

CDBG-CORONAVIRUS RESPONSE (CDBG-CV) (2019 CDBG ACTION PLAN)

CDBG-CV funds will be incorporated into the City's funding stream through an amendment to the 2019 CDBG Entitlement Action Plan; however, they are included here because the activities and programs will necessarily continue into the period covered by the 2020-2024 Consolidated Plan. The Citizen Participation Plan has been amended to include the provisions for the public process required for the CDBG-CV program, and all outreach will be conducted according to the Citizen Participation Plan as amended.

HOW PUBLIC INPUT INFLUENCED GOAL SETTING

Comments and suggestions received have been considered at each step in the process of creating the action plans and the consolidated plan. Priorities have been set and projects and programs funded specifically to address public input, in balance with the data from the various studies and plans which have also informed the City's funding choices. In particular, for CDBG Entitlement, goals center on housing rehab and repair and services for foster children in response to the priorities named by the public in comments and in the Survey. CDBG-DR funds were split between stormwater infrastructure projects and housing because both were seen as critical by the community. CDBG-MIT funds are focused on stormwater infrastructure projects because of the public's preference for projects that will prevent the risks associated with flooding for whole sections of community.

5. Summary of public comments

One hundred and ninety-two 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 we are only allowed to spend 15%, or \$108,000 on Public Services. So, what other categories were ranked as high priority by respondents? Forty-four 44% considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%.

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 (5 comments each), as well as for families and homeless (4 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 (8 comments).

Comments were also received from public service providers consulted. They stressed the need for affordable housing, and for transitional housing for those coming out of shelters or institutions. In addition, greater amounts of funding for social services are needed for all the organizations.

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

Some comments received during the Consolidated Plan process and the process for the development of the CDBG-MIT Action Plan were specific ideas for projects and programs. These comments will be incorporated into the next planning steps for each of those documents.

7. Summary

San Marcos faces the dual needs of affordable housing and increased income. In the midst of that, a network of social service providers do what they can to provide for daily needs with the funding available. The CDBG Entitlement funds received by the City help support specific programs and projects to help alleviate some of the pressure created by these circumstances.

CDBG-DR funds are in process of providing assistance for people whose homes were damaged in the floods.

CDBG-DR and CDBG-MIT funding together are also providing much needed stormwater infrastructure and planning to reduce the risk of future flooding.

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CDBG-CV funding is reducing the impact of the COVID-19 pandemic on individuals and businesses through a variety of programs.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The City of San Marcos receives Community Development Block Grant Entitlement funds (CDBG), CDBG-DR Disaster Recovery funds (CDBG-DR), and CDBG-MIT Mitigation funds (CDBG-MIT). In addition, funding has been allocated to the City for CDBG-CV for response to the COVID-19 pandemic. These grant programs are administered by the Community Initiatives Administrator in the Planning and Development Services Department.

Table 1 – Responsible Agencies		
Agency Role	Name	Department/Agency
Community Initiatives Administrator – administers CDBG, CDBG-DR, CDBG-MIT, CDBG-CV	Carol Griffith	City of San Marcos Planning and Development Services Department

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, CDBG-DR, CDBG-MIT, and CDBG-CV grants.

The City's Planning and Development Services Department - Community Initiatives Division staff members are responsible for the day-to-day administration of the three grants. Draws from the IDIS and DRGR systems, and financial reporting, are handled through the City's Finance Department.

The City may contract with outside professionals to assist the city staff in the implementation of any of the HUD grants: CDBG, CDBG-DR, CDBG-MIT, and CDBG-CV. For example, the City has contracted in the past for housing application review, and the City's Engineering Department is working with outside engineering and construction firms for infrastructure projects utilizing CDBG-DR and CDBG-MIT funds.

Consolidated Plan Public Contact Information

For more information contact:

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The 2020-2024 Consolidated Plan was developed in accordance with the City’s Citizens Participation Plan, which was reviewed by the San Marcos City Council on March 3, 2020.

The City conducted an outreach campaign as part of the preparation of the plan that included a public workshop held February 19, 2020, a public hearing on March 3, 2020, and a community-wide survey available from February 2-23, 2020. These efforts were focused on gathering input for setting the Priority Needs for the 2020-2024 Consolidated Plan, reviewing the Citizen Participation Plan, and discussing Fair Housing issues. Outreach consisted of press releases, a display ad, social media postings, emailed invitations and survey links, and articles in the local newspaper, the San Marcos Daily Record.

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

City staff consulted directly with the organizations listed below by asking specific questions through surveys and interviews, in order to gather information needed to present a complete picture of the City’s grant funding priorities and activities.

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.

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.

In addition, the City created a Housing Task Force comprised of individuals from the community to assist in creating a Strategic Housing Action Plan to address the city’s housing affordability challenges. The Task Force included representatives from housing-related non-profit organizations, including the San Marcos Housing Authority, Habitat for Humanity, Southside Community Center, and HomeAid. The City has just created a Council Committee on Homelessness to continue to enhance coordination among providers, and to evaluate needs specifically related to homelessness.

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 recently created an Economic Development Manager position to coordinate with all three programs, and facilitate City process related economic development issues such as incentives. Recently due to the COVID-19 pandemic the City Council has for the first time allocated CDBG funding to economic development, using CDBG Coronavirus Response (CDBG-CV) funding.

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. In addition, the San Marcos City Council created a Council Committee on Homelessness in February, 2020 to begin to address homelessness in San Marcos and create necessary partnerships. City staff members on this Committee convened a general meeting in October, 2020, to begin to create the Hays County Local Homeless Coalition. This meeting was attended by 55 people, including representatives of 27 service agencies. The next meeting is scheduled for November 6, 2020, at which the Coalition will continue to discuss how best to focus its actions.

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; however, no central coordination currently exists to provide help to people recently released from institutions or publicly provided systems of care.

For people with Intellectual Development Disorder who are discharged from the State Supported Living Centers (SSLC) (state-run institutions), there is intensive planning and coordination prior to their discharge and they almost always leave the SSLC with Home and Community Services so they have a “guaranteed” living environment awaiting them. The LIDDA is aware that people can be referred to the Section 8 Housing waitlists (through both city and county housing authorities). Upon release from an institution, Hill Country MHDD’s LMHA will provide a comprehensive evaluation to identify housing needs among other risks or needs and make referrals to local resources: including the San Marcos Housing Authority,

shelters, and agencies that may assist with providing financial supports until permanent housing can be obtained. Hill Country MHDD also participates in a supportive housing program through the state, but individuals do not always qualify for this assistance; there is a very long application process; the assistance is not immediately available; and the funds are limited and often are not adequate to cover the present need.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the 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 CDBG funding in developing this Consolidated Plan.

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

See table below.

Agency/Group/Organization	Type	Section Addressed	How Consulted
Austin Tenants Council	Services - Fair Housing	MA-40 BARRIERS TO AFFORDABLE HOUSING	Interviewed Fair Housing Program Director
Capitol Area Council of Governments	Regional Organization, Planning Organization	MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS	Interviewed Director of Community and Economic Development
City Code Compliance Division	Services - Housing	MA-20 HOUSING MARKET ANALYSIS - CONDITION OF HOUSING, MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION	Interviewed Code Compliance Manager
City Engineering and Capital Improvements Department	Resiliency	MA-65 RESILIENCY	Interviewed Director and the Senior Engineer who designated as Floodplain Administrator
City of San Marcos Economic Development Division	Services - Employment	PR-10 CONSULTATION, MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS	Interviewed City's Economic Development Manager

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City Planning and Development Services Department	Planning Organization	MA-10 NUMBER OF HOUSING UNITS, MA-15 HOUSING MARKET ANALYSIS - COST OF HOUSING, MA-40 BARRIERS TO AFFORDABLE HOUSING, SP-30 INFLUENCE OF MARKET CONDITIONS, SP-55 BARRIERS TO AFFORDABLE HOUSING	Interviewed Assistant Director
City Senior Citizens Programs	Services - Elderly	NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT, MA-35 SPECIAL NEEDS FACILITIES AND SERVICES	Interviewed Coordinator
Community Action Inc. of Central Texas	Services-Children, Elderly, Health, Homeless, Education	NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT, NA-50 NON HOUSING COMMUNITY DEVELOPMENT NEEDS, MA-35 SPECIAL NEEDS FACILITIES AND SERVICES	Called then sent a questionnaire; Interviewed Manager of the Seniors Program
ConnectedNation of Texas	Broadband Advocate Agency	MA-60 BROADBAND	Interviewed State Program Director
Council Committee on Homelessness	Services – Homeless	NA-10 HOUSING NEEDS ASSESSMENT, NA-40 HOMELESS NEEDS ASSESSMENT, SP-40 INSTITUTIONAL DELIVERY STRUCTURE, SP-60 HOMELESSNESS STRATEGY	Interviewed City staff member currently leading the committee
Court Appointed Special Advocates of Central Texas	Services – Children, Child Welfare Agency	NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT, NA-50 NON HOUSING COMMUNITY DEVELOPMENT NEEDS, MA-30 HOMELESS FACILITIES AND SERVICES, MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS	Called then sent a questionnaire; interviewed Development Director
Greater San Marcos Partnership	Services - Employment, Business Leaders, Civic Leaders	MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION	Interviewed President

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Greater San Marcos Youth Council	Services – Children	NA-40 HOMELESS NEEDS ASSESSMENT, NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT, NA-50 NON HOUSING COMMUNITY DEVELOPMENT NEEDS, MA-30 HOMELESS FACILITIES AND SERVICES, MA-35 SPECIAL NEEDS FACILITIES AND SERVICES	Called then sent a questionnaire
Hays Caldwell Women’s Center	Services-Victims of Domestic Violence, Homeless	NA-10 HOUSING NEEDS ASSESSMENT, NA-40 HOMELESS NEEDS ASSESSMENT, NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT, NA-50 NON HOUSING COMMUNITY DEVELOPMENT NEEDS, MA-30 HOMELESS FACILITIES AND SERVICES, MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, SP-40 INSTITUTIONAL DELIVERY STRUCTURE, SP-60 HOMELESSNESS STRATEGY	Called then sent a questionnaire; Interviewed Director of Community Partnerships
Hays County	County Government, Health Agency	NA-50 NON HOUSING COMMUNITY DEVELOPMENT NEEDS	Conversations with Director of Countywide Operations (Health Agency Liaison)
Hays County Office of Emergency Management	Resiliency	MA-65 RESILIENCY	Conversations with Emergency Management Director
Hays County Veterans Services Office	Services - Veterans, Homeless	NA-10 HOUSING NEEDS ASSESSMENT, NA-35 PHA, NA-40 HOMELESS NEEDS ASSESSMENT, NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT, NA-50 NON HOUSING COMMUNITY DEVELOPMENT NEEDS, SP-40 INSTITUTIONAL DELIVERY STRUCTURE, SP-60 HOMELESSNESS STRATEGY	Called then sent a questionnaire
Hill Country Mental Health and Developmental Disability Center	Services - Disabled, Public Funded Institution/System of Care	PR-10 CONSULTATION, NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT	Interviewed Executive Director and other staff

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HOME Center of Central Texas	Services – Homeless	NA-40 HOMELESS NEEDS ASSESSMENT, MA-30 HOMELESS FACILITIES AND SERVICES	Contacted about Point in Time Count
San Marcos Area Chamber of Commerce	Services - Employment, Business Leaders, Civic Leaders	PR-10 CONSULTATION, MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS	Interviewed President & CEO
San Marcos Housing Authority	Public Housing Authority, Services-Housing, Children, Elderly	NA-35 PHA, NA-50 NON HOUSING COMMUNITY DEVELOPMENT NEEDS, MA-10 NUMBER OF HOUSING UNITS, MA-25 PUBLIC AND ASSISTED HOUSING	Interviewed Executive Director and Resident Services Assistant Program Director; led an activity with Family Self Sufficiency participants
Southside Community Center	Services – Homeless, Housing	NA-10 HOUSING NEEDS ASSESSMENT, NA-40 HOMELESS NEEDS ASSESSMENT, SP-40 INSTITUTIONAL DELIVERY STRUCTURE, SP-60 HOMELESSNESS STRATEGY	Called then sent a questionnaire; also received comments from the Executive Director through multiple conversations
Texas Homeless Network	Services – Homeless; Continuum of Care	PR-10 CONSULTATION, NA-10 HOUSING NEEDS ASSESSMENT, NA-40 HOMELESS NEEDS ASSESSMENT	Interviewed Director of Engagement and Assistant Director of Planning
Vivent Health	Services - HIV/AIDS	NA-10 HOUSING NEEDS ASSESSMENT, NA-35 PHA, NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT, MA-35 SPECIAL NEEDS FACILITIES AND SERVICES	Interviewed Director of Grant Resources - Texas
Workforce Solutions Rural Capital Area	Services - Employment, State Government	MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS, SP-70 ANTI POVERTY STRATEGY	Interviewed Chief Strategy Officer

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

Other local/regional/state/federal planning efforts considered when preparing the Plan: See table below.

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Table 2 – Other local/regional/state/federal planning efforts considered when preparing the 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

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		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
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:

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		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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

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 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.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Summarize citizen participation process and how it impacted goal-setting

Citizen participation has been an essential element of this plan. The major objective of the citizen participation process has been to ensure that the diverse needs of the city residents, agencies, and business owners have been heard, and that the broadest range of responses to that need have been explored. This outreach made available to the beneficiaries and potential beneficiaries of CDBG, CDBG-DR, and CDBG-MIT program and project information on the available funding and the choices for spending it, and requested specific input that would guide each plan.

For each grant, efforts made to broaden public participation include publication of notices and summaries in both English and Spanish, providing Spanish interpreters at meetings when needed, and asking everyone who received notices to forward them to others. In addition, the notices for public hearings and public meetings contain instructions on how to ask for an accommodation for a disability in order to facilitate participation. The plans have been made available at centralized City buildings on paper, accompanied by paper comment forms, in order to reach people who do not use the internet.

Comments received and survey results are included in the appendices and were incorporated into the draft Consolidated Plan, the 2020 Action Plan, the CDBG-DR Action Plan, and the CDBG-MIT Action Plan as applicable.

2020-2024 CONSOLIDATED PLAN

An invitation to participate in the public workshop held February 19, 2020, a public hearing March 3, 2020, and ~~the a~~ survey regarding priority needs and fair housing issues, was emailed to 574 people, and, in an effort to broaden public participation, they were asked to distribute it to others. Included in the 574 original emails were representatives of agencies that serve seniors, veterans, and the general public; organizations centered on education, real estate, regional and county government, transit, small business, and economic development; churches, mortgage lenders, and neighborhood groups; and participants in recent public outreach regarding affordable housing and disaster recovery efforts. The Greater San Marcos Partnership economic development organization forwarded the email to all its members, the City's senior services coordinator forwarded it to 373 program participants, and it was sent to all followers of the City's Planning and Development Services Department webpage. City staff liaisons sent the survey link to all members of the City's boards and commissions. ~~Availability of the survey was also publicized through social media.~~

The survey was posted online in English and Spanish from February 2, 2020, through February -23, 2020. Paper copies of the survey were available at the City library and City Hall.

The workshop, public hearing, and survey were also advertised through a February 2, 2020, display ad in the local newspaper (the San Marcos Daily Record) and social media announcements made the same day. Notices of workshops and public hearings included instructions for contacting the City if accommodations were needed for participation due to a disability.

Eleven people attended the public workshop and 192 responded to the survey. The same workshop was also held on March 1, 2020, with members of the Housing Authority's Family Self Sufficiency Program, with six attendees. A public hearing regarding the potential priority needs to be designated for CDBG funds in the Consolidated Plan was held at the City Council meeting March 3, 2020.

No one attended the public hearing.

~~The same workshop was also held with members of the Housing Authority's Family Self Sufficiency Program, with attendees.~~

~~Notices of workshops and public hearings included instructions for contacting the City if accommodations were needed for participation due to a disability.~~

~~A public hearing regarding the potential priority needs to be designated for CDBG funds in the Consolidated Plan was held at the City Council meeting March 3, 2020.~~

The three top priority needs stated in the survey responses 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 we are only allowed to spend 15%, or \$108,000 on Public Services. Regarding the other categories that were ranked as high priority by respondents: 44% considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%. 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 (5 comments each), as well as for families and homeless (4 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 (8 comments).

The survey drilled into more detail on housing issues and also asked questions about Fair Housing practices. Sixty-six percent 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. Fifty-six percent 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. Happily, unfair treatment, for example based on race or disability status, is not seen by most as a serious problem here.

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The draft Consolidated Plan was posted for public comment on the City's webpage from March 15, 2020 through April 14, 2020, along with a summary in English and Spanish. Its availability for review was publicized in ~~a display ad~~ public notice March 1, 2020, in the local newspaper, the San Marcos Daily Record, a press release March ~~13~~03, 2020, and through social media posts in the City's various outlets. The San Marcos Daily Record published articles about the Consolidated Plan process on March 4, 2020 and March 6, 2020. No comments were received from the public from the beginning of the review period through the public hearing held at the City Council meeting May 19, 2020, just prior to City Council's adoption of this Consolidated Plan.

May 3, 2020, the City published a notice in the San Marcos Daily Record that a public hearing regarding the Consolidated Plan would be held May 19, 2020. This notice was followed by a press release issued May 13, 2020. The public hearing was held May 19, 2020, and the City Council adopted the Consolidated Plan at that meeting. No comments were received at the public hearing.

Public comments were received in writing during the workshop and in the survey. Comments on housing centered on the fact that the cost of housing is too high compared to the income level of the population; there are too few affordable homes for rent or purchase. Comments on potential programs or projects favored public services overall, with housing projects second. Transportation also ranked high on the lists of concerns.

In the housing arena, 32% of survey takers considered buying land for affordable housing to be a high priority, while 26% favored repairs and energy efficiency improvements. Regarding public services, youth services were overwhelmingly desired with 59% considering them to be a high priority, and services for homeless people and abuse victims were also especially important, with 48% and 45% "high priority" ranking respectively. Job training was the most popular choice in programs other than housing and public services, with 44% considering it to be a high priority.

Survey information and comments received can be seen in the "Community Outreach" attachment to this document.

All comments and views were accepted. A summary of comments received through the survey and workshop was presented to City Council in chart form, and all comments were provided to City Council. These comments helped form the basis for the staff recommendation on programs and project, and the City's Council's decision on funding allocations.

2020-2021 CDBG ENTITLEMENT ACTION PLAN

A notice of funding availability for the 2020-2021 CDBG Entitlement Program Year was published March 15, 2020 as a display ad in the San Marcos Daily Record, with an invitation to the applicant and stakeholder workshops that were held April 2, 2020. The notice provided instructions for accessing the workshops online as virtual meetings due to restrictions on gatherings in response to the COVID-19 pandemic. The City also posted information on social media on March 13, 2020, and -released a press release on March 27, 2020, to try to gain broad exposure to funding availability. Application materials were published online March 27, 2020 and were emailed to a contact list of social service agencies and other

service providers who might be interested in applying for funding. Applications were accepted through May 1, 2020. Seven applications were received.

The City published a notice of Change of Venue on March 29, 2020 moving the April 2, 2020 workshops online Due to the COVID-19 pandemic, On April 2, 2020, the applicant and stakeholder workshops were held online as advertised, with the ability of participants to ask questions. Five participants attended the morning applicant workshop, and two participants attended the evening workshop, and the same presentation was provided at each meeting. The presentation provided information on the application process and types of programs and projects that were eligible for funding. No comments or questions were received.

On May 29, 2020, the City issued a press release and social media announcement inviting all to a public hearing to be held at City Council on June 16, 2020, to accept comments on proposed projects after a presentation by staff of the applications received. May 31, 2020, a public notice was published in the San Marcos Daily Record advertising the public hearing. ~~public hearing to be held at City Council on June 16, 2020, to accept comments on proposed projects after a presentation by staff of the applications received.~~ The notice contained instructions on how to participate in the meeting, which was held virtually. June 16, 2020, the San Marcos Daily Record published an article encouraging people to provide comments on funding possibilities. The public hearing was held at the City Council meeting on the evening of June 16, 2020. No public comments were received at the meeting. The City Council reviewed the applications and provided direction to staff on which to include in the draft 2020-2021 CDBG Entitlement Action Plan as those that would potentially be funded.

June 21, 2020, the City published a notice in the newspaper regarding the comment period to be held for the draft Action Plan. This 2020-2021 CDBG Entitlement Action Plan was published on the City's website from July 5-August 4, 2020, for public review and comment. Paper copies were available upon request; they were not set out for the public since at that time public buildings were closed due to the COVID-19 pandemic. No comments were received during this time. **The comments that had been received in the workshops and surveys as part of the Consolidated Planning process were considered by staff and City Council and helped form the basis for choosing projects for ~~this~~ the Action Plan.**

August 4, 2020, the San Marcos Daily Record published an article announcing the City Council's return from hiatus and describing actions to be considered that evening, including consideration of the Action Plan. City Council voted August 4, 2020 to approve the 2020-2021 CDBG Action Plan by Resolution 2020-161.

~~Public comments were received in writing during the workshop and in the survey. Comments on housing centered on the fact that the cost of housing is too high compared to the income level of the population; there are too few affordable homes for rent or purchase. Comments on potential programs or projects favored public services overall, with housing projects second. Transportation also ranked high on the lists of concerns.~~

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~~In the housing arena, 32% of survey takers considered buying land for affordable housing to be a high priority, while 26% favored repairs and energy efficiency improvements. Regarding public services, youth services were overwhelmingly desired with 59% considering them to be a high priority, and services for homeless people and abuse victims were also especially important, with 48% and 45% “high priority” ranking respectively. Job training was the most popular choice in programs other than housing and public services, with 44% considering it to be a high priority.~~

~~Survey information and comments received can be seen in the “Community Outreach” attachment to this document.~~

~~All comments and views were accepted. A summary of comments received through the survey and workshop was presented to City Council in chart form, and all comments were provided to City Council. These comments helped form the basis for the staff recommendation on programs and project, and the City’s Council’s decision on funding allocations.~~

CDBG-DR ACTION PLAN

The CDBG-DR Action Plan had its own public participation process in 2016 and 2017. Four public meetings were held to gather input, and a survey was distributed, with all materials translated into Spanish. The City’s disaster recovery team established a CDBG-DR Needs Task Force. The Task Force was made up of impacted citizens, community leaders, and representatives from human service organizations, and served to assist the City in identifying and articulating the needs of our community. Finally, in March of 2017, the staff conducted surveys—including door-to-door surveys of 307 owner-occupied households and mailed surveys to the owners of 293 rental properties – of people impacted by the floods to ensure that the CDBG-DR Action Plan was consistent with remaining needs in the Community. One hundred and twenty survey responses were received. Through these venues, the majority of participants indicated a preference for spending CDBG-DR funding on infrastructure projects in order to avoid repetitive loss in the future and which would support rehabilitation of homes instead of buyout. The City supported that preference by allocating a majority of the CDBG-DR funding to infrastructure projects that would mitigate risk of future flooding, as well as allocating a smaller portion to address the home repair and reconstruction needs of those directly impacted by the 2015 floods.

CDBG-MIT ACTION PLAN

In August 2019, the City was allocated additional federal funding through a CDBG-MIT grant. The City created an Action Plan for that grant through a separate public participation process. The City’s outreach strategy was to target the greatest number of residents and interested parties via social media and newspaper ads. Two hundred and twenty-three people participated in a survey that was provided in English and Spanish, and was open October 11-30, 2019. The survey asked participants to rank potential mitigation activities. City staff held a town hall meeting October 29, 2019 from 10am-7pm to answer questions, provide information, and receive comments. Public meetings were also widely advertised and held December 17, 2019, and February 12, 2020. The draft CDBG-MIT Action Plan was available for comment from January 13, 2020, through February 27, 2020, in both electronic and paper formats. A public hearing was held at the City Council meeting March 3, 2020, to receive comments on the draft CDBG-MIT Action Plan, and the Plan was adopted by the City Council at that meeting. Eleven comments were received: three in support,

especially for repetitive loss infrastructure and land preservation, and eight proposing specific projects within the categories in the Action Plan, which are under staff review.

CDBG-CV (2019 CDBG ACTION PLAN)

CDBG-CV funds will be incorporated into the City's funding stream through an amendment to the 2019 CDBG Entitlement Action Plan; however, they are included here because the activities and programs will necessarily continue into the period covered by the 2020-2024 Consolidated Plan. The Citizen Participation Plan has been amended to include the provisions for the public process required for the CDBG-CV program, and all outreach will be conducted according to the Citizen Participation Plan as amended.

~~Comments received and survey results are included in the appendices and were incorporated into the draft Consolidated Plan, the 2020 Action Plan, the CDBG-DR Action Plan, and the CDBG-MIT Action Plan as applicable.~~

~~The major objective of the citizen participation process has been to ensure that the diverse needs of the city residents, agencies, and business owners have been heard, and that the broadest range of responses to that need have been explored. This outreach made available to the beneficiaries and potential beneficiaries of CDBG, CDBG-DR, and CDBG-MIT program and project information on the available funding and the choices for spending it, and requested specific input that would guide each plan. Comments and suggestions received have been considered at each step in the process of creating the action plans and the consolidated plan. Priorities have been set and projects and programs funded specifically to address public input, in balance with the data from the various studies and plans which have also informed the City's funding choices.~~

~~CDBG-CV funds will be incorporated into the City's funding stream through an amendment to the 2019 CDBG Entitlement Action Plan; however, they are included here because the activities and programs will necessarily continue into the period covered by the 2020-2024 Consolidated Plan. The Citizen Participation Plan has been amended to include the provisions for the public process required for the CDBG-CV program, and all outreach will be conducted according to the Citizen Participation Plan as amended.~~

Summary:

~~The major objective of the citizen participation process has been to ensure that the diverse needs of the city residents, agencies, and business owners have been heard, and that the broadest range of responses to that need have been explored. This outreach made available to the beneficiaries and potential beneficiaries of CDBG, CDBG-DR, and CDBG-MIT program and project information on the available funding and the choices for spending it, and requested specific input that would guide each plan. Comments and suggestions received have been considered at each step in the process of creating the action plans and the consolidated plan. Priorities have been set and projects and programs funded specifically to address public input, in balance with the data from the various studies and plans which have also informed the City's funding choices.~~

~~In particular, for CDBG Entitlement, goals center on housing rehab and repair and services for foster children in response to the priorities named by the public in comments and in the Survey. CDBG-DR funds were split between stormwater infrastructure projects and housing because both were seen as critical by the community. CDBG-MIT funds are focused on stormwater infrastructure projects because of the public's preference for projects that will prevent the risks associated with flooding for whole sections of community.~~

~~For each grant, efforts made to broaden public participation include publication of notices and summaries in both English and Spanish, providing Spanish interpreters at meetings when needed, and asking everyone who received notices to forward them to others. In addition, the notices for public hearings and public meetings contain instructions on how to ask for an accommodation for a disability in order to facilitate participation. The plans have been made available at centralized City buildings on paper, accompanied by paper comment forms, in order to reach people who do not use the internet.~~

HOW PUBLIC INPUT INFLUENCED GOAL SETTING

Comments and suggestions received have been considered at each step in the process of creating the action plans and the consolidated plan. Priorities have been set and projects and programs funded specifically to address public input, in balance with the data from the various studies and plans which have also informed the City's funding choices. In particular, for CDBG Entitlement, goals center on housing rehab and repair and services for foster children in response to the priorities named by the public in comments and in the Survey. CDBG-DR funds were split between stormwater infrastructure projects and housing because both were seen as critical by the community. CDBG-MIT funds are focused on stormwater infrastructure projects because of the public's preference for projects that will prevent the risks associated with flooding for whole sections of community.

Citizen Participation Outreach: See table below

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Table 3 – Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Public Meetings – CDBG-DR Action Plan 04/12/16, 04/16/16, 07/06/16, 04/24/17	All San Marcos citizens, agencies, and businesses; in particular those directly affected by the 2015 flood events.	19 written comments; more than 100 attended meetings	A majority of citizens commenting indicated a preference for spending funding on infrastructure projects in order to avoid repetitive loss in the future.
2	Survey – CDBG-DR Action Plan 2017	Homes directly impacted by 2015 floods	120 respondents	Preference for infrastructure projects to lower the risk of future flooding, and for rehabilitation instead of buyout
3	Survey – 2019 Housing Needs Assessment 2018	San Marcos residents and commuters	817 non-student residents, 616 college student residents, 451 commuters who work here, 101 commuters who go to Texas State	Core Housing Needs: Rentals for residents earning <\$25,000 Displacement prevention Homes priced <\$200,000 Ownership product diversity Improved condition and accessibility of existing housing stock
4	Public Meetings – CDBG-MIT Action Plan 10/29/19 12/17/19 02/12/20 03/03/20	All San Marcos citizens, agencies, and businesses; in particular those directly affected by the 2015 flood events.	10/29-25 attendees 12/17 – 1 attendee 02/12 - 11 attendees 03/03 – 0 attendees	Support for the plan, especially infrastructure projects that will mitigate the risk of future flooding
5	Survey – CDBG-MIT Action Plan October, 2019	All San Marcos citizens, agencies, and businesses	223 respondents	Support for the plan, especially infrastructure projects that will mitigate the risk of future flooding

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Table 3 – Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
6	Public Meetings – Consolidated Plan 02/02/20 Display Ad in Newspaper 02/02/20 Social Media Announcement 02/02/20 emails 02/07/20 emails 02/19/20 workshop 03/01/20 workshop 03/03/20 public hearing	All San Marcos citizens, agencies, and businesses	02/19 – 118 attendees 03/01 – 6 attendees 03/03 – 0 attendees	Lack of housing affordability compared to income Need for home maintenance and accessibility in existing stock Desire for workforce development to increase income
7	Survey – Consolidated Plan Provided in English and Spanish 02/02/20-02/23/20 Survey posted online; paper copies set out at City Hall and City Library February 2-23, 2020	All San Marcos citizens, agencies, and businesses	192 respondents	Top priority needs are public services for youth, homeless, and abuse victims. Top priority needs in other categories are affordable housing, job training, and transportation for the elderly and disabled.

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Table 3 – Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
<u>8</u>	<u>03/01/20 Notice in Newspaper</u> <u>03/01/20 Social Media Announcement</u> <u>03/03/20 Press Release</u> <u>03/04/20 News Article</u> <u>03/06/20 News Article</u> <u>03/15/20 Summary posted online in English and Spanish</u> <u>03/15/20-04/14/20 Comment Period - Consolidated Plan posted online (paper available on request due to COVID-19 closures of public buildings)</u>	<u>All San Marcos citizens, agencies, and businesses</u>	<u>No comments received</u>	<u>No comments received</u>
<u>9</u>	<u>05/03/20 Notice in Newspaper</u> <u>05/13/20 Press Release</u> <u>05/19/20 Public Hearing</u>	<u>All San Marcos citizens, agencies, and businesses</u>	<u>No comments received</u>	<u>No comments received</u>

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Table 3 – Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
<u>10</u>	<p><u>03/13/20 Social Media Announcement</u></p> <p><u>03/15/20 Notice of Funding Availability Display Ad in Newspaper</u></p> <p><u>03/29/20 Notice of Change of Venue due to Pandemic published in Newspaper</u></p> <p><u>04/02/20 Applicant Workshop</u></p> <p><u>04/02/20 Stakeholder Workshop</u></p>	<p><u>Applicant Workshop - Agencies interested in applying for program or project funding</u></p> <p><u>Stakeholder Workshop - All San Marcos citizens and agencies</u></p>	<p><u>Applicant Workshop - 5 attendees</u></p> <p><u>Stakeholder Workshop – 2 attendees</u></p>	<u>No comments or questions received</u>
<u>11</u>	<p><u>03/27/20 Application Materials Published Online</u></p> <p><u>03/27/20 Application Materials emailed to service agencies</u></p> <p><u>03/27/20 Press Release on Application Availability</u></p> <p><u>03/27/20-05/01/20 Application Period for Funding</u></p>	<p><u>Agencies and City Departments interested in running programs</u></p>	<u>7 applications received</u>	<u>Not Applicable</u>

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Table 3 – Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
<u>12</u>	<p><u>05/29/20 Social Media Announcement</u></p> <p><u>05/29/20 Press Release</u></p> <p><u>05/31/20 Notice in Newspaper</u></p> <p><u>06/16/20 Article in Newspaper</u></p> <p><u>06/16/20 Public Hearing and Council Discussion</u></p>	<p><u>All San Marcos citizens, agencies, and businesses</u></p>	<p><u>0 attendees</u></p>	<p><u>The applications were presented. No comments or questions received from the public. The City Council discussed the applications and provided direction to staff on which to include in the draft Action Plan.</u></p>
<u>13</u>	<p><u>06/21/20 Notice in Newspaper</u></p> <p><u>07/05/20-08/04/20 Comment Period - Action Plan posted online (paper available on request due to COVID-19 closures of public buildings)</u></p>	<p><u>All San Marcos citizens, agencies, and businesses</u></p>	<p><u>0 responses</u></p>	<p><u>No comments or questions received</u></p>
<u>14</u>	<p><u>08/04/20 Article in Newspaper</u></p> <p><u>08/04/20 City Council Decision</u></p>	<p><u>All San Marcos citizens, agencies, and businesses</u></p>	<p><u>0 attendees</u></p>	<p><u>No comments or questions received from the public.</u></p>

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City's Analysis of Impediments to Fair Housing was updated in July 2017, at the time CDBG-DR funds were allocated to the City, to reflect changes to the community and impacts from the storm. Staff conducted 14 Interviews of leaders of social services groups working with low income populations and civil rights interests to get a general perception from the community on previously identified impediments and other limits on fair housing choice. They also interviewed three key City staff members and held a public meeting to receive comments.

In addition, the City solicited extensive community involvement in the City's Housing Needs Assessment that was published in March 2019. Consultant Root Policy Research and staff worked with the City's Workforce Housing Task Force and Issue Specific Working Groups better to understand housing issues and challenges.

Information for this summary was derived using statistics from the U. S. Census Bureau's American Community Survey (ACS), the 2018 San Marcos Housing Needs Assessment and the Housing Study Survey conducted by Root Policy Research as part of the Strategic Housing Action Plan development, as well as from the data provided by HUD.

San Marcos has a very young demographic with 39% of the population falling in the range of 18 to 24, and 18% within the 25 to 34 age bracket (2010 Census, 2017 5-Year ACS, Root Policy Research) – not surprising since San Marcos is home to Texas State University with a student enrollment of 38,661. Only seven percent of the population in San Marcos is over 65 (2010 Census, 2017 5-Year ACS, Root Policy Research).

In San Marcos 72% of all housing units are rented, with only 28% owner occupied (2017 5-Year ACS). This upside-down ratio probably reflects the high percentage of young adults who are less likely to be ready/able to purchase a home.

From Charts:

Based on 20,155 total households from all income brackets including both renter and owner-occupied units:

- 1% live in substandard housing without complete plumbing and/or complete kitchens.
- 1% are considered to be "severely overcrowded" with more than 1.51 persons per room.
- 2% are considered to be "overcrowded" with 1.01 to 1.5 persons per room.
- 30% have a cost burden of over 50% (92% renters)

22% have a cost burden over 30%, but less than 50% (76% are renters)

Of all housing problems, a high cost burden on housing expenses is a serious problem for many San Marcos residents, especially for those who rent.

The first section below, Housing Needs Assessment, reviews studies of housing needs that have been conducted over the past five years. Significant findings and the top recommendations from the 2019 Housing Needs Assessment conducted on behalf of the City by Root Policy Research include the need for:

- Reduction in Cost Burden: Additional affordable rentals for residents earning less than \$25,000.
- Displacement prevention.
- Increased Home Ownership: Starter homes and family homes priced near or below \$200,000 and increased ownership product diversity.
- Improved Housing Stock Condition: Improve condition and accessibility of existing housing stock.

In addition, in 2016 the City, the Federal Emergency Management Agency (FEMA), and the federal Small Business Administration (SBA) conducted surveys of damage from the 2015 floods. Approximately 90 homes damaged by the floods have no current outside source of rehabilitation funding, and the City may need to provide assistance to these families under this CDBG-DR allocation. Based upon the SBA data, the current cost to repair each home to a pre-flood state is approximately \$80,176.

The data in the next section, Disproportionately Greater Need, shows among other things that 80% of "other" households in the 0-30% median income range are experiencing a severe cost burden (>50%). This is a much higher rate than any other group. In addition, 94% of "small related" households in the 0-30% median income range are experiencing a significant housing cost burden (>30%), as are 95% of the "other" households in the 30-50% median income range. The 2011-2015 Comprehensive Housing Affordability Strategy data shows that 5,935 renter households and 479 owner households – at total of 32% of all households - had a cost burden of greater than 50% of their income, and because home prices have risen faster than income this problem has certainly worsened since then.

The Public Housing section gives insight into the needs of clients of the San Marcos Housing Authority. The needs of residents of these programs are most certainly shared by portions of the population at large; therefore programs to address these needs for the whole community would be most effective. These shared needs include: affordable housing, affordable childcare after hours or on weekends, inexpensive sources for furniture and other household furnishings, moving assistance, support group or counseling services, and extended public transportation hours.

The wait list for public housing is several years for one to three bedroom unit sizes.

The next section provides the data available for a Homeless Needs Assessment. A Point-In-Time Count in 2020 surveyed people in the City limits of San Marcos and just outside it, and found 102 homeless people total: 85 adults and 17 children under 18. Three agencies in San Marcos provide shelters and services for specific homeless populations in San Marcos: an emergency family shelter; victims of domestic violence, and youth ages 5 to 17 who are at-risk, homeless, neglected, or abused. No shelter is available for single men and women who do not fit these profiles. Shelters are available in Austin (31 miles away) and San Antonio (50 miles away), and local social service agencies often provide assistance in reaching these shelters as a part of their support services.

The final sections discuss Non-Homeless Special Needs and Non-Housing Community Development Needs. Like the general population in San Marcos, the number of people with special needs is growing. While several agencies in San Marcos provide services to try to fill general needs such as life and job skills training, counseling, and connections to resources, people with special needs such as being HIV-positive, or having substance addictions or disabilities, must look outside San Marcos for assistance, particularly if they do not have private insurance. Such services are provided for San Marcos residents by organizations that serve a multi-county area and are located in Austin or elsewhere.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Table 4 - Housing Needs Assessment Demographics			
Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	44,894	54,715	22%
Households	16,462	20,155	22%
Median Income	\$26,585.00	\$28,923.00	9%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Summary: SUMMARY

Recent studies provide insight into top housing needs to be addressed In San Marcos over the next five to ten years:-

Top Needs – 2017 Analysis of Impediments to Fair Housing, by City Staff:

- —Reduction in Cost Burden,
- Awareness of Fair Housing Act

Top Needs – 2019 Housing Needs Assessment, by Root Policy Research:-

- Reduction in Cost Burden: Additional affordable rentals for residents earning less than \$25,000.
- Displacement prevention
- Increased Home Ownership: Starter homes and family homes priced near or below \$200,000 and increased ownership product diversity.
- Improved Housing Stock Condition: Improve condition and accessibility of existing housing stock.

Top Needs – 2016 Action Plan for Disaster Recovery, by City Staff with assistance from AECOM: Areas Impacted by the 2015 Floods

- Damage and Areas of Greatest Impact – the entire city
- Owner Occupied and Rental Housing Needs – rehabilitation and reconstruction
- Public and HUD Assisted Housing Needs – reimbursement for rehabilitation expenses

In addition to these sources of information, the Consolidated Plan's Housing Needs Assessment is based on data provided by HUD through the Comprehensive Housing Affordability Strategy (CHAS) data, ~~with supplemental data from the 2018 San Marcos Housing Market Study Survey, conducted by Root Policy Research, when available.~~ Although the CHAS is dated, it provides a glimpse of the housing needs within the city. Total Households in the tables below: 20,085

DESCRIPTIONS OF TOP NEEDS

Top Needs – 2017 Analysis of Impediments to Fair Housing

Reduction in Cost Burden: Affordable housing remains a key impediment to fair housing choice. The Metropolitan Statistical Area (MSA) median income was \$76,800. As was discussed earlier, 85.7% of San Marcos households are under the MSA median income. The median income of \$24,142 for San Marcos rental households is below the extremely low family of four income limit of \$24,250 or 30% of the MSA median income. Rents are increasing; the median contract rent increased from \$644 to \$939 in the City's Analysis of Impediments to Fair Housing. In addition, 67.4% of renters exceed the HUD target of affordability of no more than 30% of gross income going to housing costs. Additional housing stock is needed as well as some assistance to make rents more affordable.

Awareness of Fair Housing Act: Public awareness of the Fair Housing Act was still an issue 2017. The City takes proactive steps to highlight this issue and the resources that are available. Information about how to file a complaint is available on the City's website. Annually, the Mayor declares April to be Fair Housing Month in the City of San Marcos, and staff post notices in the newspaper and posters in City Hall, regarding fair housing practices and how to obtain additional information or help. Austin Tenant's Council reports that in the last twelve month reporting period they received 21 fair housing complaints from Hays County, of which 13 were from San Marcos (the most populous city). The issue most reported is disability, followed by race and national origin. Austin Tenant's Council can provide education and outreach to both housing providers and those seeking housing so that they will understand their rights and responsibilities in regards to the Federal Fair Housing Act.

Top Needs – 2019 Housing Needs Assessment

Primary findings indicate the following core housing needs in San Marcos:

- Reduction in Cost Burden: Additional affordable rentals for residents earning less than \$25,000. Between 2000 and 2017, the city lost 2,800 private market rentals affordable to households earning less than \$25,000 per year due to price increases. At the same time, the city gained 2,230 more residents earning less than \$25,000. The loss of affordable rentals and increase in low income households increased the gap between demand and supply of affordable rentals.

Currently, San Marcos has a shortage of 5,950 rental units priced affordably for renters earning less than \$25,000 per year. Those households reflect about 3,190 non-student renter households and 2,760 student renters that do not receive financial assistance from parents to help cover housing costs.

Market indicators suggest that families with children and large households may have a particularly difficult time finding affordable rentals that meet their needs. Only seven percent of non-student apartments have three or more bedrooms and median rent for three and four bedroom rentals is between \$1,300 and \$1,450.

- Displacement prevention. According to survey results, in the past five years, nearly one in five (18%) San Marcos renters experienced displacement—having to move from a home when they did not want to move. The most common factors were rent increases, flood damage—including damage from the 2015 Flood—cost of utilities, and landlord selling the home.

Overall, 11% of San Marcos residents—12% of homeowners and 10% of renters—who participated in the survey have a friend or family member living with them due to a lack of affordable rental housing.

In addition to a lack of affordable housing to rent or buy, stakeholders believe that bad credit and criminal history are barriers to securing housing. As shown in the resident survey, it is not unusual for residents to form large households or to live in multigenerational arrangements to manage housing costs or due to lack of available units; occupancy limits make it difficult for these households to meet the need of their family and comply with this regulation.

- Increased Home Ownership: Starter homes and family homes priced near or below \$200,000 and increased ownership product diversity. San Marcos has experienced substantial increase in home prices since 2000, with particularly sharp increases in the last five years. Median incomes, however, have not kept pace. In 2017-2018, San Marcos' median sale price was \$256,600—lower than the Austin metro and some surrounding communities but still out of reach for many San Marcos residents. Stakeholders identified families with household incomes of \$60,000 to \$80,000 to have the greatest unmet affordable housing need, for both rental and ownership products. The ownership gaps analysis supports this indicated a shortage of homes affordable to households earning \$75,000 or less.

Increasing the variety of product types in San Marcos (smaller single-family homes and single family attached products) may help meet this need. Attached homes in San Marcos sell for lower price points and they sell faster than detached homes on average indicating relatively high demand for these more affordable alternative unit types. Median price for attached homes was \$180,500 in 2017-2018, compared to \$259,000 for detached homes and attached homes averaged 25 days on market before sale compared to 74 days for detached. San Marcos has a shortage of “missing middle” products, which often serve as a gateway to homeownership for residents. Contributing to this shortage is the difficulty in developing such units in residential neighborhoods in San Marcos due to zoning code barriers.

As illustrated by survey results, San Marcos residents, especially homeowners, are not inclined to agree that housing types other than single family homes are appropriate in their neighborhoods. Stakeholders believe that much of the resistance among single family homeowners against more dense development is as a hedge against large student housing developments. As the City considers efforts to increase ownership product diversity and affordability, it will be essential to help convey the benefits of these products and mitigate existing neighborhood concerns.

- Improved Housing Stock Condition: Improve condition and accessibility of existing housing stock. Overall, about one-third of all renters and nine percent of owners in the city said their home was in fair or poor condition. Though most residents do live in housing that is in good condition, the need for improvements has a disproportionate impact on vulnerable populations. For example, San Marcos families with children under the age of 18 who rent (49%) and renters whose household includes a member with a disability (44%) are more likely to assess their housing as in fair or poor condition than other groups.

Two in five San Marcos residents with disabilities and in-home accessibility needs (43%) live in housing that does not meet their accessibility needs. The most common accessibility improvements needed were ramps, grab bars in bathroom, and wider doorways.

Working to improve condition and accessibility will help serve existing residents but also attract new residents to the city. Among non-student in-commuters who considered San Marcos, one in three chose to live elsewhere because the “housing I could afford was lower quality and/or needed repairs/improvements.”

Top Needs – 2016 Action Plan for Disaster Recovery Areas Impacted by the 2015 Floods

- Damage and Areas of Greatest Impact

San Marcos experienced severe flooding on May 23-24, 2015, and again on October 30, 2015. The majority of the damage occurred within the 100-year floodplain or near the banks of the Blanco and San Marcos Rivers. According to initial disaster estimates, flood insurance claims and other data sources, 1,558 housing units were damaged in the two floods. The vast majority of the damage, impacting 1,246 homes, occurred in the Blanco Gardens neighborhood and immediately adjacent areas. Within the areas most impacted by the floods, 675 were rental units and 571 were owner occupied units. In the same area, 136 housing units received no damage to the primary housing structure, or had damage well below the threshold to be considered in FEMA’s estimate. Therefore, more than 89% of the units within this area were damaged in some manner, with initial estimates indicating that approximately 109 units received “Severe” or significant structural damage and will need to be completely rebuilt or replaced.

- Owner Occupied Housing Needs

FEMA data shows that 1,103 of the 5,102 owner occupied units (city-wide) applied for assistance immediately after the floods. Of these homes, 1,013 units (from all sources: 925 FEMA IA, 88 SBA,) have already received either Individual Assistance or payouts from other sources including insurance or SBA loans. This leaves 90 of the FEMA applicants with no current source of rehabilitation funding, and the City may need to provide assistance to these families under this CDBG-DR allocation. Based upon the SBA data, the current cost to repair homes to a pre-flood state is approximately \$80,176. Once their level of damage has been accurately determined, the remaining need for these affected homeowners may be as high as \$7,215,840.

- Rental Property Needs

Of the 675 units that were damaged, insurance payouts have been provided to 94 units. While residents within the remaining units may have received FEMA IA, the assistance they have received would not have covered the property damage as they are not the owners of record. Therefore, the City estimates that there are still 581 rental units within this area, and possibly more across the City, that may need Disaster Recovery assistance.

- Reconstruction

Units within the 100-year flood plain that received significant damage (meeting the FEMA classifications of Major or Severe), may be reconstructed, but will at minimum have to be elevated to two feet above the Base Flood Elevation. Those adjacent to the flood plain will not require elevation and can be rehabilitated or reconstructed depending on the level of damage.

- Public and HUD Assisted Housing Needs

During 2015 floods, the San Marcos Housing Authority sustained damages of approximately \$1,300,000 to 100 units of their 287-unit inventory. The repairs are complete. The units are occupied by households with incomes at or below 30% of the area median income. The San Marcos Housing Authority has been forced to use resources originally intended for improvements to other facilities and has delayed those improvements for an indefinite period since other sources of revenue have been exhausted. To assist with this funding gap, the CDBG-DR Action Plan allows for the reimbursement of the cost of flood-related repairs to be designated to the San Marcos Housing Authority. This reimbursement is in process of review.

Data

~~The Consolidated Plan's Housing Needs Assessment is based on data provided by HUD through the Comprehensive Housing Affordability Strategy (CHAS) data, with supplemental data from the 2018 San Marcos Housing Market Study Survey, conducted by Root Policy Research, when available. Although the CHAS is dated, it provides a glimpse of the housing needs within the city.~~

City of San Marcos Five Year Consolidated Plan Draft for the 2020-2024 Program Years

Total Households in the tables below: 20,085

Table 5 - Total Households										
	0-30% HAMFI	% of whole	>30-50% HAMFI	% of whole	>50-80% HAMFI	% of whole	>80-100% HAMFI	% of whole	>100% HAMFI	% of whole
Total Households	6,535		4,035		4,020		1,540		3,955	
Small Family Households	970	15%	905	22%	1305	32%	565	37%	1560	39%
Large Family Households	295	5%	125	3%	210	5%	165	11%	315	8%
Household contains at least one person 62-74 years of age	450	7%	320	8%	405	10%	275	18%	625	16%
Household contains at least one person age 75 or older	485	7%	305	8%	200	5%	60	4%	325	8%
Households with one or more children 6 years old or younger	695	11%	315	8%	600	15%	105	7%	415	10%

Data Source: 2011-2015 CHAS

City of San Marcos Five Year Consolidated Plan Draft for the 2020-2024 Program Years

Housing Needs Summary Tables

Table 6 – Housing Problems – Households with One of the Listed Needs										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	120	15	15	0	150	0	45	10	0	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	90	60	0	10	160	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	85	70	0	310	25	15	15	25	80
Housing cost burden greater than 50% of income (and none of the above problems)	4,090	1,430	95	0	5,615	325	55	110	15	505
Housing cost burden greater than 30% of income (and none of the above problems)	385	1,545	1,375	200	3,505	270	270	385	130	1,055
Zero/negative Income (and none of the above problems)	735	0	0	0	735	0	0	0	0	0

Data Source: 2011-2015 CHAS

City of San Marcos Five Year Consolidated Plan Draft for the 2020-2024 Program Years

Table 7 – Housing Problems – Households with One or More Severe Housing Problems										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,455	1,595	185	10	6,245	370	115	135	40	660
Having none of four housing problems	550	1,785	2,760	930	6,025	415	540	945	560	2,460
Household has negative income, but none of the other housing problems	735	0	0	0	735	0	0	0	0	0

Data 2011-2015 CHAS

Source:

Table 8 – Housing Problems – Cost Burden > 30%								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	750	620	265	1,635	160	90	270	520
Large Related	210	75	10	295	15	25	45	85
Elderly	410	280	190	880	265	120	155	540
Other	3,450	2,170	1,030	6,650	170	89	15	274
Total need by income	4,820	3,145	1,495	9,460	610	324	485	1,419

Data 2011-2015 CHAS

Source:

City of San Marcos Five Year Consolidated Plan Draft for the 2020-2024 Program Years

Table 9 – Housing Problems – Cost Burden > 50%								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	605	240	0	845	65	20	20	105
Large Related	80	45	0	125	0	0	0	0
Elderly	365	60	15	440	105	25	85	215
Other	3,295	1,135	95	4,525	155	4	0	159
Total need by income	4,345	1,480	110	5,935	325	49	105	479

Data 2011-2015 CHAS

Source:

Table 10 – Housing Problems – Crowding (More than One Person Per Room)										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	235	85	70	0	390	25	10	0	0	35
Multiple, unrelated family households	10	25	0	0	35	15	4	15	25	59
Other, non-family households	0	40	0	10	50	4	0	0	0	4
Total need by income	245	150	70	10	475	44	14	15	25	98

Data 2011-2015 CHAS

Source:

Table 11– Crowding Information								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Describe the number and type of single person households in need of housing assistance.

The 2013-17 ACS indicates that 33.1% of the population are individuals living alone. As the charts above show, 6,924 non-related households in San Marcos have a cost burden that exceeds 30%, and 4,684 non-related households have a cost burden that exceeds 50%. The majority of these are renters. . Median rent is \$966/month (ACS 2017) with median non-family income \$2,113/month, making median rent costs 45% of median income. Since 2000, rents have increased by nearly \$250 per month or by \$4,100 per year. This compares with an increase in median income of a renter of \$7,300. More than half of the increase in renter median income is now going toward rent.

Only 54 non-family households live in overcrowded (more than one per room) conditions.

(Root Policy Research).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Hays-Caldwell Women’s Center, and non-profit organization, provides services to victims of family violence, dating violence, sexual assault, and child abuse. The Center provided shelter to 260 women and children during program year October 1, 2018 – September 30, 2019. Center staff estimate that 100 families who are victims of abuse need housing assistance annually.

Regarding disability, a review of the 2012-2016 CHAS--Table 6 data shown in the table below shows the estimated number of households where at least one person has a self-care or independent living limitation. Households with self-care or independent living limitations and incomes less than 80% AMI may be more likely than the general population to need housing assistance, including provision of accessibility improvements. This indicates that up to 1,245 individuals may need some form of housing assistance.

Table 12 – Household Income by Type of Occupancy			
Households where at least one member has a self-care or independent living limitation	Renter Occupied	Owner Occupied	Total
Households w/income at or below 30% AMI	500	145	645
Households w/income above 30% but less than 50% AMI	235	65	300
Households w/income above 50% but less than 80% AMI	110	190	300
Households w/income above 80% AMI	130	270	400

Data 2012-2016 Comprehensive Housing Affordability Strategy Data Table 6

Source:

What are the most common housing problems?

As shown in the tables from the 2017 5-Year American Community Survey included in the Needs Assessment sections of this plan, of all housing problems, high cost burden on housing expenses is a serious problem for a high percentage San Marcos residents (52%), especially for those who rent. In San Marcos 72% of all housing units are rented, with only 28% owner occupied. 30% of San Marcos residents have a cost burden of over 50% (92% of them are renters), and 22% have a cost burden over 30%, but less than 50% (76% of them are renters).

The 2018 San Marcos Housing Survey found that condition of existing housing stock is also a common problem. Overall, about one-third of all renters and 9% of owners in the city said their home was in fair or poor condition.

Finally, according to the 2018 San Marcos Housing Survey, displacement prevention is a common need. In the past five years, nearly one in five (18%) San Marcos renters experienced displacement – having to move from a home when they did not want to. The most common reasons were rent increases, flood damage, cost of utilities, and the landlord selling the home.

Are any populations/household types more affected than others by these problems?

Through calculations using the above tables, it can be seen that 80% of "other" households in the 0-30% median income range are experiencing a severe cost burden (>50%). This is a much higher rate than any other group. In addition, 94% of "small related" households in the 0-30% median income range are experiencing a significant housing cost burden (>30%), as are 95% of the "other" households in the 30-50% median income range.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Approximately nine percent of all households with an annual income at or below 50% AMI have children six years old or younger. In addition, college-aged adults and single mothers had the lowest median incomes, both below \$30,000 (2017 5-Year ACS and Root Policy Research). It is generally accepted that households should not pay more than 50% of their incomes in housing costs. This “severe” level of cost burden puts households at high risk of homelessness—and also restricts the extent to which households can contribute to the local economy.

In addition, households with children under age 18 had the following characteristics as identified through the 2018 Housing Survey as part of the San Marcos Housing Needs Assessment:

- 26% received financial support from family or friends;

- One in five (19%) households with children under age 18 cut back on kids’ education or activities (e.g., stopped preschool, stopped sports);

- 23% avoided needed medical treatment;

- 23% used a credit card or other form of debt to pay housing costs;

- 10% applied for public assistance; and

- 10% got food from a food pantry.

Per the Texas Homeless Coalition, the term “Rapid Rehousing” refers to time limited intervention consisting of rental assistance plus supportive services, including holistic case management, employment support, and referrals to education. The goal of such programs is for participants to achieve housing stability. Support generally ends at 24 months, although programs can be longer for youth. Participants rent apartments at various locations in communities that offer this program. It is typically funded through the Continuum of Care organization (Texas Homeless Coalition for San Marcos) and Emergency Solutions Grants; some rapid rehousing programs are also run by the Veterans Administration for veteran families. Advocates for ending homelessness believe that rapid rehousing should be the backbone of a community’s response to homelessness.

Agencies such as Community Action Partners, Inc. and Southside Community Center provide some rent assistance; however, San Marcos does not specifically have a rapid rehousing program located in the city. The Coordinated Entry program for homeless or near-homeless people seeking services in San Marcos is located in Austin, thirty miles north. 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.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

At risk populations include those with a housing cost burden of 50% or more in San Marcos. Per the 2019 Housing Needs Assessment, it is generally accepted that households should not pay more than 50% of their incomes in housing costs. This “severe” level of cost burden puts households at high risk of homelessness—and also restricts the extent to which households can contribute to the local economy. Housing costs include rent or mortgage, basic utilities, mortgage insurance, home owners’ association fees, and property taxes.

The 2011-2015 Comprehensive Housing Affordability Strategy data shows that 5,935 renter households and 479 owner households – at total of 32% of all households - had a cost burden of greater than 50% of their income, and because home prices have risen faster than income this problem has certainly worsened since then.

Per the Texas Homeless Network (the Continuum of Care for San Marcos), additional risk factors for homelessness may include living in a one-parent household where the parent does not have a high school diploma and has a low income, mental illness, substance use, criminal history (especially felony convictions), domestic violence, and exiting the foster care system.

An interview with Vivent Health, an agency that provides services specifically for HIV positive individuals, noted that people who are HIV positive may struggle with housing because of the need to provide for their health issues. Vivent Health served approximately 70 people from Hays County in 2019, for a variety of needs (not necessarily related to housing).

According to the National Network to End Domestic Violence the leading cause of homelessness for women and children is domestic violence. See information above for numbers served by the Hays-Caldwell Womens Center, which provides services for San Marcos.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The high cost of rental housing in San Marcos creates instability and an increased risk of homelessness as a by-product. Very low income homeowners living in aging housing have limited resources for maintaining and repairing their homes; if no repairs are made serious deficiencies can leave the home uninhabitable creating a risk of homelessness or overcrowding. The low or extremely low income households with at least one person 75 years or older are also in danger of becoming homeless or having to double-up with families or friends as options for affordable living decrease and assisted living is not affordable.

Overall, 11% of San Marcos residents—12% of homeowners and 10% of renters—who participated in the survey have a friend or family member living with them due to a lack of housing. When asked why, nearly every person responded that they “Cannot afford the monthly rent of the places that are available to rent in San Marcos.” (2018 San Marcos Housing Survey, Root Policy Research)

Discussion

The housing needs in San Marcos center around the lack of affordable housing – especially rental units. Though few units are lacking plumbing or kitchen facilities, there is a need for minor to moderate housing rehabilitation to prevent further deterioration as well as a need to demolish and reconstruct unsafe or unsound housing.

It has become evident that housing and service needs in San Marcos have grown to the extent that increased coordination of efforts to prevent homelessness is needed. In October 2020, the City convened a meeting of service providers and interested citizens to discuss how best to move forward in a coordinated fashion. While City Council members and staff have led the start of the discussion through the City Council’s Committee on Homelessness, the October, 2020, meeting’s main purpose was to begin to identify local leaders for the effort, and to establish a working framework such as committees to address specific issues.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

Per HUD guidance, a disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The tables below provide race and income information for households that have one or more of the four housing problems tracked: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30% of income.

0%-30% of Area Median Income (Extremely Low Income)

Table 14 – Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems		Household has no/negative income, but none of the other housing problems		TOTAL
Jurisdiction as a whole	5,480	84%	315	5%	735	11%	6,530
White	3,015	82%	140	4%	535	14%	3,690
Black / African American	215	100%	0	0%	0	0%	215
Asian	25	42%	0	0%	35	58%	60
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	2,120	86%	175	7%	165	7%	2,460
Other/Unknown	105	100%	0	0%	0	0%	105

Data Source: 2011-2015 CHAS

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30%-50% of Area Median Income (Low Income)

Table 15 – Disproportionally Greater Need 30% - 50% AMI

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems		Household has no/negative income, but none of the other housing problems		TOTAL
Jurisdiction as a whole	3,520	87%	510	13%	0	0%	4,030
White	1,990	91%	200	9%	0	0%	2,190
Black / African American	120	86%	20	14%	0	0%	140
Asian	50	100%	0	0%	0	0%	50
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	1,195	80%	290	20%	0	0%	1,485
Other/Unknown	165	100%	0	0%	0	0%	165

Data Source: 2011-2015 CHAS

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50%-80% of Area Median Income (Moderate Income)

Table 16 – Disproportionally Greater Need 50% - 80% AMI

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems		Household has no/negative income, but none of the other housing problems		TOTAL
Jurisdiction as a whole	2,080	52%	1,945	48%	0	0%	4,025
White	1,110	49%	1,175	51%	0	0%	2,285
Black / African American	20	31%	45	69%	0	0%	65
Asian	15	43%	20	57%	0	0%	35
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	910	57%	675	43%	0	0%	1,585
Other/Unknown	25	45%	30	55%	0	0%	55

Data Source: 2011-2015 CHAS

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80%-100% of Area Median Income (Middle Income)

Table 17 – Disproportionally Greater Need 80% - 100% AMI

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems		Household has no/negative income, but none of the other housing problems		TOTAL
	Count	Percentage	Count	Percentage	Count	Percentage	
Jurisdiction as a whole	390	25%	1,150	75%	0	0%	1,540
White	175	23%	585	77%	0	0%	760
Black / African American	0	0%	70	100%	0	0%	70
Asian	80	84%	15	16%	0	0%	95
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	130	22%	460	78%	0	0%	590
Other/Unknown	5	20%	20	80%	0	0%	25

Data Source: 2011-2015 CHAS

Discussion

The above tables show that in the Extremely Low Income category, 100% of black households and 100% of other/unknown households have at least one housing problem, compared to 84% of households in this income category in the overall jurisdiction. This means that extremely low income black and other/unknown households are disproportionately impacted by the housing problems that are tracked. In addition, 58% of Asian households in this category have no or negative income, but do not report any of the three other housing problems, while that is the case for only 11% of all households in this income category. This indicates that Asian households with no income may be experiencing a housing cost burden to a higher extent than similar households in other racial categories.

For Low Income households, 100% of Asian households and 100% of other/unknown households have at least one housing problem, compared to 87% of households in this income category in the overall jurisdiction. Among Moderate Income households, no race category is disproportionately impacted by the housing problems. For Middle Income households, 84% of Asian households have at least one housing problem, compared to 25% of households in this income category in the overall jurisdiction.

As the tables above show, the numbers of households disproportionately impacted by at least one of the four tracked housing problems are very low compared to the overall number of households in the jurisdiction. However, some differentiation by race is noticeable. Asian households with no or negative income may be experiencing a housing cost burden more frequently than households in similar circumstances but with a different racial profile. Extremely low income black and other/unknown households, low income Asian and other/unknown households, and middle income Asian households are disproportionately impacted by one or more housing problems compared to the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

Per HUD guidance, a disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The tables below provide race and income information for households that have severe housing problems, which include the following issues: 1) Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms, and 2) Households with cost burdens of more than 50 percent of income.

Table 20 – Severe Housing Problems 0 - 30% AMI

0%-30% of Area Median Income (Extremely Low Income) Severe Housing Problems	Has one or more severe housing problem		Has none of the severe housing problems		Household has no/negative income, but none of the other housing problems		TOTAL
Jurisdiction as a whole	4,825	74%	965	15%	735	11%	6,525
White	2,730	74%	425	12%	535	14%	3,690
Black / African American	205	95%	10	5%	0	0%	215
Asian	25	42%	0	0%	35	58%	60
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	1,775	72%	520	21%	165	7%	2,460

Data Source: 2011-2015 CHAS

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Table 21 – Severe Housing Problems 30% - 50% AMI

30%-50% of Area Median Income (Low Income) Severe Housing Problems	Has one or more severe housing problem		Has none of the severe housing problems		Household has no/negative income, but none of the other housing problems		TOTAL
Jurisdiction as a whole	1,710	42%	2,325	58%	0	0%	4,035
White	1,075	49%	1,115	51%	0	0%	2,190
Black / African American	30	21%	110	79%	0	0%	140
Asian	0	0%	50	100%	0	0%	50
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	475	32%	1,010	68%	0	0%	1,485

Data Source: 2011-2015 CHAS

Table 22 – Severe Housing Problems 50% - 80% AMI

50%-80% of Area Median Income (Moderate Income) Severe Housing Problems	Has one or more severe housing problem		Has none of the severe housing problems		Household has no/negative income, but none of the other housing problems		TOTAL
Jurisdiction as a whole	320	8%	3,705	92%	0	0%	4,025
White	160	7%	2,125	93%	0	0%	2,285
Black / African American	0	0%	65	100%	0	0%	65
Asian	15	43%	20	57%	0	0%	35
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	140	9%	1,450	91%	0	0%	1,590

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Data Source: 2011-2015 CHAS

Table 23 – Severe Housing Problems 80% - 100% AMI

80%-100% of Area Median Income (Middle Income) Severe Housing Problems*	Has one or more severe housing problem		Has none of the severe housing problems		Household has no/negative income, but none of the other housing problems		TOTAL
Jurisdiction as a whole	50	3%	1,490	97%	0	0%	1,540
White	25	3%	735	97%	0	0%	760
Black / African American	0	0%	70	100%	0	0%	70
Asian	0	0%	90	100%	0	0%	90
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	25	4%	565	96%	0	0%	590

Data Source: 2011-2015 CHAS

Discussion

The above tables show that in the Extremely Low Income category, 95% of black households have at least one housing problem, compared to 74% of households in this income category in the overall jurisdiction. This means that extremely low income black households are disproportionately impacted by the housing problems that are tracked. In addition, 58% of Asian households in this category have no or negative income, but do not report any other housing problem, while that is the case for only 11% of all households in this income category. This indicates that Asian households with no income may be experiencing a housing cost burden to a higher extent than similar households in other racial categories.

Low and Middle Income households show no disproportionate impact by race regarding severe housing problems. For Moderate Income households, 43% of Asian households have at least one severe housing problem, compared to 8% of households in this income category in the overall jurisdiction.

As the tables above show, the numbers of households disproportionately impacted by at least one of the two severe housing problems are very low compared to the overall number of households in the jurisdiction. However, some differentiation by race is noticeable. Asian households with no or negative income may be experiencing a housing cost burden more frequently than households in similar circumstances but with a different

racial profile. Extremely low income black and moderate income Asian households are disproportionately impacted by severe housing problems compared to the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction

Per HUD guidance, a disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Table 26 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%		30-50%		>50%		No / negative income		TOTAL
Jurisdiction as a whole	8,015	40%	4,860	24%	6,455	32%	755	4%	20,085
White	4,619	40%	2,395	21%	3,880	34%	555	5%	11,449
Black / African American	220	38%	120	21%	235	41%	0	0%	575
Asian	70	26%	125	46%	40	15%	35	13%	270
American Indian, Alaska Native	150	100%	0	0%	0	0%	0	0%	150
Pacific Islander	0	0%	0	0%	0	0%	0	0%	0
Hispanic	2,790	39%	2,145	30%	2,070	29%	165	2%	7,170

Data Source: 2011-2015 CHAS

The table above shows that when comparing the cost burden of housing to racial household categories, 46% of Asian households have a housing cost burden between 30-50% of their household income, compared to just 24% of the jurisdiction as a whole. This indicates that a disproportionate number of Asian households are impacted with a housing cost burden compared to households in other racial categories. In addition, 13% of Asian households are listed as having no or negative income, compared to 4% of the jurisdiction as a whole, and this may indicate that those households also have a housing cost burden. Although Asian households are a small percentage of the community, they show a housing cost burden disproportionate to the impact on households of other races.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Extremely low income black and other/unknown households, low income Asian and other/unknown households, and middle income Asian households are disproportionately impacted by one or more housing problems compared to the jurisdiction as a whole.

Extremely low income black and moderate income Asian households are disproportionately impacted by severe housing problems compared to the jurisdiction as a whole.

Asian households show a housing cost burden disproportionate to the impact on households of other races.

If they have needs not identified above, what are those needs? The needs are identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Because census tracts expand far beyond the City of San Marcos boundaries and because black and Asian households represent a very small percentage of households in San Marcos (3% and 1% respectively), geographic concentrations of black and Asian households cannot accurately be identified.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing and Section 8 (Housing Choice) Voucher programs are operated by the San Marcos Housing Authority. The charts below detail information about the number of units, the demographic information of the residents, and the condition of the units. In the table below, “Project Based” vouchers are for Springtown Villas, which provides housing for elderly people. Special Purpose Vouchers such as Veterans Affairs Supportive Housing are not available in San Marcos., which is for elderly.

As described below, the needs of residents of these programs are most certainly shared by portions of the population at large; therefore programs to address these needs for the whole community would be most effective. These shared needs include: affordable housing, affordable childcare after hours or on weekends, inexpensive sources for furniture and other household furnishings, moving assistance, support group or counseling services, and extended public transportation hours.

Totals in Use

Table 13 – Public Housing by Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	289	288	60	228	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 14 – Characteristics of Public Housing Residents by Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,000	15,000	12,000	18,000	0	0
Average length of stay (years)	0	0	4	5	6	4	0	0
Average Household size	0	0	2.86	1.49	1.1	1.87	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	78	159	29	130	0	0
# of Disabled Families	0	0	72	139	37	102	0	0
# of Families requesting accessibility features	0	0	100	50	0	50	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	45	40	0	40	0	0

Data Source: PIC (PIH Information Center)

Table 15 – Race of Public Housing Residents by Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	239	262	48	214	0	0	0
Black/African American	0	0	26	54	9	45	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	1	2	0	2	0	0	0
Other	0	0	2	4	3	1	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Table 16 – Ethnicity of Public Housing Residents by Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	187	133	23	110	0	0	0
Not Hispanic	0	0	82	191	37	154	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment:

A Section 504 Needs Assessment was completed by the San Marcos Housing Authority when it was originally due, prior to 1988. Programs and procedures have since been put into place to address the needs identified in the assessment, and the assessment is no longer applicable to current operations.

Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

When the Springtown Villas project was first completed, applicants were most often able-bodied elderly. Now a higher percentage are have physical or mental disabilities and therefore need special accommodations for those.

Applicants are most often single people who need a one-bedroom unit.

Tenants most frequently request items such as ramps and grab bars to assist in their ability to maneuver in their home with a disability.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance?

The following charts represent the waiting list of the San Marcos Housing Authority as of March 11, 2020. Note: “Hispanic” is an Ethnicity, not a race; therefore, all Hispanic persons will also be found listed in one of the race categories, most often “white” in the San Marcos area.

Table 17 – Low-Rent (public housing) Waiting List							
Size	0 BR	1 BR	2-BR	3-BR	4-BR	5-BR	Total
Elderly	0	57	6	0	0	0	63
Disabled	0	25	2	1	0	0	28
Family	0	84	51	9	2	0	146
Race/Ethnicity							
Hispanic	0	68	37	7	2	0	114
White	0	131	47	8	2	0	188
Black	0	26	10	2	0	0	38
Indian/Alaskan	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0

Table 18 – Section 8 Waiting List							
Size	0 BR	1 BR	2-BR	3-BR	4-BR	5-BR	Total
Elderly	49	10	2	0	0	0	61
Disabled	37	10	2	1	1	0	51
Family	201	20	13	11	1	1	247
Race/Ethnicity							
Hispanic	121	6	7	7	1	1	143
White	166	14	8	9	1	1	199
Black	95	22	8	3	1	0	129
Indian/Alaskan	1	0	0	0	0	0	1

Asian	2	0	0	0	0	0	2
Pacific Islander	0	0	0	0	0	0	0
Other	2	0	0	0	0	0	2

Table 19 – Springtown Villa (Seniors/Persons with a Disability) Waiting List

Size	0 BR	1 BR	2-BR	3-BR	4-BR	5-BR	Total
Elderly	0	12	0	0	0	0	12
Disabled	0	11	2	0	0	0	13
Family	0	1	0	0	0	0	1
Race/Ethnicity							
Hispanic	0	7	0	0	0	0	7
White	0	13	0	0	0	0	13
Black	0	5	2	0	0	0	7
Indian/Alaskan	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0

Based on the information above, and any other information available to the City, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders:

Housing Choice Voucher participants tend to have specific medical and accessibility needs. Other needs of Public Housing and Section 8 residents include affordable childcare after hours or on weekends, inexpensive sources for furniture and other household furnishings, moving assistance, support group or counseling services, and extended public transportation hours (since the public bus service closes at 6:00pm).

How do these needs compare to the housing needs of the population at large?

The need for more affordable housing choices in San Marcos is a shared by persons with a disability, the population at large, and residents of public housing and Housing Choice Voucher programs.

Transportation is a major need that likely impacts Public Housing residents and Housing Choice Voucher holders more than the population at large. The bus system closes at 6:00pm but many people in lower-end jobs work in shifts, not an 8-5 job. In addition, as land prices have increased in the city, public services have found they have to move to the outskirts in order to expand to accommodate the growing population, and they are not always located on a bus line or near a bus stop. It is now easier to purchase a car on credit because they can be remotely disabled by the creditor; as a result, many families take on more debt than they can afford, creating additional issues.

The needs for affordable childcare after hours or on weekends, inexpensive sources for furniture and other household furnishings, moving assistance, and support group or counseling services may be more prevalent in the residents of public housing and Housing Choice Voucher programs but they are certainly needed by a large segment of the population at large as well.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Because a Homeless Management Information System is not used by agencies in San Marcos, the best source of data to answer this question comes from the records of the three shelters.

Three agencies provide shelters for specific homeless populations in San Marcos: (a) the Southside Community Center operates an emergency family shelter; (b) the Hays-Caldwell Women’s Center accepts victims of domestic violence – women, men, adults and children; and (c) the Greater San Marcos Youth Council accepts youth ages 5 to 17 who are at-risk, homeless, neglected or abused.

No shelter is available for single men and women who do not fit these profiles. Specific exceptions may be made by Southside Community Center on a case-by-case basis. However, shelters are available in Austin (31 miles away) and San Antonio (50 miles away), and local social service agencies often provide assistance in reaching these shelters as a part of their support services.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Limited data is available for total persons experiencing homelessness in San Marcos. The local population changes from week to week. Southside Community Center serves up to 60 homeless individuals and families the free evening meal that is provided each day at the Center. The Hays County Veterans Services Office served 52 homeless veterans in 2019. The Hays-Caldwell center provided shelter for 260 women and children in program year 2018-2019, and the San Marcos Youth Council provided shelter to 171 children. A portion of the homeless population moves between San Marcos and the nearby cities of Austin and San Antonio that have more shelter space and resources for the homeless.

A Point-In-Time Count of homeless people was conducted for Hays County on January 23, 2020 by the HOME Center of Central Texas. With more than 66,000 residents, San Marcos is the most populous city in the county, which has more than 214,000 residents in 11 communities. The second and third largest cities in the county are Buda with 18,000 people, and Kyle, with 48,000. The Point-In-Time Count surveyed people in the City limits of San Marcos and just outside it, and found 102 homeless people total: 85 adults and 17 children under 18.

Most areas in Hays County that could be considered rural are outside City limits. The Point In Time Count focused on the urbanized areas, and the extent of rural homelessness in the County is not known. Known homeless encampments in the County are within the City limits in urbanized areas closer to services; therefore, it is expected that rural homelessness is much lower than in the urbanized areas.

Results for Point in Time Count are as follows:

Table 20 – Homeless Point in Time Count Statistical Groups*	
Chronically Homeless Individuals and Families	12 (all individuals)
Families with Children	7 households, 24 people
Veterans and Their Families	9 people
Unaccompanied Youth	9 people
Households without Children	76 households

*Note: People can belong to more than one group; this table is not intended to total to 102 people.

Nature and Extent of Homelessness: (Optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Hays-Caldwell Womens’s Center estimates that there are 100 homeless families per year who have a female head of household with children and are in need of assistance. The veterans center does not track the demographics of the people it serves, but in 2019 it served 52 homeless veterans; it is unknown how many of those also had families with children.

The CDBG-DR Action Plan does not quantify the number of families with children in the analysis of unmet housing needs. Flood-related unmet housing needs are described in section NA-10 based on housing type and ownership.

“Services Matter: How Housing and Services Can End Family Homelessness”, 2015, published by The Bassuk Center on Homeless and Vulnerable Children and Youth, is a report created with the intent to carry on “the work of The National Center on Family Homelessness, which for 25 years led the way in research, training, and advocacy for homeless children and families”. The report presents information and proposed solutions for family homelessness, and emphasizes the following key need of homeless families:

1. Permanent affordable housing.
2. Education, job training and income supports.
3. Assessment of the needs of parents and children.
4. Trauma-informed care.

5. Recognition and treatment of depression in mothers.
6. Family preservation.
7. Parenting supports.
8. Addressing children’s developmental and mental health needs.

The report states that a typical homeless family is comprised of a single mother with her two young children. Most mothers head their households alone, and have limited education and few job skills or work experience. More than 90% of homeless mothers report they had been physically and/or sexually abused over their lifetimes. As a result of extreme poverty combined with the high rates of traumatic stress, many mothers develop clinical depressions that often are unacknowledged and untreated. Depression may compromise their capacity to parent and support their families.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Although this data does not address the unsheltered, it may be the case that their racial and ethnic demographics are comparable to those receiving shelter.

Hays-Caldwell Women’s Center provided various services to 499 unduplicated people in program year 2018-2019, in the following categories: Race White: 37; Black/African American: 49; Other/Unknown: 75; Ethnicity Hispanic: 202; Non-Hispanic: 297.

The San Marcos Youth Council provides services to abused and neglected children ages 2-17 and families with children under the age of 18. In 2019, 171 children received shelter care and assessment services and 536 children and their families received prevention and intervention services through Youth and Family Services. 39% female, 61% male, 41% Hispanic - 33% White - 26% African American. 18% middle class, 67% working poor, 15% in poverty. 49% single parents and 10% with special needs (children only).

Southside Community Center is able to provide emergency shelter for up to 25 persons in families.

The Hays County Veterans Services Office does not track racial and ethnic group data.

The Point-In-Time Homeless Count conducted in Hays County found 102 homeless people. Of the people who answered questions about their race, 74 (73%) were White, five (5%) were Black/African American, six (6%) were American Indian, and two (2%) were of multiple races; 15 (15%) did not respond. Regarding ethnicity, 34 (33%) were Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

On the day of the Point-In-Time Homeless Count, all seven families with children (a total of 24 people) were sheltered. Two single-person adult only households were sheltered. The count of sheltered people included 73 households with 75 total people. One person’s status was not recorded.

This means that 74% of the homeless people in Hays County were unsheltered. Even in January, the weather in the area is generally mild, and this may in part account for the number outside a shelter; however, as noted above, San Marcos does not have a shelter that serves individual adults, so it is worth noting that approximately 75 people were homeless in the area without shelter available to them.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

To summarize the information provided below, although it is not a large city, San Marcos has needs in all categories of social services. People in search of resources often must be referred to agencies in Austin, located more than 30 miles away, or other equally distant locations. Agencies serving San Marcos generally also serve the rest of Hays County and at least one other county as well; many serve the Greater Austin area, which is a five county area.

Describe the characteristics of special needs populations in your community:

In 2019, Ascension Seton, 501(c)(3) nonprofit healthcare provider, created a Community Health Needs Assessment (CHNA) for Hays County. The CHNA is intended to be used to identify and prioritize health issues and develop targeted interventions to build healthier communities. Based on quantitative data and interviews of stakeholders, the CHNA identified two main categories of health priorities for Hays County: (1) mental health and (2) access to care.

Persons with mental, physical, and/or developmental disabilities: According to the ACS 2018 5-year estimate for Hays County, 3,006 individuals age 65 years and older have a disability, and approximately 2,363 individuals under age 65 have a disability. Section NA-10 includes a chart showing that 1,645 households include a person who has a self-care or independent living limitation. These households, especially the those with incomes lower than 80% AMI that have at least one housing problem, may need some kind of housing assistance.

San Marcos' Designated Local Mental Health Authority is Hill Country Mental Health and Developmental Disabilities Centers (Hill Country MHDD). In an interview, the Executive Director said that one Hill Country's purposes is to provide a safety net for people with intellectual development and disability diagnoses, including case management. The individuals served live in a variety of settings: on their own, with family, in a group home, in a host home, or with companion care. In each setting they receive support from a variety of funding sources. The main center is located in Kerrville, 85 miles west of San Marcos, and it serves nineteen surrounding counties. Hill Country's other major purpose is to provide for the mental health needs of people in this area. The Local Intellectual and Developmental Disability Authority (LIDDA), located at Hill Country MHDD is currently providing Service Coordination for approximately 250 individuals residing in Hays County. Their needs vary greatly from person to person, as this depends on many factors including age, family involvement and support needs. Some people need very intensive daily support (to include hands on assistance with all daily living tasks), while others live very independently and require only occasional assistance with tasks such as budgeting and transportation.

Hill Country MHDD is also the local mental health authority (LMHA) for San Marcos residents and provides comprehensive mental health services for children, adolescents and adults. As of October, 2020, they have 1,659 individuals who are receiving services. To be eligible for Hill Country

MHDD services, an individual must reside within Hays County and have a diagnosable mental health condition that causes impairment in their daily life functioning.

As the LMHA, Hill Country MHDD is the only option for many unfunded persons and people who are undocumented and low income. Of the persons currently receiving services with Hill Country MHDD in Hays County, 35.8% are considered low income, 33.8% have Medicaid and 40.57% are un-insured; totaling 74.68% of persons receiving mental health services through Hill Country being uninsured or having Medicaid.

Elderly (defined as 62 and older) and frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework): Per information compiled by the Texas Demographics Center in 2018, Hays County has an exceptionally young population with only 11.3 percent (about 22,600 people) of the population over the age of 65 in 2018. By 2030, only 14.6 percent is expected to be over the age of 65.

Persons with alcohol or other drug addiction - A 2017 news article about Hays County noted: “Throughout Texas the rate of overdose deaths and prescriptions written for opioids, such as oxycodone, hydrocodone and heroin, are falling, according to a 2016 University of Texas study, but in Hays County, addiction counselors and law-enforcement officials report a steady increase in recent years in the number of cases they see related to opioids and prescription painkillers.” (“Here’s what the opioid epidemic looks like in Hays County”, Community Impact News San Marcos, June 16, 2017, by Brett Thorne) The article also noted that heroin abuse had been on the rise in the same time period, and is often tied to opioid addiction issues since both prescription opioids and heroin are opioid-based.

Persons with HIV/AIDS and their families: Vivent Health is the organization that serves people who are HIV positive in the five-county region called the Greater Austin Area, including San Marcos. Vivent Health served approximately 70 people from Hays County in 2019. The Director of Grant Resources stated that many of their clients are dealing with substance abuse, mental health issues, homelessness, and other health issues, in addition to HIV.

Victims of domestic violence, dating violence, sexual assault, and stalking: The Hays-Caldwell Womens Center, which serves Hays and Caldwell Counties, provided shelter to 260 women and children in FY19 (Oct. 1, 2018 – Sept. 30, 2019).

Abused Children: Court Appointed Special Advocates of Central Texas, which serves children removed from their homes in San Marcos due to abuse, served 133 children in 2019 but estimates this is only about 2/3 of the need for services.

What are the housing and supportive service needs of these populations and how are these needs determined?

Needs were determined through comments provided by the public and the service agencies consulted.

Persons with mental, physical, and/or developmental disabilities: _The 2017 news article mentioned above stated that “Hays County residents dealing with addiction face a lack of resources to overcome their need for drugs. There are eight substance-abuse treatment facilities in Hays County that have been licensed through the Texas Department of Health and Human Services and accept walk-in patients. Of those facilities, six offer inpatient rehab services, and none are located in the city limits of San Marcos, Kyle or Buda. Worsening the problem is the fact that inpatient rehab facilities throughout the county do not accept Medicare or Medicaid. That means that for the 10.5 percent of Hays County residents who rely on Medicare or Medicaid as their primary insurance, few drug treatment options are readily available.” This is still the situation today; substance abuse treatment facilities are needed that accept medicare and medicaid.

In 2016, Seton Medical Center Hays surveyed a group of Hays County residents and organizations about their concerns related to community health. One of the recurring themes throughout the survey was concern about the lack of resources available to those “who require extensive treatment and case management” for a substance-abuse issue.

Licensed professionals such as Bowman offer addiction counseling services, and groups such as the Hays Caldwell Council on Alcohol and Drug Abuse provide outpatient counseling and can connect clients with inpatient service providers.

But Brown said the lack of nearby inpatient service providers presents a challenge for low-income people addicted to opioids or other drugs. Those seeking treatment without private insurance or the means to foot the cost of intensive inpatient rehab, which in 2014 averaged \$18,000, according to the National Institute on Drug Abuse, often end up on waiting lists for one of the public drug treatment facilities in the state.

All information in the above subsection is from the article “Here's what the opioid epidemic looks like in Hays County”, Community Impact News San Marcos, June 16, 2017, by Brett Thorne

Hill Country MHDD staff provided the following information: Housing needs vary greatly from person to person. Some people live with their families in their family home, but the families have varying levels of financial stability. Hill Country MHDD staff feel sure that there are people that would benefit greatly from housing assistance. Currently, they complete assessments that identify what supports are necessary for people to live successfully in their community home. People receiving Home and Community-Based Services (HCS) have the right to determine which recommended supports to receive, as well as which type of residential setting they prefer. People that do not have HCS are more at risk of losing their living environment and potentially becoming homeless. They then refer them to our internal LIDDA crisis services. Sometimes, this results in asking the state for a crisis diversion slot to get them into HCS to ensure they have a place to live (usually a small group home).

Individuals in services provide information through a comprehensive financial, demographic and risk/needs assessment to identify if they are in need of supportive housing services. In 2019, 65 individuals in services reported that they were severely struggling with housing instability, 99 were struggling somewhat with a lack of stable housing, and 215 had at some point been impacted by a lack of stable housing. Once identified, Hill Country MHDD staff then provide direct support in connecting the individual with local housing resources and assist the individual with the

application process and finding interim shelter when possible. Whereas 35.8% of individuals in services in Hays County are identified as low income and many continue to struggle with securing or maintaining permanent housing. Consequently, this lack of stable housing often interferes with the individual's recovery goals and negatively impacts their mental health. Having a direct contact with information on housing support availability would benefit many individuals in services at this time.

The manager of the senior center in San Marcos remarked that there is definitely a need for more services clients with mental health issues, disabilities, and dementia; regulations prevent the senior center from serving seniors who are not independent since they do not have staff trained to provide support for health issues.

Elderly and frail elderly: Supportive housing, either through assisted living, group homes, or permanent supportive housing is an ongoing need for a number of disabled adults. Accessibility improvements are needed in all forms of housing to accommodate elderly and disabled people. In addition, the manager of the senior center in San Marcos noted that consistent transportation to services is greatly needed. Capital Area Rural Transportation System (CARTS) provides fixed Route bus service on a limited time schedule and The Country Bus, a door-to-door shared ride van service. Because of the level of need, people often must get on The Country Bus very early to make an appointment, and wait for to be picked up afterward, making a long day for elderly people. The senior center provides services for low income seniors who have homes, and have noted that people are struggling to pay their property taxes. The manager noted that seniors are gradually moving out of San Marcos due to housing costs. Staff at the center work to connect clients with resources like home care and provide presentations on insurance and medical issues. The center has a partnership with Hays County food bank to distribute bags of food for the week each Tuesday to people at their center. However, the manager mentioned that the service that is most important to their clients is having a place to enjoy socializing outside their home – having something to look forward to. The center serves about 45 clients per weekday. Persons with alcohol or other drug addiction: Counseling and therapy services, along with availability of group home or other transitional housing options, are commonly needed by persons with substance abuse issues. This population may also have criminal histories that make obtaining housing difficult.

Persons with HIV/AIDS and their families: The Director of Grant Resources for Vivent Health stated that many of their clients are dealing with substance abuse, mental health issues, homelessness, and other health issues, in addition to HIV. She said that affordable housing and transportation are major needs for their service area. Austin HIV Planning Council determines housing and supportive services utilizing Ryan White Part A and Minority AIDS Initiative funding for a five county area (Austin Transitional Grant Area) which includes Hays. Needs are prioritized and allocations are made through a committee of the planning council. They look at service utilization, demographics, disease rates, client input, other available funding, etc. In general, HIV positive populations may be hard to serve as many are just trying to survive and have their basic needs (housing, food) met, which takes precedence over other needs viewed as less important (healthcare, education, other social services). Many individuals are hard to contact due to transient lifestyle, lack of phone or other technology, and substance abuse/mental health issues. In addition

to Vivent Health, which is located in Austin, Community Action's Rural AIDS Services Program provides services to HIV positive people in Hays County.

Victims of domestic violence, dating violence, sexual assault, and stalking: The Director of Community Partnerships for the Hays-Caldwell Womens Center stated that affordable housing is the top barrier for victims of domestic violence in Hays County. Victims need a next step after temporary shelter, and this is very challenging; it is a major reason why people go back to their abuser or leave the community to go to a place with more affordable housing. In addition, supportive services are critical for their clients and are very limited. The center keeps a database of resources, but some are online only and some are outside the county; local services would serve clients better. The center is working to develop business partnerships to provide jobs and training for center clients. In the past their client population has been very transient, so it was difficult to make steady progress through supportive services; this is why the eighteen new units of transitional housing that are under construction are so important.

Abused Children: Court Appointed Special Advocates of Central Texas (CASA) provides services to children who are removed from their homes in San Marcos due to abuse. The Development Director described their needs as follows. Some services for their clients are available locally, but they often must go to Austin to find what they need, which also necessitates finding transportation to get there. The children's shelter (San Marcos Youth Council) in San Marcos is outstanding and so is the Hays-Caldwell Womens Center, but they are often full since they receive clients from outside San Marcos. Foster children frequently must go to Austin or San Antonio to live. A shortage of licensed foster homes means those homes are at full capacity, and children very often end up living in a group home setting of 8-10 children. Affordable housing in San Marcos is very difficult for the parents of their clients, and it is impossible for the kids coming out of foster care at age 18; they have to go to Austin and San Antonio and this takes them farther away from CASA staff and volunteers who could be advocates and support.

The Executive Director of the San Marcos Youth Council noted that more funding is needed for prevention of child abuse, as well as more family-centered activities that are free or very low cost. Parents need resources of all kinds, including skills training in parenting and keeping the family together, as well as work-readiness skills. The San Marcos Youth Council tries to be a one-stop shop for families with children.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Texas Department of State Health Services, as of 2018, 337 individuals are living with HIV in Hays County. This is a huge increase over 2014, when there were 18. Characteristics of the population within Hays County are as follows (from <http://healthdata.dshs.texas.gov/dashboard/diseases/people-living-with-hiv>):

Area	Age Group	Race	Sex	2018
Hays County	All Age	All Race/Ethnicity	Female	41
			Male	296
	0-14	All Race/Ethnicity	Female	---
			Male	---
	15-24	All Race/Ethnicity	Female	---
			Male	30
	25-34	All Race/Ethnicity	Female	7
			Male	50
	35-44	All Race/Ethnicity	Female	8
			Male	49
	45-54	All Race/Ethnicity	Female	13
			Male	78
	55-64	All Race/Ethnicity	Female	9
			Male	62
	65+	All Race/Ethnicity	Female	---
			Male	27

Area	Age Group	Race	Sex	2018
Hays County	All Age	All Race/Ethnicity	Female	41
			Male	296
		American Indian/Alaska Nati..	Female	--
			Male	--
		Asian	Female	--
			Male	--
		Black	Female	10
			Male	37
		Hispanic	Female	16
			Male	121
		Multi Race	Female	--
			Male	13
		Native Hawaiian/Pacific I..	Female	--
			Male	--
		White	Female	13
			Male	125

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Data Source: [HIV-STD Program](#)

NA-50 Non-Housing Community Development Needs – 91.215 (f)

A description of Non-Housing Community Development Needs has been assembled from several sources:

- Citizen comments on the Consolidated Plan 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. One hundred and ninety-two people responded to the survey.
- During consultations in 2020, service providers were asked the question “Do you see the need for additional public or non-profit facilities listed below?” and provided the list of types of facilities included in the Consolidated Plan template.
- The City’s Capital Improvements Program (CIP) is a ten-year planning tool used to prioritize major new capital investments made by the City (projects costing more than \$50,000). The CIP is updated annually and focuses primarily on infrastructure and facility needs. Potential projects receive a priority ranking based on a number of factors, including safety, operational necessity, and coordination with other projects underway.
- The CDBG Disaster Recovery (CDBG-DR) Action Plan also describes the need for infrastructure construction needs in order to prevent damage from future flooding disasters.

The COVID-19 pandemic is currently unfolding. The specific needs due to the pandemic, and responding programs and activities, are not known at the time of adoption, but it is clear that the economy will be affected in many ways. Therefore, Economic Development has been added to this Consolidated Plan as a Priority Need in order to provide for the response as it unfolds.

Describe the jurisdiction’s need for Public Facilities:

Public facilities comments in the Consolidated Plan Survey mostly referred to additional park and recreation facilities. Comments on economic development centered on vocational training (eight comments). Forty-four percent considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%. The City receives approximately \$700,000 annually in CDBG entitlement funds and has used some of this funding to pay for park improvements that were not covered by the City’s Capital Improvements Plan. Service providers who were consulted said that temporary housing is needed as well.

In consultations, two service providers indicated the need for additional facilities for the homeless, since current facilities serve only those in specific categories. One example is that there is no immediate local housing for homeless single adult veterans as a place to stay until the paperwork can be processed for a longer-term solution. One service provider also expressed concern that additional homeless facilities will be needed due to economic repercussions of the COVID-19 pandemic. Another stated that the number one need for facilities they could see is the

need for centers providing affordable childcare. Several described a need for youth centers that would provide children and youth positive things to do with their time and which are free. One also noted that there is no center that focuses on the needs of disabled people.

Fire stations are the main public facilities included in the FY 2021-2030 10 Year CIP Project Plan over the next five years, due to the need to accommodate expected continued residential growth.

No public facilities are a part of the CDBG-DR Action Plan.

How were these needs determined?

CDBG funded projects are selected based on the public’s and service providers’ suggestions and staff’s observation of the need for funding for specific smaller projects (like accessibility improvements to parks). Needs were considered for inclusion in the Consolidated Plan based on comments received in the Consolidated Plan survey, as well as items that could not be funded in the Capital Improvements Plan.

Major facilities and infrastructure projects are selected based on engineering studies and safety concerns through the City’s annually updated ten-year Capital Improvements Plan.

Damage to houses was the most significant structural impact of the 2015 floods for which the CDBG-DR funding was received; therefore, the CDBG-DR Action plan focuses on paying for housing rehabilitation and reconstruction and on creating stormwater infrastructure to prevent damage to houses in future events.

Describe the jurisdiction’s need for Public Improvements:

Infrastructure comments in the Consolidated Plan survey and from service providers mentioned hike and bike trails, bus routes, and parking downtown. Service providers also emphasized the need for a public transportation system that enables people to move efficiently around town.

The FY 2021-2030 10 Year CIP Project Plan has a heavy emphasis on needed stormwater, street, and water supply projects, in particular over the next five years.

CDBG-DR Unmet Need for Public Infrastructure/Resilient Critical Infrastructure Activities:

The City is determined to address the conditions that have allowed for repetitive losses due to flooding. Not only have there been these two events within six months of each other, but in the last 20 years there have been multiple flooding events that have caused loss within the City. Residents of the City have increasingly indicated to the City Council and other leaders that they want the infrastructure improved to prevent this ongoing occurrence. Additionally, research indicates that had the infrastructure prior to these events been of a sufficient and appropriate nature, much of the damage to homes and businesses could have been alleviated or mitigated. Therefore, it is the opinion of the City leaders that to stop this from happening in the future, the City must invest its Recovery money in upgrades to its Infrastructure system.

The City evaluated multiple projects that could provide the repair and replacement of public infrastructure resulting in the improvement in the resiliency and sustainability of the City in the face of future floods and other events. The CDBG-DR Infrastructure Study analyzed eight projects located in the areas most damaged by the floods. In addition, City staff worked on options to reduce the floodwater overflow into the across the City in addition to the overflow channel and upstream detention being analyzed by the Army Corps of Engineers.

How were these needs determined?

Needs were considered for inclusion in the Consolidated Plan based on comments received in the Consolidated Plan survey, as well as items that could not be funded in the Capital Improvements Plan. CDBG funded projects are selected based on the public's and service providers' suggestions and staff's observation of the need for funding for specific smaller projects (like accessibility improvements to parks).

The City annually updates the ten year Capital Improvements Plan by selecting major facilities and infrastructure projects based on engineering studies and safety concerns.

The CDBG-DR Needs Assessment recommended the categories that were to be addressed by the projects that had been evaluated in the Feasibility Study. Based upon the results, City staff recommended and City Council selected projects that meet the National Objective of benefit to low mod citizens of the City as well as meeting the priority of repairing and replacing public infrastructure in order to minimize future flood damage.

Describe the jurisdiction's need for Public Services:

The three top priority needs requested in the Consolidated Plan 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%, or \$108,000 on Public Services. 44% considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%. 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. Comments on economic development centered on vocational training (8 comments).

Economic and workforce development professionals interviewed emphasized the need for job training and certifications in order to improve the prospects of residents who have not attended college.

Homeless service providers that were consulted emphasized the need for rental assistance and legal services for landlord/tenant disputes.

Special needs service providers that were consulted emphasized the need for intensive case management for families with multiple issues (mental health, financial, housing, job security, and health) and for supportive assistance for older youth and young adults who are aging out of foster care.

The Capital Improvements Plan and the CDBG-DR Action Plan are not appropriate funding mechanisms for public services, so they do not apply to this category.

How were these needs determined?

Needs for public services were determined by the Consolidated Plan citizen survey provided prior to preparation of the 2020-2024 Consolidated Plan, comments received in meetings and by email, questionnaires provided to social services providers, and interviews of other service providers.

The Capital Improvements Plan and the CDBG-DR Action Plan are not appropriate funding mechanisms for public services, so they do not apply to this category.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

San Marcos has experienced rapid growth in housing since 2010, especially in the multi-family sector. In May 2015 the Census Bureau announced that San Marcos was the fastest growing mid-sized city over 50,000 in the United States for the third consecutive year, with a population increase of 7.9% between 2013 and 2014. San Marcos' large student population (now 38,000) and strategic location along the I-35 corridor play important roles in its growth.

City records show that approximately 2,900 new single-family homes were permitted between 2009 and 2019. More than 6,500 apartment units, with approximately 15,700 new bedrooms, were built between 2010 and 2019. 44% of the existing owner-occupied housing stock and 27% of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 40 years old. As the housing stock ages, housing units can begin to deteriorate, especially when the residents do not or cannot provide needed maintenance.

The 2017 5-Year ACS shows that out of 22,471 households, 41% are family households and 59% are non-family households. While college-aged adults (18 to 24) comprise the largest cohort of residents in San Marcos, it is actually the slowest growing age cohort, likely attributed to university enrollment limitations. The age cohort with the largest growth rate is those 25-35 years.

In 2017, the median household income in San Marcos was \$34,748 and the median income for families was \$49,551. Cost of housing, including rental and for-sale has rising faster than incomes. The for-sale gaps analysis shows the San Marcos market to be relatively affordable for renters earning more than \$75,000 per year and manageable for renters earning between \$50,000 and \$75,000, assuming a willingness to consider attached housing options. Retail is a major employer in San Marcos, with low paying jobs and little possibility of moving up.

The San Marcos Housing Authority currently provides housing for about 577 low-income families and individuals, including the elderly and disabled. Their resident services program consists of several initiatives designed to support self-sufficiency and family development, elderly and disabled services, youth services, and resident organizations and community development. The waiting list for all but the largest homes is three to four years.

Homeless shelters and services in San Marcos are targeted to specific groups, such as families. The local services agencies do their best to connect everyone to resources, including services for single homeless people and people with special needs, which are for the most part provided to residents of San Marcos by agencies located in Austin.

The City of San Marcos has multiple initiatives underway aimed at addressing the need for affordable housing, as well as additional services. The City has revised zoning and development codes to encourage construction of more affordable attached housing product, as well as accessory dwelling units. Low Income Housing Tax Credit applications are now evaluated per criteria set, and the City may choose to require applicants to use a lower percentage of area median income or provide additional affordable units in order to receive the City's "letter of no objection". CDBG Entitlement funding is used primarily for programs aimed at preserving the existing housing stock through repair or rehabilitation, along with demolishing homes that are damaged beyond repair, in order to make infill housing construction possible. A portion of CDBG Disaster Recovery funding (CDBG-DR) has been used to repair and reconstruct homes damaged in the 2015 floods. The City has led the formation of a coalition on Homelessness, and uses \$500,000 in general fund dollars to support public service agencies.

The information above is from the 2019 San Marcos Housing Needs Assessment created by Root Policy Research and consultations with City Planning and Development Services staff.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

CURRENT TRENDS IN THE HOUSING DEVELOPMENT

In the past few years the City of San Marcos had the fastest or near-fastest growth rate for a city over 50,000 in population in the United States. As prices have risen in Austin, just over thirty miles away, people have rapidly moved south to San Marcos and other nearby cities. Significant growth capacity remains within the San Marcos City limits. Five residential subdivisions are in process of construction, with up to 9,800 residential units approved and more than 8,100 still available. Of those, about 1,000 are multifamily and the rest are traditional single family homes. In addition, another 3,400 multifamily units are under development. Annexation of more land is still possible here. The City has just started an eighteen month comprehensive planning process and the vision and goals for growth and development, both new and infill, will be discussed in detail. Affordable housing for low- and moderate-income residents is widely acknowledged as a significant need. Some small amount of infill development is possible on scattered lots, but for the most part what is most needed on already-constructed segments of town is rehabilitation funding to preserve the housing stock already in place.

EXISTING HOUSING

San Marcos has a high number of rental units with a significant number containing three or more bedrooms. However, many of these units are rented by young adults and college students leaving a gap of available housing for low-to-moderate income families. There has been a trend in recent years to build apartments where each unit has multiple bedrooms rented individually with shared common areas. Although the rents for a single room may be affordable, families who need more than one bedroom often find the unit's price prohibitive. San Marcos' housing stock is made up primarily of apartment buildings containing between five and 49 units (38%) and single family detached homes (34%). Eleven percent are duplexes/triplexes/fourplexes and eight percent are large apartment buildings. The balance, about nine percent, are nearly split between condominiums/townhouses and mobile homes. There is very little product diversity in the owner-occupied housing stock in San Marcos. The vast majority of San Marcos owners (86%) live in single family detached houses and another eight percent live in mobile homes. Just six percent of owners live in other product types like townhomes, duplexes, triplexes, and condos—often referred to as “missing middle” products. (San Marcos Housing Study by Root Policy Research)

The Housing Authority owns 289 units of public housing and provides service for 245 vouchers. Sixty of the units owned are in Springtown Villas, a three story apartment complex reserved for low-income elderly and disabled people. Thirty of the other units are also in a multifamily structure and are reserved for families in the family self-sufficiency program. The remaining 199 units of public housing are duplexes with a mix of family types and ages, all low-income. None of the units of public housing or vouchers are expected to be lost in the next five years.

Table 21 – Residential Properties by Unit Type		
Property Type	Number	%
1-unit detached structure	7,055	31%
1-unit, attached structure	825	4%
2-4 units	3,360	15%
5-19 units	6,350	28%
20 or more units	3,794	17%
Mobile Home, boat, RV, van, etc	1,080	5%
Total	22,464	100%

Data Source: 2011-2015 ACS

Table 22 – Unit Size by Tenure				
	Owners		Renters	
	Number	%	Number	%
No bedroom	30	1%	580	4%
1 bedroom	120	2%	4,069	28%
2 bedrooms	1,025	18%	5,785	40%
3 or more bedrooms	4,385	79%	4,160	28%
Total	5,560	100%	14,594	100%

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Currently, based on HUD and Texas Department of Housing and Community Affairs (TDHCA) data, there are 2,170 state or federally assisted units in San Marcos. Of these, 289 are public housing, including 60 reserved for senior citizens or persons with a disability. There are 228 Section 8

Vouchers in San Marcos. The San Marcos Housing Authority also just received 17 additional vouchers for use by young people exiting foster care, in conjunction with Texas State University.

To date, there are eleven TDHCA Board approved multifamily apartment projects in San Marcos. Ten of those eleven multifamily properties are actively renting units and one project is currently under construction. In addition, there are five proposed multifamily complexes that have received a Resolution of No Objection from the City. To date, a total of 1,593 income restricted units have been constructed through the Low Income Housing Tax Credit (LIHTC) program. Of those units, 5 projects (804 units) are restricted to seniors. The five housing tax credit projects that received an approved Resolution of No Objection over the last year would add an additional 1,324 income restricted units for a total of 3,200 units restricted to households making 60% of area median income (AMI) or less. Approximately 85% of existing and proposed HTC units in San Marcos are only required to be restricted to those making 60% or less of the AMI. Based on the current AMI of \$95,900 and TDHCA's estimated rent restrictions, this means that the vast majority of typical LIHTC units in San Marcos are only required to limit rents to between approximately \$990 and \$1,640. Based on data included in the San Marcos Housing Needs Assessment, the 2017 median rent in San Marcos was \$898 for a 1-bedroom apartment and \$1,423 for a 4-bedroom apartment. As the majority of LIHTC units are only required to restrict rents to 60% AMI, the program has the potential to produce units priced higher than the city's median rent.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No units or Section 8 Vouchers are expected to be lost.

The greatest impact of the 2015 floods was on the condition of housing. Only a few units may have been permanently lost from the housing supply; however, the floods had a minor impact on the number of available units in good condition. Information below is from the City's 2016 Disaster Recovery Action Plan.

Owner-Occupied Units - FEMA data shows that 1,103 of the 5,102 owner occupied units (city-wide) applied for assistance immediately after the floods. Of these homes, 1,013 units (from all sources: 925 FEMA IA, 88 SBA,) have already received either Individual Assistance or payouts from other sources including insurance or SBA loans. This leaves 90 of the FEMA applicants with no current source of rehabilitation funding, and the City may need to provide assistance to these families under this CDBG-DR allocation. Based upon the SBA data, the current cost to repair homes to a pre-flood state is approximately \$80,176. Once their level of damage has been accurately determined, the remaining need for these affected homeowners may be as high as \$7,215,840.

Rental Units - According to initial City estimates, out of 13,680 rental units citywide, the flood damaged over 675 rental housing units within the city's most impacted area. Of the 675 units that were damaged, insurance payouts have already been provided to 94 units. The City estimates that there are still 581 rental units within this area, and possibly more across the city, that may need Disaster Recovery assistance. Units within the

100-year flood plain that received significant damage (meeting the FEMA classifications of Major or Severe), may be reconstructed, but will at minimum have to be elevated to two feet above the Base Flood Elevation. Those adjacent to the flood plain will not require elevation and can be rehabilitated or reconstructed depending on the level of damage.

Does the availability of housing units meet the needs of the population?

No, there continues to be a need for housing that is affordable to very low-income persons. The Housing Authority consistently has a lengthy waiting list for both public housing and Section 8 Vouchers.

Right now the San Marcos Housing Authority most needs one-bedroom (3 year wait) and two-bedroom units (2 year wait). Fewer large family units are seeking public housing assistance than in the past, so three-bedroom units have a waiting list of less than a year, and four-bedroom units have almost no wait. One-bedroom units for the elderly and disabled have an extremely long waiting list. The Housing Authority last opened the Section 8 Voucher list 2 years ago and will not be able to re-open it for another 2 years or so because of the number of applications received.

Describe the need for specific types of housing:

A need has been identified for transitional housing for persons leaving local shelters. Hays-Caldwell Women’s Center will be breaking ground on 18-20 units of transitional shelter for abused women in spring, 2020.

Units that are affordable for low and extremely low-income families are needed in both rental and for-sale markets, as described in the 2019 San Marcos Housing Study by Root Policy Research. Information from this study is provided below:

Gaps Analysis (2019 San Marcos Housing Study by Root Policy Research)

To examine how well San Marcos’ current housing market meets the needs of its residents Root Policy Research conducted a modeling effort called a “gaps analysis.” The analysis compares the supply of housing at various price points to the number of households who can afford such housing. If there are more housing units than households, the market is “oversupplying” housing at that price range. Conversely, if there are too few units, the market is “undersupplying” housing. The gaps analysis conducted for renters in San Marcos addresses both rental affordability and ownership opportunities for renters who want to buy.

Gaps in the Rental Market. The gaps analysis shows that:

- Twenty-nine percent of renters (about 4,700 households) living in San Marcos earn less than \$15,000 per year. These renters need units that cost less than \$375 per month to avoid being cost burdened. Just two percent of rental units (329 units) in the city rent for less than \$375/month (including subsidized rental units). This leaves a “gap,” or shortage, of 4,400 units for these extremely low income households.

- About 1,250 renters earn between \$15,000 and \$20,000 per year. There are 297 rental units priced at their affordability range (between \$375 and \$500/month), leaving a shortage of about 968 units.
- Another 1,500 renters earn between \$20,000 and \$25,000 per year. There are 916 units priced in their affordability range—a shortage of 583 units.
- Altogether, the city has a shortage of about 5,950 rental units priced affordably for renters earning less than \$25,000 per year.

A comparison of the rental gaps in 2000 shows a significant shift in the past 17 years: overall the low income rental gap increased from a 2,903-unit shortage to a 5,950-unit shortage. Why did the gaps increase? This shift is due to a combination of losses in affordable rentals and an increase of about 1,500 households earning less than \$20,000 per year. The sizeable increase in low income households is likely partially explained by the growing student population over the past two decades. In 2000, 39 percent of rentals were priced to accommodate households earning \$20,000 per year. By 2017, this was just 8 percent.

Gaps in the For-Sale Market. This gap between interest in buying and available product is demonstrated by an owners gaps analysis. The owner gaps analysis was conducted to evaluate the market options affordable to renters who may wish to purchase a home in San Marcos. Similar to the rental gaps analysis, the model compares renters, renter income levels, the maximum monthly housing payment they could afford, and the proportion of units in the market that were affordable to them.

The maximum affordable home prices used in the analysis assume a 30-year mortgage with a 10 percent down payment and an interest rate of 4.49 percent. The estimates also incorporate property taxes, insurance, HOA payments and utilities (assumed to collectively account for 41% of the monthly payment).

The cumulative gap calculation excludes households earning less than \$25,000 per year as they are not likely to purchase homes without subsidy. The for sale gaps analysis shows the San Marcos market to be relatively affordable for renters earning more than \$75,000 per year and manageable for renters earning between \$50,000 and \$75,000, assuming a willingness to consider attached housing options. Renters earning less than \$50,000 per year can afford a max home price of about \$160,000. Only 94 homes were listed or sold in San Marcos in 2017/2018 in that price range (6% of all listed/sold homes); 24 percent of those were attached homes.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Many of the region’s challenges stem from managing the consequences of such robust growth in recent years. For example, between 2009 and 2016 median home values in the five county metropolitan statistical area rose 28.4% while incomes only rose 15.7%. Within the city of Austin, home prices have risen even faster, creating widespread housing affordability challenges. These affordability challenges have been exacerbated in part by rapid job growth in low wage occupations. Nearly half of all jobs created in 2017 in the Capital Area (near Austin) were in occupations that pay a median annual wage between \$20,000 and \$40,000 per year. As housing near the urban core of the region becomes increasingly expensive, more and more workers are moving to suburban and rural communities, including San Marcos, where housing has traditionally been more affordable. However, this creates transportation congestion, long commutes, and sprawling land development pressures in the region. These outcomes, in turn, increase environmental and resiliency vulnerabilities. (Source: CAPCOG Comprehensive Economic Development Strategy, 2015-2020)

Table 23 – Cost of Housing			
	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	117,300	137,300	17%
Median Contract Rent	616	804	31%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 24 – Rent Paid		
Rent Paid	Number	%
Less than \$500	1,575	10.8%
\$500-999	9,634	66.0%
\$1,000-1,499	2,325	15.9%
\$1,500-1,999	765	5.2%
\$2,000 or more	305	2.1%
Total	14,604	100.0%

Data Source: 2011-2015 ACS

Table 25 – Housing Affordability		
% Units affordable to Households earning	Renter	Owner
30% HAMFI	730	No Data
50% HAMFI	3,750	985
80% HAMFI	11,765	2,475
100% HAMFI	No Data	3,155
Total	16,245	6,615

Data Source: 2011-2015 CHAS

Table 26 – Monthly Rent (HOME Rent Table for Austin- Round Rock Metropolitan Statistical Area, 2019)					
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$931	\$1,086	\$1,315	\$1,734	\$2,099
High HOME Rent	\$931	\$1,086	\$1,315	\$1,564	\$1,725
Low HOME Rent	\$828	\$887	\$1,065	\$1,230	\$1,372

Data Source: HOME Rents 2019 https://files.hudexchange.info/reports/published/HOME_RentLimits_State_TX_2019.pdf

Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g., public housing). For jurisdictions within a metropolitan area, the FMR is based on the metropolitan area.

High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% of the area median income, whichever is lower.

Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% of the area median income.

HUD Exchange provides annual information on the Fair Market Rent and HOME rent limits for affordable housing. San Marcos is in the Austin-Round Rock Metropolitan Statistical Area, where in 2019 the Fair Market Rent for a one bedroom unit is \$1,086. Minimum wage is \$7.25, or \$1,160 per month for a 40 hour work week. People are considered cost burdened if their housing cost (rent or mortgage plus utilities) is more than 30%

of their income. 30% of \$1,160 is \$348, meaning monthly rent for a one bedroom unit would need to be below that to be affordable for a person earning minimum wage.

ACS 2018 5-year estimate data for 2018 shows that only 2.6% of the occupied rental units in San Marcos pay less than \$500/month rent.

Is there sufficient housing for households at all income levels?

The lack of affordable housing, in both the rental and housing sales market, has been cited as a need by stakeholders and housing advocates. The Housing Needs Assessment shows that there are 5,630 non-related households in San Marcos that have a cost burden that exceeds 30% and 3,925 non-related households with a cost burden exceeding 50%. The majority of these are renters.

How is affordability of housing likely to change considering changes to home values and/or rents?

Since 2000, rents have increased by nearly \$350 per month, or by \$4,100 per year. This compares with an increase in median income of a renter of \$7,300. More than half of the increase in renter median income is now going toward rent. This reflects a decline in purchasing power for renters in San Marcos as rents have increased faster than incomes. Median rent increased by 55% (from \$622 in 1999 to \$966 in 2017) compared to a median renter income increase of 37% (from \$19,721 to \$27,104).

In order to afford the increase in rent, renters' annual incomes would have needed to increase by \$13,760 between 1999 and 2017; however actual increase in renter median income was \$7,383. The median two-bedroom rental unit in San Marcos is affordable to households earning \$38,920 or more per year—substantially higher than the median renter income of \$27,104.

The trend of home prices rising faster than income is expected to continue, as shown in the model created for the San Marcos Housing Study by Root Policy Research.

(San Marcos Housing Study conducted by Root Policy Research).

Two impacts on the cost of housing in San Marcos are the need for flood insurance for rehabilitated homes in some portions of town, as well as the requirement to elevate reconstructed houses constructed within the 100-year flood plain. This is an ongoing issue as the city is still recovering from the 2015 floods. The Disaster Recovery Action Plan provides insight into these issues. It states:

“While the City may choose to repair homes that are classified as “Affected” or “Minor” related to damage, it should be noted that any home classified “Major” or “Severe” within the 100-year flood plain receiving CDBG-DR assistance from this allocation will be required to be elevated to at least two feet above Base Flood Elevation, as required under FR-5938-01. The cost to carry flood insurance for homeowners taking advantage of a potential CDBG-DR housing program should not be understated, as it will most likely create a cost burden on an applicant, thereby making maintaining that home no longer affordable for the income levels that are required to be assisted with these funds. The City will need to determine

during implementation whether these homeowners will be offered buyout and relocation assistance in lieu of elevating their property. Homes that are in the “Major” or “Severe” categories will need to be completely reconstructed, or possibly, if within the flood plain as described above, bought out which would afford the homeowner the opportunity to move to a lower risk area.” Some owners in the most impacted area may be without home insurance if they have not repaired the flood damage and have not applied for assistance due to the requirement to buy flood insurance.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The San Marcos Housing Study estimated median rent plus utility cost in San Marcos to be \$1,130 for non-students and \$1,160 for students. This is higher than the FMR or either HOME rent for a one bedroom apartment, and higher than Low HOME Rent for a two bedroom unit. Therefore the median rent plus utility cost in San Marcos is not considered affordable to people whose income is at 65% of the area median income. This provides support for the strategic use of Low Income Housing Tax Credits to provide income – limited housing that is targeted to people whose income is below 65% of the area median income, and particularly to people whose income is less than 50% of the area median income.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

San Marcos' housing stock is made up primarily of apartment buildings containing between five and 49 units (38%) and single family detached homes (34%). Eleven percent are duplexes/triplexes/fourplexes and eight percent are large apartment buildings. The balance, about nine percent, are nearly split between condominiums/townhouses and mobile homes.

While the majority of the city's housing stock was built between 1970 and 1999, San Marcos saw a great deal of housing construction between 2000 and 2009 with homes from this period accounting for 26%. Thirteen percent of homes have been built in the past decade.

In 2015, the City of San Marcos was impacted by two historic flood events that occurred within six months of each other—the first in May of 2015 and the second in October 2015. Collectively, these weather disasters damaged 1,558 homes and 35 businesses, causing tens of millions of dollars in damage.

The 2018-19 resident survey, conducted for the development of the 2019 Housing Needs Assessment, was designed to assess ongoing housing needs and preferences in San Marcos and includes questions related to housing damage from the 2015 floods. Overall, one in 25 (four percent) San Marcos residents who responded to the survey currently live in a home that was damaged in the 2015 Flood, and two percent lived in a home that was damaged in the Flood but have since moved.

(Source: 2019 San Marcos Housing Needs Assessment, Root Policy Research)

A reliable estimate of vacant and abandoned buildings is not available for San Marcos at this time. City Code Enforcement staff have identified more than a dozen vacant and abandoned homes that are especially problematic for the surrounding neighborhoods and for which the owners apparently lack the funds to demolish the houses; however, no comprehensive analysis of vacant, abandoned, and repossessed homes is available.

Definitions

Property Maintenance Code means the most recent edition of the International Property Maintenance Code that has been adopted by the City of San Marcos.

Standard condition dwelling unit means a dwelling unit that complies with the City's Property Maintenance Code.

Substandard dwelling unit, suitable for rehabilitation means a structure that does not meet standard conditions as defined in the Property Maintenance Code, but is both financially and structurally feasible for rehabilitation to bring the unit into standard condition.

Substandard dwelling unit means an Unsafe or Dangerous structure that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure as those terms are defined in the City’s Property Maintenance Code.

Condition of Units

The table below shows the number of housing units, by tenure, based on the number of conditions or characteristics the unit has. Selected conditions are similar to housing problems in the Needs Assessment and include (1) the lack of complete plumbing facilities; (2) the lack of complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%. The table also includes the calculations for the percentage of total units that the category represents.

Table 27 – Condition of Units				
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,825	33%	9,265	63%
With two selected Conditions	60	1%	575	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,670	66%	4,759	33%
Total	5,555	100%	14,599	100%

Data Source: 2011-2015 ACS

Table 28 – Year Built				
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,685	30%	5,405	37%
1980-1999	1,430	26%	5,280	36%
1950-1979	1,755	32%	3,480	24%
Before 1950	685	12%	430	3%

Total	5,555	100%	14,595	100%
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Data Source: 2011-2015 CHAS

Table 29 – Risk of Lead-Based Paint				
Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,440	44%	3,910	27%
Housing Units built before 1980 with children present	1,665	30%	395	3%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Table 30 – Vacant Units			
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	
Abandoned Vacant Units	N/A	N/A	
REO Properties	N/A	N/A	
Abandoned REO Properties	N/A	N/A	

Data Source: 2011-2015 ACS

Describe the need for Owner and Rental Rehabilitation based on the condition of the jurisdiction’s housing

Forty-four percent of the owner-occupied housing stock and 27% of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 40 years old. As the housing stock ages, housing units can begin to deteriorate, especially when the residents do not or cannot provide needed maintenance.

Using CDBG funding, the City provides owner-occupied housing rehabilitation programs that reduce building code violations, increase accessibility, and preserve housing values. The City also allows homeowners to perform renovation work on their homesteads (without using a contractor) so long as the work complies with codes, which reduces the cost of rehabilitation.

As described in the City's 2016 Disaster Recovery Action Plan, the majority of the damage occurred within the 100-year floodplain or right up against the banks of the Blanco and San Marcos Rivers. The Blanco Gardens area, immediately to the South of Interstate 35 and State Hwy 80, had the most claims submitted for insurance payouts. Over 1,200 properties were impacted ~~are~~ in this area alone, and are at continued risk for additional flood impacts until the CDBG-DR and CDBG-MIT funded infrastructure projects are completed. Additionally, the majority of the households within the most impacted area are well below 50% of area median income.

The City's 2016 Disaster Recovery Action Plan estimates the unmet need for costs to repair housing or provide mitigation of risks to specific neighborhoods to be \$32,042,838, after subtracting approximate funding received by property owners through FEMA, SBA, and other sources. Approximately 90 of the FEMA applicants for owner-occupied housing were not provided with funding and appear to have no source of rehabilitation funding. Of the 675 rental units that were damaged, insurance payouts have already been provided to 94 units. Therefore, the City estimates that there are still 581 rental units within the most impacted area, and possibly more across the City, that may need Disaster Recovery assistance.

The priority for utilization of CDBG-DR funding related to housing will be for housing rehabilitation and for the implementation of repetitive loss and hazard mitigation activities which may include buyouts or housing elevation or relocation of housing to City owned property that would otherwise be ineligible for rebuild. In order to balance the needs of individuals vs the need to protect the neighborhoods, the City has allocated just under \$7 million in CDBG-DR funding to housing rehabilitation programs and approximately \$22.5 million to infrastructure projects to mitigate risk of future flooding.

During the 2015 floods, the San Marcos Housing Authority sustained damages of approximately \$1,300,000 to 100 units of their 287-unit inventory. The repairs are complete. The units were occupied by households with incomes of 30% of the area median income or lower. In order to complete the repairs, the San Marcos Housing Authority had to use resources originally intended for improvements to other facilities and has delayed those improvements for an indefinite period since other sources of revenue have been exhausted. A payment of CDBG-DR funds to reimburse some of those costs is currently under review.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with Lead Based Paint Hazards

Data provided by Comprehensive Housing Affordability Strategy (CHAS) for 2011-2015 estimates the number of housing units built before 1980 with children present as 30% of the owner-occupied housing stock (1,665 units) and 3% of renter-occupied housing (395 units). Some lead-based paint hazards in these units were likely reduced during the rehabilitation that happened after the 2015 floods, which affected about 20% of the owner-occupied housing stock and a small percentage of rental housing. Since the census tracts in San Marcos have 25-72% low to moderate income people, an assumption can be made that many of the homes built before 1980 with children present also house families that have low to moderate incomes.

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

100% of the city of San Marcos has access to broadband speeds of 25/3 Mbps (download/upload speeds in megabits per second), and 99.51% have access to broadband of 250/25 Mbps. (Source: broadbandmap.fcc.gov Area Summary for San Marcos, Texas)

Prior to the COVID-19 pandemic, the Federal Communications Commission (FCC) considered 25/3 Mbps to be adequate broadband access for a home. However, this level of service did not take into consideration the possibility of two parents working from home and two or more children also on the internet for school. The State Program Director of connectednation.org, a non-profit broadband advocate, recommended that 100/100 (100 mbps for both downloading and uploading, instead of 100/10) service would be a better fit for homes in the current pandemic situation

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the Centers for Disease Control, “social vulnerability refers to a community’s capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human-caused threats such as toxic chemical spills.” The CDC's Social Vulnerability Index uses 15 U.S. census variables at the tract level to help local officials identify communities that may need support in preparing for hazards; or recovering from disaster. These 15 variables are grouped into 4 categories: socioeconomic status, household composition and disability, minority status and language, and housing type and transportation.

Maps showing the census tracts and Social Vulnerability Index categories are included in the City’s CDBG-MIT Action Plan. Therefore, while it is possible to state which neighborhoods shown in Map 2 are located within specific census tracts, the data for the tract cannot be assumed to apply to a specific neighborhood. Therefore, applying the social vulnerability index to specific neighborhoods should be considered to be only an approximation.

One comparison included in the plan is the extent of vulnerabilities caused by socioeconomic status compared to the floodplain and floodway locations. The highest level of socioeconomic vulnerability (>75th percentile compared to the state of Texas) is in the northern parts of the city, as is a substantial portion of the floodplain and floodway. In this area of high socioeconomic vulnerability, the Two Rivers East neighborhood takes up much of the section of town just north of TX-80 and east of I-35, and is located in the floodway. Just south of Texas-80 and just east of I-35, the Blanco Gardens neighborhood takes up much of the occupied space in the 100 year floodplain and is in the second highest (50th-75th percentile) level of socioeconomic vulnerability. These areas received substantial damage from the 2015 floods.

Another comparison shows the extent of vulnerabilities caused by household composition and disability status compared to the floodplain and floodway locations. This map shows that the northern and western portions of the city are in the least vulnerable category, while the southern and eastern are in the second-lowest category (25th-50th percentile).

Vulnerabilities caused by minority and English-language status compared to the floodplain and floodway locations are also shown in the CDBG-MIT Action Plan. Most of San Marcos is in the 50th-75th percentile for the combined data showing minority populations and people who report that they speak English “less than well”. San Marcos has a population that is approximately 42% Hispanic and 49% non-Hispanic white. (Source: 2000 and 2010 U.S. Census, 2017 5-year ACS, and Root Policy Research). When this population is compared to the floodplains and flood ways, the map shows that the Two Rivers neighborhood (in the floodway) is in a census tract that is 25th-50th percentile for minority population and language issues, and the Blanco Gardens neighborhood is in a census tract that is in the 50th-75th percentile. The City is aware of the need to present information in both English and Spanish throughout the city to ensure messages are received and understood.

The CDBG-MIT Action Plan also considers the extent of vulnerabilities caused by mobile and multi-unit home structures, crowding, group quarters, and lacking a vehicle, compared to the floodplain and floodway locations. Almost all of San Marcos, except the southwestern corner, is in the highest vulnerability category, >75th percentile. Assessments of the risks of flooding in San Marcos include the need to evacuate the many students living in crowded apartments and dorms, and the large percentage of the population who have low-to-moderate incomes and are living crowded into small homes and apartments. The Two Rivers East and Blanco Gardens neighborhoods are in these census tracts with the highest vulnerability category.

Another consideration is the impact on households who have historically been discriminated and marginalized by housing policies, lack of public investment, or forced to move to areas with access to fewer resources due to lack of affordable housing units. Anecdotal information exists that African-American and Latin-x folks were segregated into low-lying areas of town for more than a hundred years, until the 1960’s. African-Americans lived primarily in the neighborhood now called Dunbar (see the neighborhood Map in Appendix F), where there were also a number of African-American-owned businesses. Latin-x communities and businesses were more widely distributed southeast and east from there in neighborhoods such as Victory Gardens, East Guadalupe, and Blanco Gardens. All of these areas are generally more prone to flooding than the higher elevation parts of the city where white residents lived and continue to represent the majority of the population, such as Heritage and Spring Lake Hills. Unfortunately, very little published work exists to substantiate these observations, most of which come from a research project underway by a Texas State University professor and his students.

Housing rehabilitation and reconstruction, stormwater infrastructure design and construction, and projects funded to reduce the risks to people and property associated with flooding are all under way using CDBG-DR and CDBG-MIT funding as well as City and other sources of funding.

In addition to those projects, City engineering staff are analyzing the impact of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation-Frequency Atlas. The completion of the City’s analysis will result in the designation of City Regulated Floodplains in addition to the floodplains that currently show on Federal Emergency Management Agency (FEMA) maps, which do not take this additional information into

account. The City has already revised development requirements to incorporate these new values in the design of new development projects. After analysis is complete, the City will use it to request updates of the FEMA maps.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The San Marcos Housing Public Authority (“the Housing Authority”) manages the public housing developments in San Marcos that are participating in an Approved Public Housing Agency Plan. This Plan has two parts: the Five-Year Plan and the Annual Plan. The Housing Authority recently submitted its 2020 Five-Year Plan and Annual Plan to HUD for approval. It 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/Section 8 vouchers in San Marcos as evidenced by long waiting lists that exist for all housing categories. One bedroom units for single people and two-three bedroom units for small families are most in demand.

A Section 504 Needs Assessment was completed by the San Marcos Housing Authority when it was originally due, prior to 1988. Programs and procedures have since been put into place to address the needs identified in the assessment, and the assessment is no longer applicable to current operations.

Total Number of Units

Table 31 – Total Number of Units by Program Type									
Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			289	288	60	228	0	0	0
# of accessible units			7	60	60	NA			

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

The Housing Authority has been providing affordable housing since 1950 and currently provides housing for about 577 low-income families and individuals, including the elderly and disabled. Their resident services program consists of several initiatives designed to support self-sufficiency and family development, elderly and disabled services, youth services, and resident organizations and community development. Public housing developments include Allen Wood Homes, C. M. Allen Homes, and Chapultepec Homes. Springtown Villas is a project-based Section 8 facility for seniors and persons with a disability.

As described in the Housing Authority’s 2020 Five Year Plan, the Housing Authority works to increase the supply of housing to low income people by working to minimize the number of vacancies in public housing, and by supporting Low Income Housing Tax Credit projects. No public housing units or Section 8 Vouchers are expected to be lost in the next year. Recently 17 additional vouchers were awarded through a program for young people exiting foster care, in a program partnership with Texas State University.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Overall, the 289 public housing units that are owned and managed by the San Marcos Public Housing Authority in fulfillment of their Approved Public Housing Agency Plan are considered to be in good condition and the Housing Authority follows a program of routine maintenance. Most of the units at the C. M. Allen Homes were damaged by flood waters during the Memorial Day weekend flood of 2015, and again by the All-Saints Day flood later that year. Repairs were completed by December 2016.

Table 32 – Public Housing Condition	
Public Housing Development	Average Inspection Score
TX-087	Standard Performer – June 2020 score is 65

Data San Marcos Housing Authority

Source:

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Long-term maintenance is conducted as quickly as funds allow. Overall the units are in excellent shape.

Describe the public housing agency's strategy for improving the living environment of low- and moderate- income families residing in public housing:

Recently the San Marcos Housing Authority completed its Five Year Plan, beginning as of October 1, 2020. Goal Four of the Plan relates specifically to improving the living environment for public housing residents.

Some plans relate to the buildings themselves, including increasing security for the buildings and designating specific buildings or developments for particular resident groups (elderly, disabled) in order to provide for their needs more efficiently.

Programmatically, the Housing Authority continues to improve the living environment by making technology available to their residents; partnering with Texas State University for students to provide nutrition and healthy cooking classes; providing after-school activities; and continuing to provide a family self-sufficiency program. Several years ago, the Housing Authority marketed the opportunity to help deliver services to department heads of Texas State University, resulting in an increase in volunteers available to assist with service delivery. Previously, volunteers came almost exclusively from the School of Social Work. This partnership has been very successful and continues to expand. It includes several fraternities and sororities.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

All information in section MA-30 is from homeless service providers, through a survey and consultations conducted in 2020.

Table 33 – Facilities and Housing Targeted to Homeless Households					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	50*	0	6 existing, 94 under construction	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	2	0		0	0

Data Source: Service Providers

*The official Housing Inventory Count kept by the Continuum of Care organization Texas Homeless Network includes the 32 beds at the Hays-Caldwell Women’s Center only. The number above includes emergency sheltering options offered by Southside Community Center and the San Marcos Youth Council.

Emergency Shelter is provided by the Hays- Caldwell Women’s Center (32 beds), Southside Community Center (occasional shelter for up to 18), and the San Marcos Youth Council (2 beds).

Six beds within transitional housing are currently available, and 94 beds are under construction in 18 apartment units, all affiliated with the Hays-Caldwell Women’s Center. Having additional units of transitional housing will provide stability to the people living in them, allowing for more connection to services, training, and school so they can eventually live in the community permanently.

No permanent supportive housing is currently offered or is under development.

San Marcos does not have a program designated as “Rapid Re-Housing”; however, short term rental assistance can occasionally be obtained at the Southside Community Center or from Community Action Partners, Inc..

No beds are available for homeless households with only adults, and no homeless facilities specifically target services to veterans or to people who are chronically homeless.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The greatest needs cited in discussions with service providers were affordable housing, affordable childcare, and more flexible transportation options. Although various providers are working to fulfill the many needs of homeless and near-homeless people, these three items remain at the top of the list of unfulfilled needs for low- to moderate-income people in San Marcos. Housing prices have been rising faster than incomes, as described in other sections of this Plan. Child care is also expensive, in particular compared to minimum wage. The Capital Area Rural Transportation System (CARTS) provides a fixed route bus service to San Marcos, but with limited hours that do not fit the schedules of people working shifts or more than one retail job.

Another unfulfilled need frequently cited in consultations was the need for additional job skills training. Gary Job Corps Center is a no-cost education and career technical training program administered by the U.S. Department of Labor that helps young people ages 16 to 24 improve the quality of their lives through career technical and academic training. Gary Job Corps Center is the largest Job Corps center in the United States, and it is located on an 800-acre campus in San Marcos. Those who do not fit in the scope of the programs offered there turn to vocational centers and community colleges, but cost and the need for a car to drive to another city can be a barrier.

Non-profit organizations including the shelters previously listed provide a number of services to their clients, including food distribution, English-as-a-second language classes, GED preparation courses, counseling and advocacy for victims of rape and family violence, job training for youth and young adults and many other services.

Hill Country Mental Health and Developmental Disabilities Centers provides crisis services that can include finding a place to live.

Per service providers interviewed, additional services are needed as follows. Navigating insurance and health services is complicated and the availability of additional direct guidance on this would be helpful. Mental health services for abused children are provided by the San Marcos Youth Council and Roxanne's house, but more is needed to meet the needs of growing numbers of children. In addition, mental health services are provided for abusers on a small scale, but what used to be a mandated 52 week program provided by a non-profit has recently been privatized and the scale and scope of services is difficult to ascertain.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

San Marcos is served by a variety of organizations that address the needs of the homeless including:

Direct Assistance (food, medication, bus tickets, etc.): Southside Community Center, St. Vincent De Paul Society

Food: Hays County Food Bank

Meals, showers, laundry facilities: Southside Community Center

Emergency Shelter: Southside Community Center, Hays-Caldwell Women's Center, Greater San Marcos Youth Council

Veterans Service: Hays County Veterans Service Office

Health Care: Community Action Inc. of Central Texas

Abused & Neglected Children Services: Court Appointed Special Advocates (CASA) of Central Texas

Additional facilities are needed that provide youth and homeless people a place to be during the day.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Ensuring people that with special needs remain stably housed often requires ongoing services or case management. Many supportive service needs in San Marcos are simply not being met due to inadequate funding in the case management and long-term supportive housing arena. The shortage of case management makes partnerships among the existing service agencies particularly valuable. Service providers commented in consultations that because San Marcos is a relatively small town, service providers know each other well and network to try to provide for the needs in the community.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs:

Elderly persons and persons with a disability may need accessibility improvements to allow them to remain in their home or to move into a new home. Public housing residents need resources to gain their independence from publicly supported housing and need a sufficient supply of affordable rental and for sale housing units. Persons with addictions often need a group home or other transitional housing to support their recovery. People with various physical and mental disabilities and people who are HIV positive benefit from supportive housing and case management services due to their ongoing health issues. Some group housing is provided in San Marcos for people with disabilities by Hill Country Mental Health and Development Disability, but case management and supportive housing is not generally available in San Marcos. Organizations in Austin help fill the needs of people who live or would like to live in San Marcos, including: Caritas (homelessness and case management) and Vivent Health (assistance for people who are HIV positive), soberaustin.com (resources for addiction recovery). Area Agency on Aging – Capital Area Council of Governments (elderly people and their caregivers).

Transitional housing was identified as a need for persons leaving the family violence shelter, and as mentioned earlier the Hays-Caldwell Women’s Center is about to break ground on 18 units to serve this need.

Another long-identified need has been for transitional housing for youth who have “aged out” of youth shelter and foster care systems. San Marcos Housing Authority, in partnership with Texas State University, will be receiving 17 new Housing Choice Vouchers for people who have aged out of foster care and are Texas State students.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

San Marcos has no established supportive, transitional housing in San Marcos for those returning from mental and physical health institutions. A useful starting point for people returning from institutions is Community Action Inc. of Central Texas because, even though most services there are geared toward families, the organization provides a wide variety of resources and is well connected with other service entities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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 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 Womens 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 2020 CDBG Entitlement Action Plan contains two programs related to housing rehabilitation and repair, both of which include funding that could help elderly or disabled people live comfortably in their homes. One is the CDBG Owner-Occupied Housing Rehabilitation program funded for \$100,000 in program year 2020, with the goal of rehabilitating at least seven homes. The other one is the CDBG Priority Repair program, which has been allocated \$43,248 for program year 2020, with the goal of repairing at least eight homes. Applications from elderly or disabled people receive additional points in the City's ranking system for applications.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

This Consolidated Plan is required by HUD to describe any regulatory barriers to affordable housing, including public policies that affect the cost of housing and the incentives to develop, maintain, or improve affordable housing in the jurisdiction. These include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The most recent Analysis of Impediments to Fair Housing Choice (AI), adopted June 6, 2017, did not find any regulatory barriers.

The City completed the update of its development codes during PY17. During the process, the City took into consideration the effect development codes can have on housing affordability and sought ways to ensure maximum flexibility. The Code as drafted has a section on "Affordable Housing" that includes development incentives, standards for an affordability period for both rental and for-sale units receiving development incentives, and definitions of eligibility. The Planning staff utilized the adopted San Marcos Affordable / Workforce Housing Policy as a guide in preparing the affordable housing section.

TAX POLICIES AFFECTING LAND AND OTHER PROPERTY – Property tax in Texas is a locally assessed and locally administered tax. Texas offers a variety of partial or total (absolute) exemptions from appraised property values used to determine local property taxes. Taxing units are mandated by the state to offer certain (mandatory) exemptions and have the option to decide locally on whether or not to offer others (local option). Homestead exemptions are mandatory partial exemptions on value, and these values are higher for homeowners 65 years old and older, disabled people, and disabled veterans. (<https://comptroller.texas.gov/taxes/property-tax/exemptions/>) The City of San Marcos does not offer additional tax exemptions beyond state mandates.

The San Marcos Housing Needs Assessment, created in 2019, also analyzed whether regulatory barriers are negatively impacting the availability of affordable housing. In April 2018, the City Council approved a new development code in San Marcos, called Code SMTX. The Code was reviewed by Root Policy Research as part of the 2019 needs assessment to determine if any of these could be creating barriers to affordable housing development.

LAND USE CONTROLS, ZONING ORDINANCES -

Lot size. Conventional residential districts in San Marcos have lot size requirements of 4,500 to 6,000 square feet. Other residential forms allow for "small" and "medium" lots. The specified lot sizes are fairly typical for similar communities and do not appear to impose significant constraints on housing construction. Minimum house sizes are not apparent in Code SMTX.

Accessory dwelling units. As part of Code SMTX, the city expanded the ability for owner occupied, single family properties to construct accessory dwelling units (ADUs). The City also published a guide to ADUs to help assist those interested. ADUs are allowed in all single family districts and can be used for occupancy and/or as long-term or short-term rental units (as long as they are registered and compliant with the City’s Short Term Rental Ordinance). These efforts by the city are a great step toward improving access to affordable product options.

Multifamily and manufactured housing. Code SMTX creates a number of districts (Neighborhood Density Districts and Character Districts) that allow for a diversity of housing types included “missing middle” products such as cottage courts, two-family, single family attached, and small multifamily structures. However, very little land has actually been zoned into these districts. These alternative single family attached and small multifamily products are not allowed in conventional residential districts, which are limited to single family detached dwellings. As such, the 2018 Housing Needs Assessment recommended expanding where cottage courts, duplexes and attached dwellings (townhomes, rowhomes) are allowed by right. The Needs Assessment stated that duplexes and attached homes are a natural product to address the need for more affordable ownership housing, which is needed to accommodate San Marcos’ workforce and renters who wish to buy homes. The market for these products is growing with increased preferences for low maintenance living. Duplexes and attached dwellings could be incorporated in an aesthetically pleasing manner into nearly all residential districts. The Needs Assessment reviewed the types of developments resulting from rezonings in the city over the past 17 years and very few residential rezonings were for other than standard single family and multifamily products. The results further indicate the challenges to developing attached single family and missing middle products. Stakeholders in focus groups in the Needs Assessment provided anecdotal evidence that efforts to rezone single family parcels to duplexes, townhome, or other missing middle products have not been approved.

Occupancy standards. Code SMTX limits residential occupancy of a dwelling unit to a “family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship.” Unrelated occupant limits are quite common in university towns where overcrowded student housing can disrupt neighborhoods. However, the low limit on unrelated resident occupancy may create barriers to people living together in cooperative environments, including adults renting/buying a home together, coop or other intentional living models of housing, intergenerational living, and artist/DYI space housing. Nationwide, a typical standard for occupancy limits is between four and six unrelated residents but many communities are relaxing household/family definitions and/or relying only on building and fire codes to address overcrowding. In some cases, communities grant waivers and/or exemptions for special occupancy purposes. For example, Boulder Colorado (another University city) has an occupancy limit of three unrelated but has an exemption to that standard for seniors who wish to live in a cooperative environment. Such options are not available in San Marcos at this time.

BUILDING CODES - The City of San Marcos has adopted the 2015 Building Codes without amendments that would substantially increase the cost of housing.

FEES AND CHARGES -

With respect to fees, the 2019 Housing Needs Assessment noted that focus group participants believe there is a mismatch in the fee structure for developments. It stated that both small and large projects have the same fees (broad stroke), making it difficult to build small unit developments. Single family developers are exempt from these fees, which developers feel is not fair.

Section 14.006 of the Code of Ordinances lists entities that are exempt from all permit fees, and these exemptions benefit some affordable housing projects, including: Non-profit organizations receiving funds through the City's Community Development Block Grant or Human Services programs; San Marcos Reinvestment Corporation and San Marcos Habitat for Humanity when building new affordable single-family residential dwellings; and the Housing Authority of the City of San Marcos, for construction projects on property owned by it, for low-income housing or administrative offices.

GROWTH LIMITS – The City of San Marcos does not have growth limits such as growth boundaries.

POLICIES THAT AFFECT THE RETURN ON RESIDENTIAL INVESTMENT – No specific policies have been identified that affect the return on residential investment.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of San Marcos is a culturally diverse, rapidly growing community that prides itself on its natural beauty, young and talented workforce, and friendly environment. In the beautiful Central Texas Hill Country, San Marcos serves as the Hays County seat and is located halfway between Austin, the state capitol, and San Antonio to the south on the fast growing IH 35 corridor. Hays County has been ranked one of the fastest growing counties in the nation given the numerous factors that make San Marcos an appealing place to live and work. (Source: The City of San Marcos Economic Development Policy)

Economic Development Market Analysis

While there have been many changes over the past five years, one thing remains constant: the population in the Greater San Marcos region continues to grow rapidly. Between 2008 and 2018, the region added over 80,000 residents and grew by 43.5%. The rapid growth is partially attributed to the fast overall population growth in Texas. The state's low cost business environment and abundant job creation make it a magnet for businesses and workers. Over the past five years, Texas added more than two million residents and was the fifth fastest growing state. Among the nation's large cities, four of the top 10 fastest growing metros are in Texas. Austin-Round Rock, TX MSA leads the country as the fastest growing metro. As the region continues to grow, increasing affordable housing options and creating a healthy balance of housing stock will be a key factor in the quality of life of residents and workers in Greater San Marcos. It is also a critical component to improving the region's competitiveness for jobs and workers. (Source: Greater San Marcos Vision 2025 Draft Regional Assessment and Scorecards)

Several entities work to improve the economy of the city of San Marcos. The Greater San Marcos Partnership recruits companies to Hays and Caldwell counties, while the San Marcos Area Chamber of Commerce acts as an advocate for existing businesses. The City's Economic Development Manager works with businesses on incentives, zoning, permitting, and other support. The City's Downtown Coordinator focuses on keeping the historic downtown as a vital business center. In addition, Workforce Solutions Rural Capital Area, located in San Marcos, works to connect employers and employees within the nine county area around Travis County (which contains Austin, the state capitol).

Table 34 – Business Activity					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	186	80	1	0	-1
Arts, Entertainment, Accommodations	3,182	5,015	19	21	2
Construction	986	445	6	2	-4
Education and Health Care Services	2,347	2,865	14	12	-2
Finance, Insurance, and Real Estate	943	1,022	6	4	-1
Information	414	656	3	3	0
Manufacturing	1,268	2,261	8	9	2
Other Services	664	964	4	4	0
Professional, Scientific, Management Services	1,265	1,058	8	4	-3
Public Administration	0	0	0	0	0
Retail Trade	2,788	6,722	17	28	11
Transportation and Warehousing	503	1,438	3	6	3
Wholesale Trade	693	562	4	2	-2
Total	15,239	23,088	--	--	--

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Table 35 – Labor Force	
Total Population in the Civilian Labor Force	30,705
Civilian Employed Population 16 years and over	27,765
Unemployment Rate	9.60
Unemployment Rate for Ages 16-24	26.33
Unemployment Rate for Ages 25-65	5.83

Data Source: 2011-2015 ACS

Table 36 – Occupations by Sector	
Occupations	Number
Management, business and financial	4,750
Farming, fisheries and forestry occupations	1,565
Service	3,705
Sales and office	8,895
Construction, extraction, maintenance and repair	1,965
Production, transportation and material moving	1,090

Data Source: 2011-2015 ACS

Table 37 – Travel Time		
Travel Time	Number	Percentage
< 30 Minutes	19,970	74%
30-59 Minutes	5,125	19%
60 or More Minutes	1,730	6%
Total	26,825	100%

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 38 – Educational Attainment by Employment Status			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,425	140	920
High school graduate (includes equivalency)	3,615	265	1,000

Some college or Associate's degree	4,545	620	1,095
Bachelor's degree or higher	5,310	120	730

Data Source: 2011-2015 ACS

Table 39 – Educational Attainment by Age					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	80	125	175	430	675
9th to 12th grade, no diploma	660	650	480	615	275
High school graduate, GED, or alternative	2,815	2,175	1,280	1,425	1,035
Some college, no degree	15,375	2,655	730	1,480	725
Associate's degree	1,545	615	445	380	140
Bachelor's degree	1,960	2,524	814	1,170	700
Graduate or professional degree	55	533	460	655	510

Data Source: 2011-2015 ACS

Table 40 – Educational Attainment – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,769
High school graduate (includes equivalency)	22,956
Some college or Associate's degree	74,089
Bachelor's degree	118,738
Graduate or professional degree	105,222

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors are:

1. Arts, Entertainment, Accommodations;
2. Retail Trade;
3. Education and Health Care Services; and
4. Tied: Manufacturing; and Professional, Scientific, and Management Services.

Describe the workforce and infrastructure needs of the business community:

According to a 2020 community and business survey for Greater San Marcos, roughly half of residents rated the region’s traffic congestion as poor or below average, and 71.2% rated the region’s public transit capacity unfavorably. Nearly 60% of survey participants rated the region’s ability to access shows, restaurants, and services without using a car as poor or below average. Likewise, 50.7% rated the region’s quality and connectivity of sidewalks as poor or below average. At the same time, 38.7% rated the region’s broadband/fiber infrastructure to support growth as a disadvantage to existing and prospective new businesses. The availability of high-speed internet was rated as poor or below average by 30.2% of all survey participants. Based on this feedback, infrastructure needs include improved traffic congestion, public transit, access to entertainment and business, walkability, and improved high-speed broadband access.

A common need that has been shared by employers in Business Retention and Expansion meetings held by the Greater San Marcos Partnership (GSMP) is basic employable soft skills from the candidates they consider. The basic skills include showing up to work on time and passing a drug test. Employers indicate that, in most cases, they can train employees for the skills needed to perform the job. However, if there is a gap in the soft skills, the training investment is wasted when an employee is released.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The GSMP, in collaboration with the City of San Marcos and other regional stakeholders, are in the process of developing Vision 2025 – the region’s economic development strategy. Completion is expected in late 2020 and will impact and direct a number of key factors critical to economic development: workforce/talent, targeted industry sectors, business retention and expansion, marketing and more.

In addition, Workforce Solutions Rural Capital Area is also creating a strategic plan that will contain a section for each county.

The Farm to Market Road 110 South construction project will create a major new arterial roadway. It is jointly funded by the City of San Marcos and Hays County as a \$15.2 million project that includes the construction of a new section of FM 110 with two travel lanes and shoulders stretching 2.196 miles from State Highway 123 to Farm-to-Market Road 621. This project to extend FM 110 is expected to improve safety, mobility, and connectivity, while also supporting the county and city's economic development programs by providing improved access to residential and employment centers east of I-35, opening up over 4,300 acres adjacent to the roadway. (Source for this paragraph: San Marcos Daily Record, October 2, 2019)

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The 2014-2018 American Community Survey shows that 76% of San Marcos residents who are 3 and over and are attending school are enrolled in college or graduate school, while 24% are enrolled in pre-k through 12th grade. Of residents 25 and older, 87% are high school graduates (or equivalent), and 34% have a bachelor's degree or higher. In addition to Texas State University, Austin Community College, and Gary Job Corps offer career and technical training.

37.5% of the workforce in Hays County are considered underemployed or are in positions that do not require their degree. Retail and restaurants form a large percentage of the local economy and offer minimum wage jobs with little opportunity for advancement. Social service providers interviewed see the need for additional job skills training that could lead to higher paying positions, as well as the need for a diversity of businesses that can offer higher paying jobs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In recent years, more school districts have begun to offer dual enrollment courses, career clusters, and other initiatives to strengthen the pipeline. Additionally, more districts are putting greater emphasis on career and technical education (CTE). San Marcos CISD offers 13 programs including information technology, manufacturing, and health science.

As workforce providing partners, Texas State University and Austin Community College collaborate and partner with the business community to customize programs based on real world needs. According to the 2020 survey, stakeholder spoke highly about the quality education and training offered through Austin Community College but are frustrated with the costs associated with attending for individuals that are out-of-district. San Marcos voters have not approved a community college tax, and the city's residents have to pay non-member tuition for the community college, which makes it as expensive as a four-year university. This is a significant barrier to low-to-moderate income workers who are seeking the job training certifications and college preparatory courses offered by the community college.

Because of the higher cost for community college training here, San Marcos economic developers have a difficult time attracting employers that require a skilled blue-collar workforce. The primary industry here is retail, which provides low income and little opportunity for upward mobility.

Gary Job Corps, the nation's largest Job Corps, partners with companies and industry throughout the region to train youth ages 16 to 24 for careers ranging from health to business to construction and manufacturing. In addition, Community Action Partners uses federal funds to create training for high priority, fundamental issues such as general equivalency diplomas and literacy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes. The Capital Area Council of Governments (CAPCOG) created the 2015-2020 Comprehensive Economic Development Strategy (CEDS) on behalf of the ten county area it serves, and last updated it in 2018. This provides insight and strategic action for a relatively large area.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of San Marcos and neighboring cities contract with the Greater San Marcos Partnership for economic development services, and this entity created a Vision 2020 plan for this much smaller area in 2020. An update is currently underway to create a Vision 2025 plan, and this process is providing focused data and survey information that will be used by the partnership to further economic development in the communities it serves.

Many of the findings and proposed actions are similar in the CEDS and Vision 2020 plan and the various economic development entities work together on efforts that will benefit more than one community in the region.

Prior to the COVID-19 pandemic, CDBG entitlement funding had not been used for economic development in San Marcos. CDBG-Coronavirus Response (CDBG-CV) funding has been used to assist small businesses in handling the direct effects of the pandemic, including funding personal protective equipment and modifications to businesses to provide for social distancing. Use of CDBG funding for more general economic development projects is not currently anticipated, but is available as a possibility in view of the uncertainty caused by the pandemic.

MA-50 Needs and Market Analysis Discussion

We defined concentration as the level where a natural break shows in the data, indicating that a larger number of people in the specified categories lives in a particular set of neighborhoods when compared to others.

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

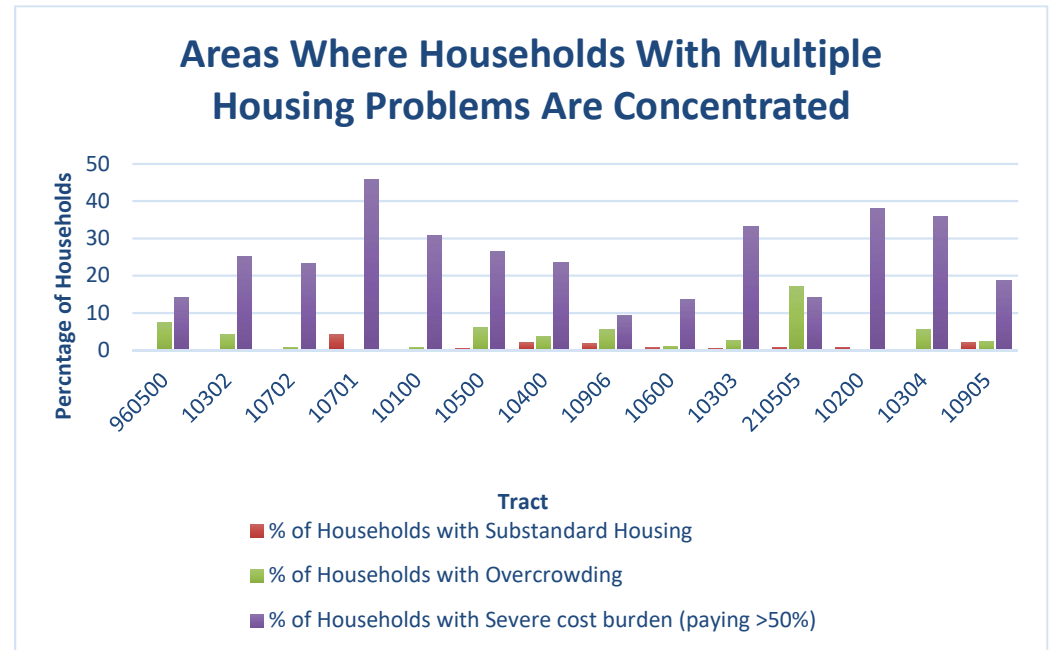
Please refer to the San Marcos census tract map attached as Appendix 1. The census tracts extend far beyond the San Marcos city limits, but can provide some idea of the areas of town where multiple housing problems are concentrated. We defined concentration as an area where more than 30% of households face more than one housing issue.

The table below shows that in San Marcos, because the percentages for overcrowding and substandard housing (which is the combination of "lacks complete kitchen facilities" and "lacks complete plumbing facilities") are very low, no census tract contains a concentration of homes that have that face more than one housing issue.

It is notable that San Marcos contains census tracts where households with a severe cost burden are concentrated: 107.01, 101.00, 103.03, 102.00, and 103.04. These tracts are in the north and west sections of town, and include the area around Texas State University and downtown.

Tract	% of Households with Substandard Housing*	% of Households with Overcrowding	% of Households with Severe cost burden (paying >50%)
960500	0	7	14
10302	0	4	25
10702	0	1	23
10701	4	0	46
10100	0	1	31
10500	1	6	27
10400	2	4	24
10906	2	6	9
10600	1	1	14
10303	1	3	33
210505	1	17	14
10200	1	0	38
10304	0	6	36
10905	2	2	19

*"substandard" is the combination of "lacks complete kitchen facilities" and "lacks complete plumbing facilities"



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Census Tracts for San Marcos generally extend well beyond the city limits, so the following information using census tracts should be considered approximate for the City of San Marcos. Information in the following two paragraphs is from the CPD Maps tool provided by HUD, which uses 2011 American Community Survey data.

Using the CPD Maps tool provided by HUD, for race and ethnicity, we defined a concentration of racial or ethnic minorities as any census tract with a combined percentage of more than 50% of its residents being of African-American race (non-Hispanic) or ethnically Hispanic in origin. This appeared to fit a natural break in the data. Eight out of fourteen census tracts fit this criteria: 10303, 10304, 10400, 960500, 10906, 10500, 10302, 210505. In all but one (10303), the Hispanic population alone constituted more than 50% of the population of those eight census tracts.

<u>% Black or African American alone (not Hispanic)</u>	<u>% White alone (not Hispanic)</u>	<u>% Persons of Hispanic origin</u>	<u>Tract</u>	<u>% Black + Hispanic</u>
<u>3.15</u>	<u>80.97</u>	<u>15.88</u>	<u>10702</u>	<u>19.03</u>
<u>0.48</u>	<u>74.79</u>	<u>20.83</u>	<u>10701</u>	<u>21.31</u>
<u>4.63</u>	<u>72.48</u>	<u>21.59</u>	<u>10100</u>	<u>26.22</u>
<u>5.09</u>	<u>67.31</u>	<u>22.24</u>	<u>10200</u>	<u>27.33</u>
<u>3.13</u>	<u>67.92</u>	<u>26.17</u>	<u>10600</u>	<u>29.30</u>
<u>4.91</u>	<u>53.46</u>	<u>38.91</u>	<u>10905</u>	<u>43.82</u>
<u>8.69</u>	<u>45.08</u>	<u>41.42</u>	<u>10303</u>	<u>50.11</u>
<u>5.42</u>	<u>36.27</u>	<u>51.75</u>	<u>10304</u>	<u>57.17</u>
<u>3.26</u>	<u>38.36</u>	<u>56.18</u>	<u>10400</u>	<u>59.44</u>
<u>7.29</u>	<u>36.53</u>	<u>54.44</u>	<u>960500</u>	<u>61.73</u>
<u>7.12</u>	<u>34.83</u>	<u>54.68</u>	<u>10906</u>	<u>61.80</u>
<u>3.08</u>	<u>30.75</u>	<u>62.69</u>	<u>10500</u>	<u>65.77</u>
<u>1.37</u>	<u>20.31</u>	<u>75.02</u>	<u>10302</u>	<u>76.39</u>
<u>4.72</u>	<u>9.85</u>	<u>85.43</u>	<u>210505</u>	<u>90.15</u>

Two of the above census tracts in CPD Maps do not show up in income data; therefore the following table has information on the twelve census tracts that are included for the City of San Marcos in income data. We defined an area where low-income families are concentrated as any census tract for which more than 50% of the residents are in the low- to moderate-income category as defined by HUD. All but two census tracts (10905 and 10600) fit this definition.

<u>Tract</u>	<u>Low/Mod Population</u>	<u>Total Population</u>	<u>Low/Mod Population Percent</u>
<u>010905</u>	<u>575</u>	<u>2215</u>	<u>26%</u>
<u>010600</u>	<u>4020</u>	<u>8440</u>	<u>48%</u>
<u>010200</u>	<u>745</u>	<u>1080</u>	<u>69%</u>
<u>010400</u>	<u>6975</u>	<u>10080</u>	<u>69%</u>
<u>010100</u>	<u>1850</u>	<u>2590</u>	<u>71%</u>
<u>010303</u>	<u>5665</u>	<u>7510</u>	<u>75%</u>
<u>010500</u>	<u>3355</u>	<u>4345</u>	<u>77%</u>
<u>010702</u>	<u>1395</u>	<u>1800</u>	<u>78%</u>
<u>010701</u>	<u>6320</u>	<u>7935</u>	<u>80%</u>
<u>960500</u>	<u>510</u>	<u>635</u>	<u>80%</u>
<u>010302</u>	<u>3575</u>	<u>4450</u>	<u>80%</u>
<u>010304</u>	<u>5755</u>	<u>6175</u>	<u>93%</u>

When the income data is further broken down by census block group, it can be seen that all but four block groups in the city meet the definition of having a concentration of low- to moderate-income people. The population of these tracts is 7,170 about 12% of the total population of 57,255.

<u>Tract</u>	<u>Block Group</u>	<u>Low/Mod Population</u>	<u>Total Population</u>	<u>Low/Mod Population Percent</u>
<u>010600</u>	<u>6</u>	<u>620</u>	<u>2,405</u>	<u>25.78%</u>
<u>010905</u>	<u>1</u>	<u>575</u>	<u>2,215</u>	<u>25.96%</u>

<u>010600</u>	<u>2</u>	<u>390</u>	<u>940</u>	<u>41.49%</u>
<u>010303</u>	<u>1</u>	<u>775</u>	<u>1,610</u>	<u>48.14%</u>

ADDITIONAL DETAILS FOR SAN MARCOS

We defined concentration as the level where a natural break shows in the data, indicating that a larger number of people in the specified categories lives in a particular set of neighborhoods when compared to others.

Using the CPD Maps tool provided by HUD and comparing it with the City of San Marcos Council of Neighborhood Associations map attached as Appendix 2, the following concentrations were found in the City of San Marcos. The CPD Maps tool provides data based on census tracts, so the **neighborhood-level estimates below should be considered approximate.**

Concentration of Persons of Hispanic Origin was defined as any neighborhood with higher than 51.35% persons of Hispanic Origin.

Neighborhoods with more than 51.35% persons of Hispanic Origin: Millview East, Millview West, Rio Vista, Blanco Gardens, East Guadalupe, Victory Gardens, Sunset Acres, Mockingbird Hills, Hills of Hay, Wallace Addition, Blanco Gardens,

Concentration of Black or African American Residents was defined as any neighborhood with higher than 4.89% residents identified as Black or African American.

Neighborhoods with more than 4.89% Black or African American residents: Fair Lawn, Two Rivers East, Blanco Gardens, Cottonwood Creek, Mockingbird Hills, Hills of Hays, Sunset Acres

Concentration of Non-English-Speaking Residents was defined as any neighborhood with higher than 4.18% non-English-speaking residents.

Neighborhoods with more than 4.18% non-English-speaking residents: Blanco Gardens, Rio Vista, East Guadalupe

Concentration of Poverty was defined as any neighborhood with higher than 28.17% poverty.

Neighborhoods with 28.17-43.06% Poverty: Hunter’s Hill, Victory Gardens, East Guadalupe, Heritage, Blanco Gardens, Fairlawn, Two Rivers East

Neighborhoods with higher than 43.06% Poverty: Hughson Heights, Sierra Circle, Holland Hills, Tanglewood, Forest Hills, Spring Lake Hills, Sessom Creek/Downtown, Millview East, Millview West, Rio Vista

What are the characteristics of the market in these areas/neighborhoods?

The housing market in these areas includes new high-end multi-family housing, university-related housing, older multi- and single-family housing,

mobile home parks, public housing and some units of subsidized affordable housing. Several new subdivisions with moderately-priced housing are also located in these areas.

Are there any community assets in these areas/neighborhoods?

These census tracts cover a large segment of San Marcos. There are many community assets in these areas including churches and organizations that support the low to moderate income population. Assets include the Public Library and Recreation Center, City and County government offices, along with State agencies, the hospital and numerous medical offices, public schools, a number of neighborhood parks, major retail areas including major grocery and pharmacy stores, and several community centers.

Are there other strategic opportunities in any of these areas?

SUMMARY OF KEY POINTS ON THE NEEDS AND MARKET CONDITIONS OF THE COMMUNITY

The City is expanding the strategic opportunities in these areas by focusing CDBG Entitlement funding and Capital Improvements in the areas as well as encouraging economic development, infill affordable housing development and housing rehabilitation.

In San Marcos, a significant portion of the community suffers from a housing cost burden of more than 30% of their income. Housing costs have been rising at a faster rate than incomes. People moving from the higher cost and higher income employment center of Austin can afford the typical rent and home prices, but people who currently live and work in San Marcos are struggling. Retail and other lower-income jobs provide a large percentage of the work available in town. Therefore, the City is focusing its attention on affordable housing by pursuing multiple strategies with the goals of:

- Reduction in Cost Burden: Additional affordable rentals for residents earning less than \$25,000.
- Displacement prevention.
- Increased Home Ownership: Starter homes and family homes priced near or below \$200,000 and increased ownership product diversity.
- Improved Housing Stock Condition: Improve condition and accessibility of existing housing stock.

Several longstanding agencies in San Marcos and nearby provide excellent services but struggle to meet the level of need in this rapidly growing city. The existing agencies form an informal network of resource referrals and services, including education, self-sufficiency, and emergency shelter or financial assistance. However, many services, especially homes for foster children; and low-cost services specifically for people who are homeless, HIV-positive, suffering from addiction, or disabled, are mainly found in Austin, more than thirty miles away. In addition to continuing its support of local non-profits through funding, the City recently convened a coalition of service providers and interested individuals to discuss the need for coordination of services and housing for the homeless.

CDBG funding plays a key role in the City’s initiatives. Most CDBG Entitlement funding is used for the repair and rehabilitation of the existing affordable housing stock, counseling and financial services for prospective new homeowners, and the acquisition of lots for affordable housing. When necessary, CDBG Entitlement funds are also used to demolish homes that are beyond repair, to make the lot available for infill housing. In addition, CDBG Entitlement housing provides a small amount of ongoing support for an agency that provides services for abused children. CDBG Disaster Recovery (CDBG-DR) funding is providing a source of assistance for rehabilitation or reconstruction of homes damaged in the 2015 floods, for homeowners without other resources. An amendment to the CDBG-DR Action Plan approved by City Council on March 3, 2020, expands eligibility for the CDBG-DR funded housing programs to include any homes impacted by the 2015 floods citywide, instead of limiting the programs to those within the 100-year floodplain. (Households will also have to meet the income eligibility criteria.)

The City plans to continue using its resources strategically to accomplish the CDBG objectives of affordable housing and provision of support services for the low- to moderate- income residents of San Marcos, as described in the next section of this Consolidated Plan.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

100% of the city of San Marcos has access to broadband speeds of 25/3 Mbps (download/upload speeds in megabits per second), and 99.51% have access to broadband of 250/25 Mbps. (Source: broadbandmap.fcc.gov Area Summary for San Marcos, Texas)

Prior to the COVID-19 pandemic, the Federal Communications Commission (FCC) considered 25/3 Mbps to be adequate broadband access for a home. However, this level of service did not take into consideration the possibility of two parents working from home and two or more children also on the internet for school. The State Program Director of connectednation.org, a non-profit broadband advocate, recommended that 100/100 (100 mbps for both downloading and uploading, instead of 100/10) service would be a better fit for homes in the current pandemic situation

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Broadband internet is available in the city of San Marcos from multiple providers as follows:

Table 41 – Broadband			
Speed	3 or more providers	2 providers	1 provider
25/3 Mbps	100.00% of the city		
100/10 Mbps	1.68% of the city	82.10% of the city	15.74% of the city
250/25 Mbps	.51% of the city	21.00% of the city	78.00 % of the city

Source: broadbandmap.fcc.gov Area Summary for San Marcos, Texas)

While broadband internet is available to all residents and businesses, the number of providers is limited for internet at higher speeds that would appeal to business users. Three or more providers are available for the whole city at the FCC’s accepted pre-pandemic household speed of 25/3 Mbps. Two providers are available for 82% of the city to choose from at the higher speeds more necessary in the pandemic. 100/100 speed is not tracked by the FCC, but 82% of San Marcos has access to 100/10 Mbps speeds with a choice between two providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The most recent comprehensive hazard identification and risk assessment for mitigation planning was completed, along with the required plan update, in 2017, resulting in the 2018 City of San Marcos/Hays County Hazard Mitigation Action Plan ("the Hazard Mitigation Plan"). None of the hazards reviewed in the plan show an increasing trend. Significant flooding occurred in the city of San Marcos on two dates in 2015 due to higher than usual amounts of rain over time and in the 24 hours leading up to each flooding event.

Upon a review of the full range of natural hazards suggested under the Federal Emergency Management Agency (FEMA) planning guidance, the City of San Marcos identified 13 hazard types that could occur in the region. Of the hazards identified, 11 natural hazards and one quasi-technological hazard (dam failure) were identified as significant and therefore included in the Hazard Mitigation Plan. Using a Halff (consultant)-exclusive risk assessment tool, community's hazards were ranked and given a value between 100 and 0 according to risk based on the quantified impacts to Health and Safety, Property Damage, Business Continuity/Resiliency, and Citizen Perception/Concern. The results are shown in the table below.

According to the City's Hazard Mitigation Plan, flooding is the foremost hazard that threatens the City of San Marcos. The severity of a flood event is determined by a combination of several major factors including: stream and river basin topography and physiography; precipitation and weather patterns; antecedent; recent soil moisture conditions; the degree of vegetative clearing and impervious surfaces; and drainage system capacity and condition of infrastructure. Floods can be short-term or long-term in duration, ranging from several hours to several days.

Because CDBG Disaster Recovery (CDBG-DR) and CDBG Mitigation (CDBG-MIT) funding were received by the City of San Marcos due to the 2015 flood events, and because flooding is the highest risk faced by the city per the analysis done for the Hazard Mitigation Plan, flooding prevention and risk mitigation are the primary uses of those funding sources, in addition to housing rehabilitation and reconstruction.

Table 42 Hazard Identification Ranking

Ranking Order	Hazard	Risk Ranking Value
1	Floods	99.5
2	Drought	94.1
3	Dam/Levee Failure	91.3
4	Severe Winter Storms	72.9
5	Tornadoes	70.9
6	Extreme Heat	70.0
7	Wildfire	51.9
8	Wind Storms	51.0
9	Lightning	50.8
10	Hail Storms	44.7
11	Expansive Soils	43.2
12	Earthquakes	35.9
13	Hurricanes/Tropical Storms	33.8

Source: City of San Marcos Hazard Mitigation Plan Update 2017

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the Centers for Disease Control, “social vulnerability refers to a community’s capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human-caused threats such as toxic chemical spills.” The CDC’s Social Vulnerability Index uses 15 U.S. census variables at the tract level to help local officials identify communities that may need support in preparing for hazards; or recovering from disaster. These 15 variables are grouped into 4 categories: socioeconomic status, household composition and disability, minority status and language, and housing type and transportation.

Maps showing the census tracts and Social Vulnerability Index categories are included in the City’s CDBG-MIT Action Plan. Therefore, while it is possible to state which neighborhoods shown in Map 2 are located within specific census tracts, the data for the tract cannot be assumed to apply

to a specific neighborhood. Therefore, applying the social vulnerability index to specific neighborhoods should be considered to be only an approximation.

One comparison included in the plan is the extent of vulnerabilities caused by socioeconomic status compared to the floodplain and floodway locations. The highest level of socioeconomic vulnerability (>75th percentile compared to the state of Texas) is in the northern parts of the city, as is a substantial portion of the floodplain and floodway. In this area of high socioeconomic vulnerability, the Two Rivers East neighborhood takes up much of the section of town just north of TX-80 and east of I-35, and is located in the floodway. Just south of Texas-80 and just east of I-35, the Blanco Gardens neighborhood takes up much of the occupied space in the 100 year floodplain and is in the second highest (50th-75th percentile) level of socioeconomic vulnerability. These areas received substantial damage from the 2015 floods.

Another comparison shows the extent of vulnerabilities caused by household composition and disability status compared to the floodplain and floodway locations. This map shows that the northern and western portions of the city are in the least vulnerable category, while the southern and eastern are in the second-lowest category (25th-50th percentile).

Vulnerabilities caused by minority and English-language status compared to the floodplain and floodway locations are also shown in the CDBG-MIT Action Plan. Most of San Marcos is in the 50th-75th percentile for the combined data showing minority populations and people who report that they speak English “less than well”. San Marcos has a population that is approximately 42% Hispanic and 49% non-Hispanic white. (Source: 2000 and 2010 U.S. Census, 2017 5-year ACS, and Root Policy Research). When this population is compared to the floodplains and flood ways, the map shows that the Two Rivers neighborhood (in the floodway) is in a census tract that is 25th-50th percentile for minority population and language issues, and the Blanco Gardens neighborhood is in a census tract that is in the 50th-75th percentile. The City is aware of the need to present information in both English and Spanish throughout the city to ensure messages are received and understood.

The CDBG-MIT Action Plan also considers the extent of vulnerabilities caused by mobile and multi-unit home structures, crowding, group quarters, and lacking a vehicle, compared to the floodplain and floodway locations. Almost all of San Marcos, except the southwestern corner, is in the highest vulnerability category, >75th percentile. Assessments of the risks of flooding in San Marcos include the need to evacuate the many students living in crowded apartments and dorms, and the large percentage of the population who have low-to-moderate incomes and are living crowded into small homes and apartments. The Two Rivers East and Blanco Gardens neighborhoods are in these census tracts with the highest vulnerability category.

Another consideration is the impact on households who have historically been discriminated and marginalized by housing policies, lack of public investment, or forced to move to areas with access to fewer resources due to lack of affordable housing units. Anecdotal information exists that African-American and Latin-x folks were segregated into low-lying areas of town for more than a hundred years, until the 1960’s. African-Americans lived primarily in the neighborhood now called Dunbar (see the neighborhood Map in Appendix F), where there were also a number of African-

American-owned businesses. Latin-x communities and businesses were more widely distributed southeast and east from there in neighborhoods such as Victory Gardens, East Guadalupe, and Blanco Gardens. All of these areas are generally more prone to flooding than the higher elevation parts of the city where white residents lived and continue to represent the majority of the population, such as Heritage and Spring Lake Hills. Unfortunately, very little published work exists to substantiate these observations, most of which come from a research project underway by a Texas State University professor and his students.

Housing rehabilitation and reconstruction, stormwater infrastructure design and construction, and projects funded to reduce the risks to people and property associated with flooding are all under way using CDBG-DR and CDBG-MIT funding as well as City and other sources of funding.

In addition to those projects, City engineering staff are analyzing the impact of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation-Frequency Atlas. The completion of the City's analysis will result in the designation of City Regulated Floodplains in addition to the floodplains that currently show on Federal Emergency Management Agency (FEMA) maps, which do not take this additional information into account. The City has already revised development requirements to incorporate these new values in the design of new development projects. After analysis is complete, the City will use it to request updates of the FEMA maps.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan addresses the high priority needs of the community as determined through citizen and stakeholder input and review of existing data and plans. 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.

The City works in partnership with other entities and non-profit organizations to enhance service delivery systems. The City provides technical assistance, program monitoring, workshops, and information sharing to ensure the goals of the CDBG Strategic Plan are met.

The City is committed to providing affordable housing of choice to low-income and protected classes through educating the public on fair housing issues and rights and affirmatively furthering fair housing. By providing assistance to first-time homebuyers for the purchase affordable homes of choice the City is encouraging de-concentration of poverty and fair housing choice. The City also helps low-income homeowners maintain their homes through its housing rehabilitation programs.

The City strives to improve low-income residential areas by improving parks and other facilities and infrastructure. These public improvements bring the areas up to standards equal to other areas of the city and make the neighborhoods safer and more desirable.

The City's 2020 CDBG allocation will be ~~\$722,904~~722,794 which will be used to accomplish the goals set out for CDBG entitlement funds in this Consolidated Plan. For the purposes of planning, the 5-year plan is based on an estimate of an annual allocation of \$700,000 per year, for a total of \$3,500,000 over the course of the 5-year plan.

Priorities were chosen for the CDBG-DR grant when the Action Plan was approved by City Council in December, 2015, and include housing rehabilitation and stormwater infrastructure construction. Similarly, priorities for the CDBG-MIT grant were set in March, 2020, when the Action Plan was approved, and they include construction of major stormwater infrastructure, and purchase of items such as signs and barricades that can be used to reduce risk to the public. Neither grant duplicates the priorities of the CDBG entitlement grant, although by necessity the funds for housing rehabilitation of flood damaged homes do support rehabilitation of some homes that would have otherwise qualified for CDBG entitlement funds.

The City's CDBG-CV allocation so far has been \$993,086, and it is uncertain whether additional funds will be allocated by HUD in the future. The City has determined priorities for the funding through amendment of the 2019 CDBG Entitlement Action Plan, and the information is included below to provide a complete picture of the CDBG funding administered by the City of San Marcos. Priorities for this funding include small business

support, additional or improved testing, funding for services to additional foster children, and a proposed program that would provide rental, mortgage, or utilities assistance.

Below is a summary of the highlights of each section of this strategic plan.

- **Geographic Priorities**

The entire city of San Marcos is classified as low-to-moderate income; therefore, the City has not set geographic priority areas.

- **Priority Needs**

“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, public facilities, and economic development. 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. 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 high priorities for CDBG-MIT are infrastructure projects and funding for enhancements to the City’s flood warning system. CDBG-CV funds can be used solely in response to the impacts of the coronavirus (COVID-19) pandemic, and high priorities have been to support individuals, families, and small businesses in bearing the economic burdens that have accompanied pandemic-related business closures and restrictions.

- **Influence of Market Conditions**

Based on the top needs identified in the 2017 Analysis of Impediments to Fair Housing and the 2019 Housing Needs Assessment, along with the Needs Assessments done after the 2015 floods in preparation for the CDBG-DR Action Plan and CDBG-MIT Action Plan, the City focuses much of its CDBG Entitlement and a portion of its CDBG-DR funding on rehabilitation of houses, in order to preserve existing affordable housing.

- **Anticipated Resources**

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: maintaining and adding to the stock of affordable housing. The CDBG Entitlement, CDBG-DR, and CDBG-MIT federal funds received by the City (as well as the HOME funding received through the state) 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.

- **Institutional Delivery Structure**

Because of its proximity to Austin (just over 30 miles away), low and moderate income San Marcos residents have a wide array of services available to them, but most are available only if the resident can get to Austin or another similarly distant location. Organizations outside the City, while making services available to residents of San Marcos, also serve large areas with limited funding. Local service organizations are longstanding and highly respected, and network with each other and outside resources to provide the best options for people who come to them for service.

- **Goals**

In keeping with the high priority needs identified in the previous section, the City's goals for its CDBG Entitlement funding allocation include rehabilitation and repair programs for housing, homebuyer down payment and closing cost assistance and homebuyer counseling, and support for foster children. In addition, improvements to public facilities are a goal for this funding; since most of San Marcos is classified as low- to moderate-income, these facilities provide important services to many low- and moderate-income families. Since HUD allocated CDBG-DR funding to San Marcos in response to floods in 2015, CDBG-DR goals include housing rehabilitation and reconstruction for affordable homes damaged by the floods, as well as funding for infrastructure that will prevent future flooding. CDBG-MIT goals support the purpose of the funding: to reduce the risk of harm to people and properties. Goals include construction of additional stormwater infrastructure, acquisition of land for to provide flood storage by reducing impervious cover, and support for smaller projects that provide warnings about impending floods or other hazardous conditions. CDBG-CV goals are in line with the funding's purpose of responding to the COVID-19 pandemic, by including assistance to low- to moderate-income individuals and families and to small businesses, both of which have been impacted by pandemic-related business closures and restrictions.

- **Public Housing**

The San Marcos 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, with an emphasis on developing self-sufficiency. The Housing Authority's Family Self-Sufficiency program provides residents an opportunity to learn new life and career skills, to save for future needs, get connecting with educational and training resources and, ideally, to move out of public housing. It is available to all the Housing Authority's clients, including public housing residents and Section 8 voucher recipients.

- **Barriers to 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 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.

- **Homelessness Strategy**

The San Marcos City Council created a Council Committee on Homelessness in February, 2020 to begin to address homelessness in San Marcos and create necessary partnerships. Staff on the Council Committee created a meeting about forming the Hays County Coalition for the Homeless on October 9, 2020, that was attended by 55 people and included representatives from 27 agencies. The next meeting is set for November 7, 2020. It is expected that these meetings will lead to specific initiatives that help coordinate and enhance services to homeless people in San Marcos.

- **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.

- **Anti-Poverty Strategy**

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 2020-2024 Consolidated Plan includes funding allocations in the Affordable Housing, Public Services, and Public Facilities categories. 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 and Workforce Development were named by the City Council in 2019 as three of their five strategic initiatives, continuing the focus on these issues that has been evident for some time. These two issues are complementary, since the issues of affordable housing in San Marcos are a combination of high prices due to growth pressure and generally low incomes in the city.

- **Monitoring**

The City has established standards and procedures for monitoring Subrecipients and potential projects. This includes preparing a risk assessment and formalizing a monitoring plan based on the assessment. Monitoring checklists, similar to those found in the HUD Monitoring Handbook, are used as part of the monitoring review.

Where applicable, a project must submit a minority business outreach and/or Section 3 plan for approval as part of the contracting process. In addition, the City's purchasing department checks the state's list of minority businesses when preparing a Request for Proposals or Request for Qualifications, so they can send the notice directly to businesses listed that are applicable to the project.

The same monitoring and minority business outreach processes are used for all four CDBG grants administered by the City of San Marcos.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Almost The entire city of San Marcos is classified as low-to-moderate income; therefore, the City has not set geographic priority areas.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The following chart shows the City’s low/mod population percentages by census block group. As can be seen on the chart, population with low to moderate incomes is above 25% in all block groups, and higher than 40% in all but two. This distribution of low-to-moderate income individuals makes it equitable to allocate investments geographically where they can benefit the greatest number of citizens instead of focusing on particular census tracts or block groups.

County	Tract	Block Group	Low/Mod Population	Total Population	Low/Mod Population Percent
Hays	010600	6	620	2,405	25.78%
Hays	010905	1	575	2,215	25.96%
Hays	010600	2	390	940	41.49%
Hays	010303	1	775	1,610	48.14%
Hays	010600	3	540	975	55.38%
Hays	010400	1	750	1,335	56.18%
Hays	010600	4	1,445	2,520	57.34%
Hays	010701	1	1,645	2,610	63.03%
Hays	010600	1	1,025	1,600	64.06%
Hays	010100	2	985	1,535	64.17%
Hays	010400	2	1,705	2,545	66.99%

Hays	010200	1	370	550	67.27%
Hays	010200	2	340	495	68.69%
Hays	010400	3	4,520	6,200	72.90%
Hays	010500	1	1,255	1,670	75.15%
Hays	010701	4	1,430	1,875	76.27%
Hays	010702	1	1,395	1,800	77.50%
Hays	010500	2	2,100	2,675	78.50%
Hays	010303	2	1,505	1,905	79.00%
Hays	010302	2	2,125	2,660	79.89%
Caldwell	960500	4	510	635	80.31%
Hays	010302	1	1,450	1,790	81.01%
Hays	010100	1	865	1,055	81.99%
Hays	010303	3	3,385	3,995	84.73%
Hays	010304	1	965	1,125	85.78%
Hays	010304	4	1,230	1,395	88.17%
Hays	010701	3	2,560	2,730	93.77%
Hays	010701	2	685	720	95.14%
Hays	010304	3	2,970	3,065	96.90%
Hays	010200	3	35	35	100.00%
Hays	010304	2	590	590	100.00%

Source: 2011-2015 ACS, <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-block-groups-places/>

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

“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.

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 – CDBG, CDBG-DR, and CDBG-MIT were determined in compliance with the City’s Citizen Participation Plan. Outreach included workshops, public meetings, consultations, and surveys. In addition, for each plan pertinent data sources and existing plans were consulted. Outreach for the CDBG-CV grant will be accomplished per the Citizen Participation Plan, as amended to accommodate the special circumstances of that particular grant.

Needs are discussed in the outline below in the order found in 24 CFR 91.215, along with the rationale for their prioritization.

Affordable Housing

o Rental assistance – CDBG-CV high priority due to the impacts of economic closures and restrictions due to the currently ongoing COVID-19 pandemic.

DISCUSSION: Rental assistance is of special concern because, as noted in Section NA-05 Needs Assessment Overview, in San Marcos 72% of all housing units are rented, with only 28% owner occupied (2017 5-Year ACS). Section NA-10 Housing Needs Assessment noted the combined issue of the percent of San Marcos residents under the median income with increasing rental rates, as discussed in the 2017 Analysis of Impediments to Fair Housing:

85.7% of San Marcos households are under the MSA median income. The median income of \$24,142 for San Marcos rental households is below the extremely low family of four income limit of \$24,250 or 30% of the MSA median income. Rents are increasing; the median contract rent increased from \$644 to \$939 in the City's Analysis of Impediments to Fair Housing. In addition, 67.4% of renters exceed the HUD target of affordability of no more than 30% of gross income going to housing costs. Additional housing stock is needed as well as some assistance to make rents more affordable.

Tables in Section NA-10 also showed the high number of households that have a cost burden of greater than 30% and even 50% of their income. Section MA-10, the Market Analysis of the Number of Housing Units, described the gaps in the number of affordable units needed in the rental market, compared to the number of units available, with information from the 2019 San Marcos Housing Study by Root Policy Research:

A comparison of the rental gaps in 2000 shows a significant shift in the past 17 years: overall the low income rental gap increased from a 2,903-unit shortage to a 5,950-unit shortage. Why did the gaps increase? This shift is due to a combination of losses in affordable rentals and an increase of about 1,500 households earning less than \$20,000 per year. The sizeable increase in low income households is likely partially explained by the growing student population over the past two decades. In 2000, 39 percent of rentals were priced to accommodate households earning \$20,000 per year. By 2017, this was just 8 percent.

The Needs Assessment and Market Analysis were summarized in section MA-50 Needs and Market Analysis Discussion, noting the problem with cost burden and the need for displacement prevention.

SUMMARY: Because such a high percentage of homes are rentals and so many people have already been experiencing a significant cost burden due to the amount spent on rent compared to income, rental assistance is seen as a high priority for CDBG-CV funding. Since people are already just barely able to afford their rent, the COVID-19 business closures and restrictions may hit San Marcos particularly hard due to loss of income for multiple months.

o Production of new units – Low at this time due to lack of moderately priced land. (Note: Units constructed with CDBG-DR funding are replacements for units severely damaged by the 2015 floods.

DISCUSSION: Section MA-10 Market Analysis of the Number of Housing Units also includes an analysis of the gap in the number of available affordable for-purchase homes compared to demand:

The for sale gaps analysis shows the San Marcos market to be relatively affordable for renters earning more than \$75,000 per year and manageable for renters earning between \$50,000 and \$75,000, assuming a willingness to consider attached housing options. Renters earning less than \$50,000 per year can afford a max home price of about \$160,000. Only 94 homes were listed or sold in San Marcos in 2017/2018 in that price range (6% of all listed/sold homes); 24 percent of those were attached homes.

Attempts to use CDBG funding to purchase land to construct affordable houses for sale has been difficult because available lots are priced high enough (\$50,000 or more) that their purchase precludes the ability to construct an affordable house on the lot. Section MA-15 Housing Market

Analysis: Cost of Housing describes the City's use of the Low Income Housing Tax Credit Program as a means of helping to provide new affordable rental units instead.

As mentioned in Section MA-50 Needs and Market Analysis Discussion, the City now plans to use CDBG funding to demolish homes that are beyond repair in hopes that this will not only cure neighborhood blight but also provide a lot on which an affordable house can be constructed.

SUMMARY: Because the production of new units has been problematic due to the cost of land, the City has turned to other alternatives to support the creation of opportunities for the construction of affordable housing, either for rent or sale.

o Rehabilitation of existing units – CDBG Entitlement high priority to preserve existing housing stock due to the high percentage of cost-burdened renters and homeowners. CDBG-DR priority due to the need for repair of flood damage throughout the City, which is all designated as the “most impacted and distressed area” and especially in low- to moderate-income neighborhoods hit hardest by the 2015 floods.

DISCUSSION (CDBG): The issues with the cost burden discussed in the Rental Assistance Section above apply to owners as well, as described in the various Consolidated Plan sections cited. The need for additional affordable housing is well-documented, as shown in sections NA-10 Housing Needs Assessment, MA-10, the Market Analysis of the Number of Housing Units, and MA-50 Needs and Market Analysis Discussion. Section NA-10, for example, included information from the 2019 Housing Needs Assessment that emphasized the need to improve the condition and accessibility of existing housing stock. Of special note, per the surveys in that study, San Marcos families with children under the age of 18 who rent (49%) and renters whose household includes a member with a disability (44%) are more likely to assess their housing as in fair or poor condition than other groups.

Section MA-20 Housing Market Analysis: Condition of Housing contains tables related to housing condition, as well as information from past studies that supports the need for rehabilitation of existing units. The tables from the 2011-2015 Comprehensive Housing Affordability Strategy show that 44% of the owner-occupied housing stock and 27% of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 40 years old. As the housing stock ages, housing units can begin to deteriorate, especially when the residents do not or cannot provide needed maintenance.

SUMMARY (CDBG): Because it costs far more to build a new house than repair an old one, and because surveys and data show that the need for repair is relatively high, the City of San Marcos has chosen rehabilitation of existing units as a high priority.

DISCUSSION (CDBG-DR): As stated in Section NA-10 Housing Needs Assessment, FEMA data shows that 1,103 of the 5,102 owner occupied units (city-wide) applied for assistance immediately after the 2015 floods. Of these homes, 1,013 units (from all sources: 925 FEMA IA, 88 SBA,) have already received either Individual Assistance or payouts from other sources including insurance or SBA loans. This leaves 90 of the FEMA applicants with no outside source of rehabilitation funding, and the City may need to provide assistance to these families under this CDBG-DR allocation. However, Section MA-15 notes that two impacts on the cost of housing in San Marcos are the need for flood insurance for rehabilitated homes in some portions of town, as well as the requirement to elevate reconstructed houses constructed within the 100-year flood plain. This is an ongoing issue as the city is still recovering from the 2015 floods.

Section MA-20 included details about the Blanco Gardens area, immediately to the South of Interstate 35 and State Hwy 80, which had the most claims submitted for insurance payouts. Over 1,200 properties were impacted are in this area alone, and are at continued risk for additional flood impacts until the CDBG-DR and CDBG-MIT funded infrastructure projects are completed. Additionally, the majority of the households within the most impacted area are well below 50% of area median income.

SUMMARY (CDBG-DR): The City has tried to balance spending CDBG-DR grant funding between housing rehabilitation and reconstruction that directly assists those whose homes were damaged by the 2015 floods versus spending on infrastructure to try to prevent future impacts on a greater number of houses. Therefore, the housing programs will be re-marketed in Program Year 2020 to ensure needs have been met before moving any remaining funding to infrastructure construction.

o Acquisition of existing units - Low priority at this time due to lack of funding.

DISCUSSION AND SUMMARY: Due to the high cost of purchasing homes in the area, along with the need for rehabilitation as discussed above, the City had opted to prioritize preservation of the existing affordable housing stock through rehabilitation instead of acquiring houses.

• Homelessness

o Outreach – No funding required; High City priority - Outreach to existing homeless service providers is a priority for the City to support the formation of the Hays County Local Homeless Coalition to examine current homeless needs and evaluate next steps.

DISCUSSION: Section NA-40 Homeless Needs Assessment included information about San Marcos' first Point-In-Time count. The Point-In-Time Count surveyed people in the City limits of San Marcos and just outside it, and found 102 homeless people total: 85 adults and 17 children under

18. Most areas in Hays County that could be considered rural are outside City limits. The Point In Time Count focused on the urbanized areas, and the extent of rural homelessness in the County is not known. Known homeless encampments in the County are within the City limits in urbanized areas closer to services; therefore, it is expected that rural homelessness is much lower than in the urbanized areas; however further outreach is needed to determine the exact extent of homelessness in San Marcos and surrounding areas. As stated in Section MA-50 Needs and Market Analysis Discussion, the City recently took action on this issue by convening a coalition of service providers and interested individuals to discuss the need for coordination of services and housing for the homeless. With more than fifty attendees, the meeting demonstrated the concern regarding homelessness in San Marcos and started the organizational structure needed for a formal coalition.

SUMMARY: The City's primary role in serving the homeless in San Marcos is that of outreach to service providers and interested parties to assist with coordination for locating, assessing the needs of, and providing for the city's homeless population.

o Emergency shelter and transitional housing – Low priority for CDBG funding; however, the City owns the land on which a new eighteen-unit transitional shelter is under construction, and is leasing it to the service provider for \$1.00 per year on a sixty year lease.

DISCUSSION: Section MA-10 Number of Housing Units asked the question: "Does the availability of housing units meet the needs of the population?" The answer is "No". As discussed in that section, there continues to be a need for housing that is affordable to very low-income persons. The Housing Authority consistently has a lengthy waiting list for both public housing and Section 8 Vouchers. A need has also been identified by homeless service providers for transitional housing for persons leaving local shelters. The 2019 San Marcos Housing Study by Root Policy Research also indicated that units that are affordable for low and extremely low-income families are needed in both rental and for-sale markets. Section MA-35 Special Needs Facilities and Services stated that another long-identified need has been for transitional housing for youth who have "aged out" of youth shelter and foster care systems.

SUMMARY: The need for all these types of units is greater than the funding available to the City can address; however, the City supports service providers in finding solutions in ways other than providing funding. As noted in Section MA-10, the Hays-Caldwell Women's Center will be breaking ground on 18-20 units of transitional shelter for abused women in spring, 2020. Section MA-35 reveals that the Hays-Caldwell Womens Center is owned by the non-profit, as the transitional shelter will be, but are located on City-owned land that is leased to the Center for \$1.00.

The San Marcos Housing Authority has also found creative ways to meet some of the need. In partnership with Texas State University, the Housing Authority will be receiving 17 new Housing Choice Vouchers for people who have aged out of foster care and are Texas State students.

o Rapid Re-housing – Low priority at this time; under discussion by service providers.

DISCUSSION: Per the Texas Homeless Coalition, in Section NA-10 Housing Needs Assessment, the term “Rapid Rehousing” refers to time limited intervention consisting of rental assistance plus supportive services, including holistic case management, employment support, and referrals to education. The goal of such programs is for participants to achieve housing stability. Support generally ends at 24 months, although programs can be longer for youth. Participants rent apartments at various locations in communities that offer this program. It is typically funded through the Continuum of Care organization (Texas Homeless Coalition for San Marcos) and Emergency Solutions Grants; some rapid rehousing programs are also run by the Veterans Administration for veteran families. Advocates for ending homelessness believe that rapid rehousing should be the backbone of a community’s response to homelessness.

Agencies such as Community Action Partners, Inc. and Southside Community Center provide some rent assistance; however, San Marcos does not specifically have a rapid rehousing program located in the city. The Coordinated Entry program for homeless or near-homeless people seeking services in San Marcos is located in Austin, thirty miles north. 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.

The San Marcos Housing Authority offers case management and programs leading to self sufficiency; however the charts in Section NA-35 Public Housing show that the waiting list for public housing and housing vouchers is quite long. As described in Section MA-05 Market Analysis Overview their resident services program consists of several initiatives designed to support self-sufficiency and family development, elderly and disabled services, youth services, and resident organizations and community development. The waiting list for all but the largest homes is three to four years.

SUMMARY: Rapid Re-Housing programs are favored by advocates for ending homelessness, but because part of the effectiveness is due to the combination of housing, case management, and services, such programs are costly. Because of their impact, this type of program may be a point of discussion for the newly forming homeless coalition; if only to create better coordination with service providers in Austin for San Marcos citizens.

o Prevention – Low priority for CDBG funding; however, local service providers and the Housing Authority are all focused on fostering self-sufficiency in their clients in order to prevent future homelessness.

DISCUSSION: As discussed in Section NA-10 Housing Needs Assessment, at risk populations include those with a housing cost burden of 50% or more in San Marcos. Per the 2019 Housing Needs Assessment, this severe level of cost burden puts households at high risk of homelessness. Housing costs include rent or mortgage, basic utilities, mortgage insurance, home owners’ association fees, and property taxes.

The 2011-2015 Comprehensive Housing Affordability Strategy data shows that 5,935 renter households and 479 owner households – at total of 32% of all households - had a cost burden of greater than 50% of their income, and because home prices have risen faster than income this problem has certainly worsened since then. NA-25 Disproportionately Greater Need – Housing Cost Burden adds demographic details to the numbers.

Section NA-10 also addressed additional risk factors for homelessness:

- Per the Texas Homeless Network (the Continuum of Care for San Marcos), additional risk factors for homelessness may include living in a one-parent household where the parent does not have a high school diploma and has a low income, mental illness, substance use, criminal history (especially felony convictions), domestic violence, and exiting the foster care system.
- An interview with Vivent Health, an agency that provides services specifically for HIV positive individuals, noted that people who are HIV positive may struggle with housing because of the need to provide for their health issues.
- According to the National Network to End Domestic Violence the leading cause of homelessness for women and children is domestic violence.
- Low or extremely low income households with at least one person 75 years or older are also in danger of becoming homeless or having to double-up with families or friends as options for affordable living decrease and assisted living is not affordable.

Overall, 11% of San Marcos residents—12% of homeowners and 10% of renters—who participated in the survey have a friend or family member living with them due to a lack of housing. When asked why, nearly every person responded that they “Cannot afford the monthly rent of the places that are available to rent in San Marcos.” (2018 San Marcos Housing Survey, Root Policy Research)

SUMMARY: Because homelessness may result from the variety of issues described above, work towards preventing it must also address a variety of issues. While CDBG funding is not currently specifically for homelessness prevention, the efforts by the City to provide affordable housing described in MA-20 Housing Market Analysis – Condition of Housing will provide support for those in need of housing rehab in order to be able to stay where they are. Section MA-30 Homeless Facilities and Services provides information on services now provided in San Marcos as well as those that are known to be needed or are desired by service providers, as discussed in consultations with them. As mentioned in Section NA-10, the meeting recently convened by the City to bring service providers and interested parties together was for the purpose of beginning to identify local leaders for the effort, and to establish a working framework such as committees to address specific issues such as prevention.

• **Non-housing Community Development**

o **Public Facilities – High priority for CDBG Entitlement funding to facilitate the rehabilitation of an historic school as a comfortable place for programs offered to low- and moderate-income people such as cultural enrichment and English as a second language.**

DISCUSSION: Section NA-50 Non-Housing Community Development Needs reviewed the City’s need for Public Facilities. Public facilities comments in the Consolidated Plan Survey mostly referred to additional park and recreation facilities.

SUMMARY: The City receives approximately \$700,000 annually in CDBG entitlement funds and has used some of this funding to pay for park improvements that were not covered by the City’s Capital Improvements Plan. In Program Year 2020, the City was presented with the opportunity to assist with rehabilitation of an historic school owned by the school district that is now used for cultural enrichment and English as a second language classes. This was funded with CDBG as a public facilities project.

o Public Improvements and Infrastructure – High priority for CDBG-DR infrastructure funding to prevent future flooding. High priority for CDBG-MIT funding to prevent future flooding and to reduce the risks associated with flooding and storms, for example by enhancing the existing flood warning system.

DISCUSSION (CDBG): The need for additional public transit services was described in Section NA-35 Public Housing, and this need was mentioned in other consultations with service providers; however, the City does not receive enough in CDBG funding to resolve this need. Section MA-45 Non-Housing Community Development Assets also noted transit as a need from the perspective of business owners, in addition to other issues as follows:

According to a 2020 community and business survey for Greater San Marcos, roughly half of residents rated the region’s traffic congestion as poor or below average, and 71.2% rated the region’s public transit capacity unfavorably. Nearly 60% of survey participants rated the region’s ability to access shows, restaurants, and services without using a car as poor or below average. Likewise, 50.7% rated the region’s quality and connectivity of sidewalks as poor or below average. At the same time, 38.7% rated the region’s broadband/fiber infrastructure to support growth as a disadvantage to existing and prospective new businesses. The availability of high-speed internet was rated as poor or below average by 30.2% of all survey participants.

Based on this feedback, infrastructure needs include improved traffic congestion, public transit, access to entertainment and business, walkability, and improved high-speed broadband access. Similar needs were mentioned in infrastructure comments in the Consolidated Plan survey and in consultations with service providers: hike and bike trails, bus routes, and parking downtown, as described in Section NA-50 Non-Housing Community Development Needs.

SUMMARY: Although a variety of important infrastructure needs exist, especially in transit and broadband, the level of CDBG Entitlement funding received by a City the size of San Marcos can make the greatest impact on the other most prevalent need, affordable housing, since transit and broadband would require more than the City receives in order to address the shortfalls there.

DISCUSSION (CDBG-DR AND CDBG-MIT): Section NA-10 Housing Needs Assessment includes information from the 2016 Action Plan for Disaster Recovery for the City of San Marcos. San Marcos experienced severe flooding on May 23-24, 2015, and again on October 30, 2015. The majority of the damage occurred within the 100-year floodplain or near the banks of the Blanco and San Marcos Rivers. According to initial disaster estimates, flood insurance claims and other data sources, 1,558 housing units were damaged in the two floods. The vast majority of the damage, impacting 1,246 homes, occurred in the Blanco Gardens neighborhood and immediately adjacent areas. Because residential areas were impacted, the City has chosen to use some of its CDBG-Disaster Recovery (CDBG-DR) funds on rehabilitation or reconstruction of homes, and the rest on stormwater infrastructure projects that will help prevent future flooding events. The CDBG-Mitigation (CDBG-MIT) funds will be used on stormwater infrastructure and other projects to help mitigate the risks to life and property associated with flooding events. As stated in Section NA-50 Non-Housing Community Development Needs, The City is determined to address the conditions that have allowed for repetitive losses due to flooding. Not only have there been these two events within six months of each other, but in the last 20 years there have been multiple flooding events that have caused loss within the City. Residents of the City have increasingly indicated to the City Council and other leaders that they want the infrastructure improved to prevent this ongoing occurrence. The CDBG-DR Needs Assessment recommended the categories that were to be addressed by the projects that had been evaluated in the Feasibility Study. Based upon the results, City staff recommended and City Council selected projects that meet the National Objective of benefit to low mod citizens of the City as well as meeting the priority of repairing and replacing public infrastructure in order to minimize future flood damage.

Section MA-65 Resiliency considers the need for infrastructure in relation to the resilience of the community overall. This section provides a summary of the findings in the 2018 City of San Marcos/Hays County Hazard Mitigation Action Plan. According to this plan, flooding is the foremost hazard that threatens the City of San Marcos.

SUMMARY (CDBG-DR AND CDBG-MIT): The CDBG-DR and CDBG-MIT funding received by the City of San Marcos will help address the significant need for flood prevention.

o Public Services – Low priority for CDBG Entitlement funding due to the high level of need for affordable housing; however, a small amount of funding is generally approved to support services for foster children in San Marcos because even with that funding the need for such services has not been fully met. High priority for CDBG-CV funding due to the need for support of programs and services to respond to the COVID-19 pandemic and its effects on people’s health and the economy. Funding allocations have been approved for additional services for foster children and for increased or enhanced community testing.

DISCUSSION (CDBG): Section NA-45 Non-Homeless Special Needs Assessment provides details that boil down to this: although it is not a large city, San Marcos has needs in all categories of social services. People in search of resources often must be referred to agencies in Austin, located more

than 30 miles away, or other equally distant locations. Agencies serving San Marcos generally also serve the rest of Hays County and at least one other county as well; many serve the Greater Austin area, which is a five county area. Local demand exceeds local services.

The response to the Consolidated Plan survey documented in Section NA-50 Non-Housing Community Development Needs is similar. The three top priority needs requested in the Consolidated Plan 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%, or \$108,000 on Public Services.

SUMMARY (CDBG): CDBG funding emphasizes the provision of affordable housing as an important use of this specific stream of funding, and that also resonates with a very high need category for San Marcos. The City uses its very limited Public Services allocation to support some of the most vulnerable, abused children, in order to fill in a gap in funding for services for them.

o Economic Development – High priority for CDBG-CV funding due to the impact of required business closures and restrictions to attempt to control the spread of COVID-19. A funding allocation has been approved for a small business support program related to supplies and adjustments made for operating in the pandemic.

DISCUSSION: As noted in section MA-45 Non-Housing Community Development Assets, prior to the COVID-19 pandemic, CDBG entitlement funding had not been used for economic development in San Marcos. CDBG-Coronavirus Response (CDBG-CV) funding has been used to assist small businesses in handling the direct effects of the pandemic, including funding personal protective equipment and modifications to businesses to provide for social distancing.

SUMMARY: HUD has provided an alternative requirement that up to 100% of CDBG-CV funding can be spent on public services. Due to the nature of the situation – a pandemic – public services will be the first consideration for the use of funds. In addition, its use for job retention is appropriate due to the economic impacts of the pandemic caused by required business closures and occupancy restrictions.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Table 44 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not receive TBRA. The San Marcos Housing Authority has 245 Section 8 vouchers which are provided to extremely low-income and low-income people.
TBRA for Non-Homeless Special Needs	The City does not receive TBRA. Seventeen of the 245 Section 8 vouchers managed by the San Marcos Housing Authority are for foster children who have aged out of the system at eighteen and are attending school at Texas State University.
New Unit Production	<p>Although new units of affordable housing are needed in both the rental and home ownership markets, because of the amount of federal funding received, the City does not anticipate the construction of new housing units directly funded with the CDBG Entitlement Grant. The City supports construction of new affordable units in other ways, such as by considering Low Income Housing Tax Credit requests for Letters of No Objection and possibly adding to the minimum criteria. Lots acquired by the City using CDBG funding may be donated to a non profit for construction of affordable homes. Some homes are being constructed using CDBG-DR funds, but these are replacements for units damaged beyond repair in the 2015 floods.</p> <p>Although in the recent past the City has not provided federal funding directly for the creation of homeless shelters, the City leases the land to the Hays-Caldwell Womens Center for \$1.00 per year on a sixty year lease, and this support has enabled the Center to construct an additional eighteen units of transitional housing with the fundraising it was able to complete over the past four years. This new transitional housing is under construction now.</p>

Rehabilitation	<p>44% of the owner-occupied housing stock and 27% of the renter-occupied housing in San Marcos was built prior to 1980, placing the age of that housing at more than 40 years old. As the housing stock ages, housing units can begin to deteriorate, especially when the residents do not or cannot provide needed maintenance. Therefore, using CDBG funding, the City funds provides owner-occupied housing rehabilitation programs that reduce building code violations, increase accessibility, and preserve housing values. These programs focus on housing stock that is in poor condition and owned by low- and moderate-income persons and the elderly and disabled, so the owners can maintain the quality, safety, and accessibility of their homes.</p>
Acquisition, including preservation	<p>The City is actively pursuing the purchase of vacant lots for residential homes as funding permits and when appropriate properties are available. It is difficult to find lots in the San Marcos market that are inexpensive enough to facilitate construction of affordable housing to replace homes lost in the floods (using CDBG-DR funds) or to provide lots for new construction of affordable homes (using CDBG entitlement funds).</p> <p>Approximately \$2.8 million in CDBG-MIT funds have been set aside acquisition of land in strategic upland and floodplain areas to mitigate flooding. Land purchased for this purpose can be used for storage and infiltration of flood waters and by reducing the amount impervious cover in the city.</p>

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of San Marcos is allocated about \$700,000 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. The City has been awarded HOME funding through the state to reconstruct seven houses for which the repair costs are prohibitive. Public services are enhanced by an additional \$500,000 awarded from the general fund to local agencies through an annual application process that beginning in Spring, 2021, will be administered by the same staff who handle CDBG funding.

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

In addition to these ongoing programs, in Fiscal Year 2019, City Council allocated \$200,000 from Community Enhancement Fee revenues to the demolition of unsafe structures identified by Code Compliance for which other funding is not available. This complements the Program Year 2019 CDBG-funded home demolition program that will be implemented by CDBG staff in close coordination with Code Compliance.

To date, San Marcos has eleven Texas Department of Housing and Community Affairs Board approved multifamily apartment projects. Ten of those eleven multifamily properties are actively renting units and one project is currently under construction. In addition, there are five proposed multifamily complexes that have received a Resolution of No Objection from the City.

The San Marcos Housing Authority handles \$4.5 million in federal grant funds each year in administering its programs, along with \$1.1 million in rental income. Funding includes \$757,000 in the operating fund, \$1.8 million in capital funds, and almost \$1.5 million in Section 8 Tenant Based

Rental Assistance. Resident Opportunity and Self Sufficiency grants of about \$360,000 make up the remainder of the grant funds, and this includes funding for a full-time coordinator. In addition, the City has been allocated more than \$993,000 in CDBG Coronavirus Response (CDBG-CV) funding in 2020. For the first round of \$425,000 the City called for applications, and funded services for a higher case load of abused children, small business assistance, and a testing program. In Round Three of CDBG-CV funding, the City was allocated approximately \$568,000, which will be used for a COVID-19 Emergency Housing and Business Relief Program to fund rent, mortgage, and possibly utilities expenses.

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 categories have been assigned for expenditure on infrastructure and acquisition of land to reduce impervious cover and prevent flooding, and projects that provide warnings of potential flooding situations.

Anticipated Resources See table below

Table 45 – 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	\$722,904 \$722,794	\$0	\$0	\$722,904 \$722,794	\$2,800,000	CDBG entitlement funds will be used to address community housing and non-housing priority needs.
CDBG-DR	Federal	Administration, Planning, Housing, Infrastructure, Acquisition	\$33,794,000				\$33,794,000	CDBG-DR funds must be used for disaster recovery related to the 2015 floods by 2022.
CDBG-MIT	Federal	Administration, Planning, Addressing Repetitive Loss, Preservation of Land, Warning Systems, Signs and Barricades	\$24,012,000				\$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.

HOME	Federal, through state allocation	Rehabilitation of up to 7 houses	Flexible amount				Flexible Amount	The purpose of the HOME program is to expand the supply of decent, safe, affordable housing and strengthen public-private housing partnerships between units of general local governments, public housing authorities, nonprofits, and for profit entities.
CDBG-CV	Federal	Programs for individuals and small businesses	\$993,806				\$993,806	CDBG-CV funds must be used to prevent, prepare for, and respond to Coronavirus
Public Housing Authority	Federal	245 Section 8 Vouchers	\$1,489,101			\$1,489,101	\$5,956,404	228 general purpose housing assistance vouchers and 17 for kids exiting foster care at age 18, in partnership with Texas State University
Public Housing Authority	Federal	289 Public Housing Units	\$4,106,726			\$4,106,726	\$16,426,904	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	\$2,000,000	General fund money granted to local social service agencies through a competitive process

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	\$2,480,000	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, housing rehabilitation, and construction projects						Funds received from foundations, fund-raising organizations, and individuals

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.

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: maintaining and adding to the stock of affordable housing. The CDBG Entitlement, CDBG-DR, and CDBG-MIT federal funds received by

the City (as well as the HOME funding received through the state) 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.

Within the next several years, using CDBG-MIT funding, the City will also consider acquiring 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The CDBG entitlement portion of the Consolidated Plan is implemented through annual contracts that allocate the funds received to specific projects and programs run by non-profits and City departments. The following entities have in the past five years received CDBG entitlement funding through the annual application process and are likely candidates to carry out the work in the next five due to the nature of the services they provide.

Because of its proximity to Austin (just over 30 miles away), low and moderate income San Marcos residents have a wide array of services available to them, but most are available only if the resident can get to Austin or another similarly distant location. Organizations outside the City, while making services available to residents of San Marcos, also serve large areas with limited funding. Local service organizations are longstanding and highly respected, and network with each other and outside resources to provide the best options for people who come to them for service. Local services available to low and moderate income residents include:

- Community Action Partners, Inc of Central Texas – health, education, rent/utility assistance, programs for the elderly, connection to other resources
- Southside Community Center – showers and meals for the homeless, housing repair program with CDBG funds, limited emergency shelter for homeless families
- Hays-Caldwell Women’s Center – services and shelter for victims of domestic abuse
- Greater San Marcos Youth Council – services and limited shelter for youth in crisis
- Court Appointed Special Advocates – advocates for foster children (receiving a small amount of funding through CDBG)
- Workforce Solutions of the Rural Capital Area – connecting employers and potential employees
- Gary Job Corps – providing job training for people ages 18-24
- San Marcos Area Chamber of Commerce – support for existing small businesses
- Downtown/Main Street Program – support for businesses in the downtown area provided through the City
- Senior Recreation Program – activities for seniors provided through the City
- Hays County Veterans Services – provides coordination for services offered to veterans in San Antonio and Austin
- San Marcos Housing Authority – public housing and Section 8 vouchers
- City of San Marcos – housing rehabilitation, reconstruction, and demolition programs; support for public service providers through CDBG and City general fund

The housing programs funded by the CDBG-DR grant are implemented by the City’s Planning and Development Department, with assistance from third-party contractors as needed to provide intake support. In addition, the Housing Authority was designated as a recipient for a portion of CDBG-DR funds for reimbursement for rehabilitation of one of the public housing sites due to significant flood damage.

The City’s Engineering and Capital Improvements Department leads the implementation of the infrastructure projects funded by CDBG-DR and CDBG-MIT. Design, construction, environmental review, and some monitoring has been outsourced to the appropriate third parties, with engineering staff providing oversight, supported by Planning and Development Services staff and Finance Department staff.

The CDBG-CV grant is implemented by the City’s Planning and Development Department, with assistance as needed from third party contractors and subrecipients. Funding may be used to reimburse the City for expenses related to the COVID-19 pandemic or to fund programs or projects run by other entities that respond to a need created by the pandemic.

Table 61 – Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Action, Inc. of Central Texas	Community And Faith-Based Organizations	Community Development - Public Services (Children, Education, Health); Non-Homeless Special Needs (Elderly)	Nine County Region
Caritas of Austin	Community And Faith-Based Organizations	Homelessness	Five County "Greater Austin" Region
Greater San Marcos Youth Council	Community And Faith-Based Organizations	Non-Homeless Special Needs, Homelessness	San Marcos
Texas Homeless Network	Continuum of Care	Homelessness, Continuum of Care	Balance of State
Greater San Marcos Partnership	Contractor	Community Development - Economic Development	Hays and Caldwell Counties
Hays County - Countywide Operations (Health Department)	Government Agency	Community Development - Public Services (Health Dept)	Hays County
Hays County - Veterans Service Office	Government Agency	Community Development - Public Services (Veterans)	Hays County

Hays County - Emergency Management	Government Agency	Planning - Emergency Management, Resilience	Hays County
City - Planning and Development Services	Jurisdiction	Affordable Housing - Ownership, Rental; Community Development - Public Services; Planning, Mapping	San Marcos
City - Economic Development	Jurisdiction	Community Development - Economic Development	San Marcos
City - Code Enforcement	Jurisdiction	Community Development - Neighborhood Improvements	San Marcos
City - Floodplain Management, Engineering and Capital Improvements	Jurisdiction	Community Development - Public Facilities, Resilience	San Marcos
City - Parks and Recreation Department	Jurisdiction	Community Development - Public Services and Public Facilities	San Marcos
City - Council Committee on Homelessness (and Coalition)	Jurisdiction	Homelessness	San Marcos
City - Senior Programs Coordination	Jurisdiction	Non-Homeless Special Needs (Elderly)	San Marcos
City - Emergency Management	Jurisdiction	Planning - Emergency Management, Resilience	San Marcos
Blanco River Regional Recovery Team	Nonprofit Organizations	Affordable Housing – Rehabilitation, Urgent Need	Four County Region
United Way of Hays County	Nonprofit Organizations	Community Development - Public Services	Hays County
Austin Tenants Council	Nonprofit Organizations	Community Development - Public Services (Fair Housing)	Five County "Greater Austin" Region
Endeavors, Inc. - Supportive Services for Veteran Families	Nonprofit Organizations	Community Development - Public Services (Veterans)	Four State Region
Hill Country Mental Health - Development Disability Centers	Nonprofit Organizations	Non-Homeless Special Needs (Persons with Disabilities)	Eleven County Region

Aids Services of Austin/Vivent Health	Nonprofit Organizations	Non-Homeless Special Needs (Persons with HIV/AIDS)	Five County "Greater Austin" Region
Scheib Mental Health and Development Disabilities Center	Nonprofit Organizations	Non-Homeless Special Needs (Persons with Disabilities)	Jurisdiction
Austin Habitat for Humanity	Nonprofit Organizations, Subrecipient	Affordable Housing – Ownership, Rehabilitation	Five County "Greater Austin" Region
Southside Community Center	Nonprofit Organizations, Subrecipient	Affordable Housing - Rehabilitation; Homelessness	San Marcos
San Marcos Area Chamber of Commerce	Nonprofit Organizations, Subrecipient	Community Development - Economic Development	Greater San Marcos Area
Court Appointed Special Advocates of Central Texas	Nonprofit Organizations, Subrecipient	Non-Homeless Special Needs (Abused Children)	Four County Region
Hays-Caldwell Women’s Center	Nonprofit Organizations, Subrecipient	Non-Homeless Special Needs (Victims of Domestic Violence, Homelessness)	Hays and Caldwell Counties
Workforce Solutions Rural Capital Area	Other Government Agencies	Community Development - Economic Development	Nine County Region
Gary Job Corps Center	Other Government Agencies	Community Development - Economic Development	United States of America
Capital Area Council of Governments	Other Government Agencies	Planning	Ten County Region
Connected Nation Texas Broadband Advocates	Philanthropic Organizations	Community Development - Economic Development, Neighborhood Improvements	State of Texas
HOME Center of Central Texas	Philanthropic Organizations	Homelessness	San Marcos
Cenikor San Marcos Addiction Recovery	Private Industry	Non-Homeless Special Needs	San Marcos
San Marcos Housing Authority	Public Housing Authority, Subrecipient	Affordable Housing -Rental, Public Housing, Homelessness	San Marcos

Assessment of Strengths and Gaps in the Institutional Delivery System

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 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 – not available in San Marcos
- 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. The local institutions fill these gaps as best they can; for example, the Hays-Caldwell Womens Center now has one staff person devoted to providing transportation for their clients when the bus service is not available, but this is not enough to fill the need. The Veterans Office, Court Appointed Special Advocates, the Council Committee on Homelessness, and other entities said that they work with as many different organizations and resources as they can to fill the needs, but there are long waits and difficulties in reaching services that are provided by entities that are based in Austin (or elsewhere) and serve a multi-county area.

CDBG-DR and CDBG-MIT projects are well served by strong working relationships and a high level of competence in the staff and professional services agencies implementing the projects.

Response to the COVID-19 pandemic has so far been led and coordinated by the City's Emergency Management Office, in close working relationship with other City, County, and regional departments and service providers, such as hospitals. The institutional delivery system to support an ongoing economic recovery is in the formation stages, and includes active participation by the San Marcos Area Chamber of Commerce and the City's Economic Development Office and Main Street Program

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 46 – Homeless Prevention Services Summary			
Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	✓	✓ If a result of family violence	✓
Legal Assistance	✓	✓ If a result of family violence	
Mortgage Assistance	✓	✓ For veterans	✓
Rental Assistance	✓	✓ If a result of family violence	✓
Utilities Assistance	✓	✓	✓
Street Outreach Services			
Law Enforcement	✓		
Mobile Clinics	✓		
Other Street Outreach Services	✓		

Supportive Services			
Alcohol & Drug Abuse	✓		
Child Care	✓	✓	✓
Education	✓	✓	✓
Employment and Employment Training	✓	✓	✓
Healthcare	✓	✓	✓
HIV/AIDS	✓	✓	✓
Life Skills	✓ For youth		
Mental Health Counseling	✓	✓ If a result of family violence or for veterans	
Transportation	✓	✓ If a result of family violence or for veterans	✓
Other			
Parenting Classes	✓ For youth		

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Services are available for some, but not all, needs. Three shelters are available for homeless persons in San Marcos that target specific populations: unaccompanied youth up to age 17; victims of family violence; and families with children. In addition, Southside Community Center provides an evening meal each day, allows persons who are homeless to shower and do laundry, without regard to their shelter status. Food is available from the Hays County Food Bank. Local non-profit organizations and churches provide direct assistance as they are able for needs such as bus tickets, emergency lodging, and clothing. The Hays County Veteran’s Service Office works with veterans, including those who are homeless, to meet various needs, but because most service entities are based in Austin or San Antonio, turn around time for immediate assistance is from 3 weeks to 2 months, depending on the organization. Court Appointed Special Advocates (CASA) of Central Texas fills a need for abused children and youth, including unaccompanied youth, with the goal of securing safe, permanent homes.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Local organizations are generally well regarded but underfunded. Gaps in the institutional structure include:

The level of funding that is available for supportive services; when funds are inadequate services are reduced or eliminated.

The number of Public Housing/Section 8 Voucher units available locally compared to the number of persons who qualify for this housing option.

Shelter options available to single adults in San Marcos.

Transitional shelter (Eighteen units are under construction, but will not fill the need; this was the number supported by four years of fund raising.)

Immediate assistance while waiting for long-term assistance to be approved.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to fund social service programs that benefit the low to moderate income citizens of San Marcos using both CDBG and City Human Services funds. The City will consider supporting new development of Low-Income Housing Tax Credit (LIHTC) housing as those opportunities arise. The City will continue to waive construction permit fees for the construction of affordable housing or for renovation projects carried out using CDBG funds or by the San Marcos Housing Authority.

Local organizations continue to pursue funding, including private donations and grants, to provide for the needs in their areas of expertise, described above, through an informal network of support.

The local organizations also provide assistance geared toward preventing homelessness and leading toward self-sufficiency, filling needs identified on a case by case basis. They collaborate with each other, and Community Action Partners provides case management for individuals seeking to become self-sufficient. In October, 2020, City staff led the first meeting of the Hays County Coalition for the Homeless, which was attended by 55 people from 27 different organizations, as well as interested individuals. The next meeting is scheduled for November 6, 2020.

On April 3, 2020, the Hays-Caldwell Women’s Center will break ground on 18 units of transitional housing (up to 94 beds) to help fill the need for affordable housing for clients leaving the shelter. The Greater San Marcos Youth Council is filling an identified need with their parenting and life-skills classes targeted at youth. The Hays County Veterans Services Office coordinates services from multiple entities for their clients with the goal

of minimizing wait time. The Veteran's Office has applied for a grant to attempt to close the gap in the need for immediate assistance while clients are waiting for long-term assistance.

In Summer 2020, CASA will open its Training & Support Center for volunteers who will ensure children and youth receive care for their medical, mental health, educational, and housing needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

CDBG-Entitlement

Specific programs and projects will be selected annually by the City Council after receiving a staff recommendation based either on analysis by staff of existing needs or after an open application process. The following list of activities and performance goals are estimates based on prior years’ funding choices. This list should not be construed to confer favor on one program or project over another since funding choices will be made annually; the items below are estimates based on the past.

Table 47 – Goals Summary						
Sort Order	Goal Name	Start Year	End Year	Category	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing	\$1,000,000	35 homes rehabilitated
2	Priority Repair	2020	2024	Affordable Housing	\$216,240	60 homes repaired
3	Homebuyer Assistance	2020	2024	Affordable Housing	\$420,000	50 loans made
4	Advocates for Foster Children	2020	2024	Public Services	\$300,000	280 advocates trained
5	Home Ownership Counseling	2020	2024	Affordable Housing	\$118,280	500 people counseled
6	Park or Public Facility Improvements	2020	2024	Public Facilities	\$625,000	5 parks or facilities improved
7	Housing Demolition	2020	2024	Affordable Housing	\$215,000	18 houses demolished
8	Estimated Administration Cost at 20% of Grant	2020	2024	Administration	\$720,000	N/A

Goal Descriptions

1. Owner Occupied Housing Rehabilitation - The rehabilitation of owner-occupied single-family housing targeted to homeowners with a family income less than 80% of AMI. The program reduces building code violations, thus increasing safety of the residents, preserves property values, improves accessibility, and reduces risk of the occupant families becoming homeless.
2. Priority Repair – This program provides repair of safety and other high-priority repair issues in owner-occupied homes.
3. Homebuyer Assistance - Down payment and closing cost assistance for new homebuyers whose household income is at or below 80% of the Area Median Income.
4. Advocates for Foster Children – This funding is provided to a non-profit that trains advocates for children in foster care.
5. Home Ownership Counseling – Home ownership counseling helps ensure that new home owners in low/mod income categories can successfully buy and maintain a home.
6. Park or Public Facility Improvements – The entire City of San Marcos is designated as low/mod income, and this funding could be used to improve public facilities or make them more accessible to all residents.
7. Housing Demolition - Demolishing unsafe homes when a low to moderate income owners cannot afford to do so makes a lot available for the construction of affordable housing at the same time as it improves the financial condition of the current owner by removing the unsafe home from their lot.
8. Estimated Administration Cost at 20% of Grant - The oversight and administration of the CDBG program to ensure compliance with all program goals and policies.

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 48 – Income Level by Program			
INCOME LEVEL	CDBG – REHAB	CDBG-DR – REHAB	CDBG-DR – RECONSTRUCTION
Extremely Low	17	2	8
Low	13	2	5
Moderate	5	0	2

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 that will benefit both the individuals displaced in the 2015 flood event that was the basis for the flooding 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 needs assessment, a portion of the funding was allocated to housing and the rest to infrastructure.

Table 49 – CDBG-DR Programs and Projects								
<u>Sort Order</u>	<u>Goal Name</u>	<u>Start Year</u>	<u>End Year</u>	<u>Category</u>	<u>Funding</u>	<u>Expended as of 12/31/19</u>	<u>Remaining</u>	<u>Goal Outcome Indicator</u>
<u>1</u>	<u>Disaster Recovery</u>	<u>2021</u>	<u>2023</u>	<u>Housing and Infrastructure</u>	<u>\$33,794,000</u>	<u>\$4,963,324</u>	<u>\$28,830,676</u>	<u>Recovery from the 2015 disaster and protection from future events</u>

~~Programs and projects were selected through the planning process to create the Action Plan when the grant was received. Those funding allocations have been modified over time through official amendments as needs have become evident. With Amendment No. 9 approved by City Council March 3, 2020, following are the goals of the program. With that amendment, houses city wide that were impacted by the 2015 floods and have unmet needs may now apply for assistance, if the owners meet low to moderate income criteria. The program will be re-marketed.~~

~~Any funds not expended for a particular goal or category will be reallocated among CDBG-DR programs and projects.~~

Table 49 – CDBG-DR Programs and Projects								
<u>Sort Order</u>	<u>Goal Name</u>	<u>Start Year</u>	<u>End Year</u>	<u>Category</u>	<u>Funding</u>	<u>Expended as of 12/31/19</u>	<u>Remaining</u>	<u>Goal Outcome Indicator</u>
<u>1</u>	<u>Home Rehabilitation and Reconstruction</u>	<u>2021</u>	<u>2023</u>	<u>Housing</u>	<u>\$6,659,013</u>	<u>\$1,878,016</u>	<u>\$4,780,997</u>	<u>4 homes rehabilitated, 15 homes reconstructed, reimbursement for repairs made to 30 homes</u>

2	Housing Authority Reimbursement	2021	2023	Housing	\$864,987	\$26,460	\$838,527	reimbursement for damage of 100 units at CM Allen location
3	Midtown/Aquarena Springs	2021	2023	Infrastructure	\$1,700,000	\$133,591	\$1,566,409	Other: completion of project on time as designed
4	Blanco Gardens	2021	2023	Infrastructure	\$8,071,987	\$390,203	\$7,681,784	
5	Clarewood/Barbara Drive	2021	2023	Infrastructure	\$175,000	\$177,887	-\$2,887	
6	Uhland Road	2021	2023	Infrastructure	\$7,179,000	\$791,133	\$6,387,867	
7	Blanco Riverine	2021	2023	Acquisition	\$5,385,213	\$15,251	\$5,369,962	
8	Planning	2021	2023	Planning	\$2,069,100	\$1,082,146	\$986,954	Other: various plans and planning software
9	Administration	2021	2023	Administration	\$1,689,700	\$468,637	\$1,221,063	N/A
-	TOTAL	-	-	-	\$33,794,000	\$4,963,324	\$28,830,676	-

Goal Descriptions

1. ~~Home Rehabilitation and Reconstruction~~ — This category contains several programs:
 - a. ~~Owner Occupied~~ — This category includes repairing flood damage to homes owned by people with low/mod incomes where possible. When the damage amounts to more than 50% of the home's pre-flood value, the home will be reconstructed and elevated.
 - b. ~~Rental~~ — same as the owner occupied program but for rental units owned by people who have low/mod incomes
 - c. ~~Reimbursement Program~~ — reimbursement of expenses incurred by homeowners citywide in repairing damage from the 2015 floods, with repairs verified by inspectors
2. ~~Housing Authority Reimbursement~~ — reimbursement of rehabilitation expenses incurred by the San Marcos Housing Authority when 100 units were damaged in the 2015 floods
3. ~~8. Infrastructure Projects~~ — design, acquisition, construction, and monitoring of infrastructure projects that will reduce the risk of future flooding.

- ~~3. Midtown/Aquarena Springs—Intersection improvements are proposed including curb cuts and inlet improvements adjacent to the low point locations and inlets for the north side/Rehab facility. Clearing of the existing TxDOT ditch is also proposed as it is currently overgrown, and not well-maintained. Downstream at Davis Road, the existing dual 8'x4' culverts will be supplemented with 2 additional culverts as not to constrict flow. Lastly the City will consider a future channel along Davis Road or the Railroad near the Lake to connect to the Blanco River, as the Lake is reported to overflow both west and east in heavy events. The project will require coordination with TxDOT for these improvements.~~
- ~~4. Blanco Gardens—By adding a new central storm drain system to Conway & Barbara Drives connected to the existing storm drain system, and providing a new 60-inch outfall to the San Marcos River (supplementing the existing 60-inch outfall); both the existing and proposed systems meet the City's required 25-year criteria. Additional 24-inch connections across River Road into the Woods Apartment Ditch are proposed to provide additional relief during lesser events. Road regrading is proposed for this reach of River Road from Linda to Cape Rd. revising the roadway cross-section to drain towards the Woods apartment ditch. Lastly, there is a potential buyout property on Conway that may be purchased for use as a drainage easement to add an inlet and lead system to drain the alley/easement between Barbara & Conway.~~
- ~~5. Clarewood/Barbara—After initial design it was discovered that this project would not provide the benefit expected and the remaining funds were reallocated. This project has been ended.~~
- ~~6. Uhland Road—By converting the roadways to depressed curb and gutter sections with adequate grading, and adding a new storm sewer system with a new 48-inch outfall to the Blanco River, this area will be brought into compliance meeting the City's 25-year design criteria.~~
- ~~7. Blanco/Riverine—This project will make bank improvements to block low bank areas in the Blanco River overbank which allow the overflow to occur. With the improvements, the Blanco Gardens area can gain protection from approximately 3-4 feet of river rise. The bank improvements would have the purpose of setting maximum grade limitations, minimum widths and surface. It is possible that the improvements could also provide a dual purpose of a greenway if desired by the community. The blockage of diversion flow will cause a minor rise in water surface elevation. To address this minor rise, this project will also include flow capacity improvements to the Blanco River. These capacity improvements could include modifications to the channel and/or an overflow channel on the opposite bank.~~
- ~~8. Planning—Funding for tactical, strategic, and long-term plans related to resilience to flooding and other disasters, appropriate land use, and emergency response.~~
- ~~9. Administration—Oversight and administration of the CDBG-DR program to ensure compliance with all program goals and policies.~~

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 149 low-income families will be directly benefitted under projects one and two. Projects 3, 4, 6, and 7 will provide area benefit to LMI families and potentially maintain the current condition of up to 768 needed units of affordable housing by protecting them from flooding.

CDBG-MIT

The goal of the activities undertaken using CDBG-MIT funding is to 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. These funds represent a unique and significant opportunity to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses. The grant prioritizes activities that benefit vulnerable populations, including low- and moderate-income people and neighborhoods, while targeting the most impacted and distressed areas.

Table 50 – CDBG-DR Programs and Projects								
<u>Sort Order</u>	<u>Goal Name</u>	<u>Start Year</u>	<u>End Year</u>	<u>Category</u>	<u>Funding</u>	<u>Expended as of 12/31/19*</u>	<u>Remaining</u>	<u>Goal Outcome Indicator</u>
<u>1</u>	<u>Mitigation of Risk</u>	<u>2020</u>	<u>2032</u>	<u>Infrastructure</u>	<u>\$24,012,000</u>	<u>\$0</u>	<u>\$24,012,000</u>	<u>Projects completed on time as designed</u>

*No expenses have been drawn from HUD funding yet since the grant has been in the approval process. About \$17,000 has been expended that will be drawn when all final approvals are in place.

Priority categories were set for the CDBG-MIT grant funding with the approval of the Action Plan by City Council on March 3, 2020. Specific projects will be designated in an upcoming public process; therefore, specific goals have not yet been set.

Table 50 – 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 are in the planning stage; goals are currently under consideration.
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	2020	2032	Planning	\$3,601,800	
6	Administration	2020	2032	Administration	\$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.~~

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 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 will be 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 will prioritize 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.

CDBG-CV (Coronavirus Response)

The City has received allocations in two rounds of CDBG-CV funding by HUD, and it is uncertain whether or when additional funding will be allocated. The CDBG-CV funding was added to the 2015-2019 Consolidated Plan and the Program Year 2019 Action Plan so that funding would be available immediately upon release by HUD. Per HUD requirements, all CDBG-CV funding will therefore be tracked and reported in Program Year 2019, including any future allocations.

CDBG-CV funding and goals are included here to provide a complete picture of CDBG resources currently in use by the City.

Specific programs and projects will be selected for each CDBG-CV allocation by the City Council after receiving a staff recommendation based either on analysis by staff of existing needs or after an open application process. Following is a list of the goals, amounts, and outcome indicators for funding allocated so far. Additional funding is not currently expected. Up to 20% can be spent on administration; however, staff time is tracked by the hour and any funds not expended on administration will be moved to programs.

Table 51 – Goals Summary						
Sort Order	Goal Name	Start Year	End Year	Category	Funding	Goal Outcome Indicator

1	COVID-19 Small Business Recovery	2020	2021	Economic Development	\$200,000	Up to 40 businesses assisted with COVID-19 related expenses
2	Advocacy Services for Abused and Neglected Children	2020	2021	Public Services	\$55,600	30 additional children served
3	Increased or Improved COVID-19 Testing	2020	2021	Public Services	\$105,530	Other: increased test availability or faster results
4	Administration	2020	2021	Administration	\$64,131	
5	Proposed: COVID-19 Emergency Housing and Business Relief Program	2020	2021	Economic Development and Public Services	\$454,260	Pending program development
6	Proposed: CDBG-CV Round 3 Administration	2020	2021	Administration	\$113,565	

Goal Descriptions

1. COVID-19 Small Business Recovery - Technical assistance and funding for small businesses and microenterprises for expenses directly related to the COVID-19 pandemic.
2. Advocacy Services for Abused and Neglected Children - Partial funding for additional Case Supervisor, Team Lead, Technology; Increased need due to family stress due to economic impact and stay-at-home orders.
3. Increased or Improved COVID-19 Testing – Objective is to increase or improve testing to help meet demand by filling one or more funding needs: Additional test kits, Cost of lab testing, Site staffing, or Testing site costs – lease, structure, utilities, internet, insurance
4. Administration- Estimated Administration Cost at 20% of Grant - The oversight and administration of the CDBG program to ensure compliance with all program goals and policies.
5. Proposed: COVID-19 Emergency Housing and Business Relief Program - The purpose of the program is to lessen the financial impact of the COVID-19 pandemic. Eligible expenses could include rent, mortgage, and utilities.
6. Proposed: CDBG-CV Round 3 Administration - Estimated Administration Cost at 20% of Grant - The oversight and administration of the CDBG program to ensure compliance with all program goals and policies.

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)

A rental and mortgage assistance program is currently proposed that may provide up to three months payments for families, resulting in support of housing for more than 100 families.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The San Marcos Housing Authority does not have a Section 504 compliance agreement.

Activities to Increase Resident Involvement

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.

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 serves about 105 youth at three sites providing mentors, tutors, homework assistance, computer labs, and social opportunities. 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, and

Helping youth learn personal responsibility, goal setting, communication skills, and the importance of community involvement.

The Family Self-Sufficiency program provides residents an opportunity to learn new life and career skills, to save for future needs, get connecting 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.

The San Marcos Housing Authority's Five Year Plan beginning FY2020 includes the following goals and objectives to increase resident involvement and improve their quality of life, for which they will be tracking progress over the next five years:

PI-IA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

Objectives:

1. Reduce public housing vacancies
2. Support LIHTC

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

Objectives:

1. Improve public housing management (PHAS score)
2. Improve voucher management (SEMAP score)
3. Increase customer satisfaction
4. Concentrate on efforts to improve specific management functions (eg., public housing finance; voucher unit inspections) - Renovate or modernize public housing units

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

Objectives:

1. Conduct outreach efforts to potential voucher landlords
2. Increase voucher payment standards

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

Objectives:

1. Implement public housing security improvements
2. Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

Objectives:

1. Increase the number and percentage of employed persons in assisted families
2. Provide or attract supportive services to improve assistance recipients ' employability
3. Provide or attract supportive services to increase independence for the elderly or families with disabilities

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

Objectives:

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Is the public housing agency designated as troubled under 24 CFR part 902? No.

Plan to remove the 'troubled' designation Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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 provides a first-time homebuyer program for closing cost and down payment assistance.
- 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. A new City position, Economic and Business Development Manager, has been filled, which will increase the City's coordination 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. A HOME fund grant was received by the City in 2019 through the Texas Department of Community and Housing Affairs for the rehabilitation of up to 7 homes.
 - 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!
 - 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 next three years:

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:

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

SP-60 Homelessness Strategy – 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

- **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City's strategic plan goals do not currently include outreach to homeless persons or assessment of their needs.

City staff participated in the first ever Point In Time count for San Marcos, conducted in 2020. The Point in Time Count was performed under the leadership of the recently created HOME Center of Central Texas (Homeless Outreach, Mitigation, and Emergency Center) located in San Marcos. Its mission is to unite community efforts comprehensively to prevent and address homelessness and to educate the community about it as an issue. The organization currently recommends services and seeks resources for those in need. Its members are all volunteers.

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. City staff consulted with THN in the preparation of this Consolidated Plan. THN staff are currently drafting a Continuum of Care Plan, but one does not currently exist.

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

While the City does not include funding for addressing these needs in its current Consolidated Plan high priorities, the City does provide 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.

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. In addition, the San Marcos City Council created a Council Committee on Homelessness in February, 2020 to begin to address homelessness in San Marcos and create necessary partnerships. Staff on the Council Committee created a meeting about forming the Hays County Coalition for the Homeless on October 9,

2020, that was attended by 55 people and included representatives from 27 agencies. The next meeting is set for November 7, 2020. It is expected that these meetings will lead to specific initiatives that help coordinate and enhance services to homeless people in San Marcos.

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 Consolidated 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 the CDBG Entitlement goals and funding support of owner occupied housing rehabilitation, a priority repair program for houses, 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. The CDBG-CV program that provides additional funding to Court Appointed Special Advocates provides for services for abused children, who are automatically classified as extremely low income as wards of the state. In addition, the proposed CDBG-CV program for rental, mortgage, and utility assistance would help people who have been impacted financially by the COVID-19 pandemic avoid homelessness by providing direct assistance for these living expenses.

Regarding individuals who are released from a publicly funded institution or system of care, only the San Marcos Housing Authority currently has a program that specifically addresses this group of people. The Housing Authority recently received 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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Per the 2019 Housing Needs Assessment, 28% of the homes in San Marcos were constructed prior to 1980. Therefore, while it is important to test the pre-1978 homes receiving CDBG (Entitlement or DR) funding for rehabilitation, and treat them for lead-based paint issues if needed, creating a wider-spread lead based paint testing program has not been as high a priority for the City’s limited CDBG funding as has been providing and maintaining affordable housing.

How are the actions listed above integrated into housing policies and procedures?

The single-family owner-occupied housing rehabilitation and reconstruction policy and procedures document last updated March 26, 2019, states the following; these requirements will be maintained in the policy and procedure revisions currently in process:

POLICY: The City agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-DR-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

PROCEDURE: If the unit to be assisted was built prior to 1978 and the type of assistance offered will be rehabilitation, the assisted unit will be tested for the presence of lead based paint. If present, the removal of lead based paint will be considered in the costs of rehabilitation under the Abatement cap as described in the General Guidelines. Lead paint inspection provides two benefits: (1) the costs of abatement are considerable

and must be factored into the cost estimates for rehabilitation and (2) the health risks to residents, particularly children, may be severe so any presence of lead based paint in an assisted unit, even one that is to be reconstructed, must be reported so that the residents may seek appropriate medical attention.

Overview of Lead-Based Paint Procedures

Responsible Party - Case Management and Pre-Construction Contractor – Case Worker (CMPC-CW)

Tasks:

Provides the Protect Your Family From Lead in Your Home (June 2017) document to the applicant

Secures homeowner signature on Lead Based Paint Acknowledgement Form

Responsible Party - Case Management and Pre-Construction Services Contractor – Lead-based Paint subcontractor (CMPC - LBP)

Contacts the homeowner for appointment.

Test for lead-based paint and prepare a report

SP-70 Anti-Poverty Strategy – 91.215(j)

OVERVIEW

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.

Staff’s work on the ongoing initiatives included tracking the City Council’s initiatives relating to Workforce Housing, updated quarterly, and this provides a concise look at how the various programs work together. CDBG Entitlement and CDBG-DR funded housing rehabilitation and repair programs support the maintenance of existing affordable housing stock, which is one of the priorities in the Strategic Housing Action Plan. CDBG Entitlement also funds programs that encourage home ownership, another goal of the Strategic Housing Action Plan, by providing down payment assistance and home-ownership counseling. Code Enforcement Department efforts to make neighborhoods safe and attractive places to live are complemented by CDBG Entitlement funding for demolition of vacant dilapidated structures for which the owners do not have the means for removal. CDBG Entitlement funds for acquisition of lots for affordable housing act as a complement to CDBG-DR funded housing reconstruction programs.

The City has also amended the zoning and development ordinances to encourage the creation of attached home types and accessory dwelling units that can provide more affordable housing alternatives. The Low Income Housing Tax Credit policy has been revised so that City Council can remain mindful of the need to require more than the minimums from developers in order to receive a “resolution of no objection” from the City, since the minimums do not match the need in San Marcos.

Social service agencies, some of which are partially funded through CDBG Entitlement or the City’s general fund provide services geared toward creating self-sufficiency in clients. In addition, Workforce Solutions – Rural Capital Area is located in San Marcos and works to connect job-seekers to job training, further education, and jobs.

The City Council adopted the City of San Marcos Section 3 Local Opportunity Plan in 2009 by Resolution 2009-89R. The Local Opportunity Plan states that in addition to including related statements in all applicable construction contracts, City staff will notify Section 3 residents and business concerns about training and employment opportunities generated by Section 3 covered assistance; implement procedures to notify Section 3 business concerns about the availability of contracting opportunities generated by Section 3 covered assistance; and notify potential contractors contemplating work on Section 3 covered projects of their responsibilities. The Plan also sets percentage goals for Section 3 residents and businesses hired for Section 3 covered projects. The City’s Section 3 activities are reported to HUD annually.

JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

Each agency supported by the City's CDBG Entitlement and General Fund (Human Services) dollars has as their specific goal the self-sufficiency of the people they serve. Except for emergency assistance and emergency shelter, programs offered by San Marcos agencies are focuses on providing long term benefit that will keep people out of poverty: assistance gaining their GED or job skills, programs for the elderly so their caregivers can work, family development skills, and health services such as prescription assistance that help keep people in the workforce. The agencies and City have so far formed an informal network of resources, providing cross-referrals and facilitating access to resources outside the City that can help lift people out of poverty permanently. The City has initiated making this network a more formal structure on the topic of homelessness, bringing together agencies and individuals to form a coalition of committees to provide greater depth of discussion and decision making on how to prevent homelessness and provide homes and services to move people out of homelessness permanently, as well.

HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN?

The 2020-2024 Consolidated Plan includes funding allocations in the Affordable Housing, Public Services, and Public Facilities categories. 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 and Workforce Development were named by the City Council in 2019 as three of their five strategic initiatives, continuing the focus on these issues that has been evident for some time. These two issues are complementary, since the issues of affordable housing in San Marcos are a combination of high prices due to growth pressure and generally low incomes in the city.

Workforce Housing

In 2013 the City Council adopted a comprehensive plan that included information and goals for diversified housing options, Stable neighborhoods that are protected from blight, public facilities and infrastructure that support economic development, and Social services funding – including programs that help homeless and mental health. The process for updating this plan has started and will continue over the next two years. Since 2013, the City has taken action on each issue in the plan.

The City has consistently focused on creating a policy and procedure framework to address the housing affordability issues facing the City of San Marcos. The policies, assessments, and draft action plan created are listed in section PR-10 and the needs assessment sections above. A Strategic Housing Action plan is under review by City Council at this time, pending a vote on its adoption.

Workforce Development

To date, the City's role has been to help coordinate community-wide conversations about workforce development needs; identifying and supporting local programs for General Equivalency Diplomas, English as a Second Language, and computer skills; and helping identify challenges and unmet needs in the business community. In November, the City created a new Economic Development Manager position to supplement the economic development work done by the Greater San Marcos Partnership on behalf of the City.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Entitlement

The City has established standards and procedures for monitoring Subrecipients and potential projects. This includes preparing a risk assessment and formalizing a monitoring plan based on the assessment. Subrecipient monitoring includes a review of financial management practices, procurement and contracting, FHEO compliance, and lead based paint compliance and income eligibility determination as applicable. Monitoring checklists, similar to those found in the HUD Monitoring Handbook, are used as part of the monitoring review.

Subrecipients submit quarterly progress reports that are reviewed to ensure that projects are on-track. Data from the reports is used to update the project status in IDIS.

Where applicable, a project must submit a minority business outreach and/or Section 3 plan for approval as part of the contracting process. That plan is monitored by the project manager for accurate implementation on a quarterly basis. On-site technical assistance is provided if requested or if issues are raised by the quarterly reports.

The City monitors active construction projects for compliance with Davis-Bacon Act requirements, including on-site employee interview. Staff members compare interview results with weekly payroll records to ensure compliance.

Each infrastructure project has a designated Project Manager who is a member of City staff. City inspectors and Project Managers monitor construction projects for code and plan compliance and the project architect or engineer provides oversight, including draw request approval, for all projects. Building permits, and all required inspections, are obtained for rehabilitation projects.

Income eligibility is verified by City staff or contractors for applicants for the housing programs managed by the City.

When the City's Comprehensive Plan is updated, as it will be over the next two years, one of the plans reviewed to ensure coordination is the Consolidated Plan.

The City's purchasing department checks the state's list of minority businesses when preparing a Request for Proposals or Request for Qualifications, so they can send the notice directly to businesses listed that are applicable to the project.

CDBG-DR and CDBG-MIT

The monitoring standards described above are also applied to CDBG-DR and CDBG-MIT. Quarterly reports are filed in the DRGR system instead of IDIS. The CDBG-DR and CDBG-MIT infrastructure projects as a whole have a senior staff engineer assigned as Program Manager, in addition to the Project Managers assigned to each project. Outreach to minority businesses is conducted in the same way for each CDBG grant.

CDBG-CV

The same monitoring and minority business outreach processes will be used for CDBG-CV as are used for the CDBG Entitlement grant.