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Executive Summary

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

1. Introduction

The City of San Marcos receives Community Development Block Grant (CDBG) funds each year from the U.S. Department of Housing and Urban Development (HUD). The new funding year, Program Year 2025, will begin October 1, 2025, and end September 30, 2026. In order to receive the funding, the City must create an Action Plan which details how the funds will be allocated and who will benefit from the funded programs and projects and establishes performance goals for each project or program. The City will receive \$754,405 for the 2025-2026 Program Year.

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

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

2. Summarize the objectives and outcomes identified in the Plan

In this 2025-2026 CDBG Entitlement Action Plan, the City prioritized public services, sidewalk improvements, home repair, and a potential historical museum. Expected outcomes include supporting renovation to an historic building for use as a museum; helping families clear their title issues for demolition and home repair assistance; upgrading residential sidewalks to ADA compliance; funding the repair of 7-10 single family homes; training advocates who serve San Marcos foster children; providing services for victims of domestic violence; reduction of the wait list for the National Family Support Network program; and provision of direct emergency assistance;

3. Evaluation of past performance

The City has consistently funded programs that are considered to be high priority needs as determined during the creation of the five-year Consolidated Plan. In addition, the City has contracted for studies on affordable housing and is working to develop strategies and action plans to respond to the needs identified. These studies and plans have informed the selection of projects and programs to be funded using CDBG. Following are updates on past performance and amounts allocated for Program Years 2020-2024 (October 2020

– September 2025), with expenditures through April 6, 2025.

HOUSING PROGRAMS

Housing Demolition: Original allocation \$125,000; Current allocation \$57,500; Spent \$19,679

This program pays for the demolition of substandard structures on single family residential property. Ownership of the property must be clearly established before the program can pay for demolition. For this program, the City requires that ownership be consolidated to one person, to ensure the City has complete authorization to remove the structure. Projects with substandard structures also tend to have ownership issues. In several instances, City staff have worked with families and a local title company to clarify ownership, but agreement must be reached among all owner, which is complicated. Due to the low number of eligible applications, \$67,500 was reallocated to other programs in Program Year 2024, leaving \$57,500 for this program.

Housing Rehabilitation and Repair: Allocated \$1,120,753; Spent: \$860,283

This program is one of San Marcos' highest priorities. The program re-opened for applications in August 2023. 112 applications were received. Eighteen homes were completed with CDBG funds between June 2024-March 2025. Approximately seven homes from the waitlist will be repaired with PY 2024-2025 funding (\$260,470).

PUBLIC FACILITIES PROGRAMS

Cape's Pond Park Improvements: Allocated \$30,000; Spent \$0

The project is in the process of preliminary design and public input.

Swift Memorial Park Improvements: Allocated \$211,912; Spent \$0

Swift Park improvements include installing turf to replace mulch, installing a shade structure, resurfacing the basketball court, adding ADA access entries, and adding a bottle filler fountain. Construction will be completed in June or July, 2025.

Victory Gardens Park Improvements: Allocated \$253,362; Spent \$0

Victory Gardens improvements include installing turf to replace mulch, installing three shade structures, resurfacing the basketball court, adding ADA access entry, and adding a bottle filler fountain. Construction will be completed in June or July, 2025.

Thorpe Lane Sidewalk Improvements: Allocated \$645,788; Spent \$10,878

This project upgrades a thirty-year-old sidewalk with ADA accessibility on Thorpe Lane, between Robbie and Loop 82. This connects

low-income apartments and students to amenities such as grocery stores and the library. Project is currently in design and environmental review. Construction will be completed in 2027.

Barrio Pescado Fitness Trail: Allocated \$58,415; Spent \$0

The San Marcos Independent School District provided land by their district office for a community fitness trail. The trail includes ten exercise stations along a 1-mile trail located between the elementary school, the middle school, and district offices in the Barrio Pescado neighborhood. The project will be completed in June or July, 2025.

Outsiders Anonymous: Allocated \$54,000; Spent \$0

The non-profit Outsiders Anonymous is seeking to establish recovery supportive housing within San Marcos. This project is seeking additional funding and a site to be able to begin.

PUBLIC SERVICE PROGRAMS

a. Court Appointed Special Advocates (CASA): Allocated \$37,909; Spent \$19,079

CASA staff train volunteers to be advocates for the needs of foster children. The funding remaining is for the current year. So far this year, approximately 43 children have been assisted with this funding.

b. Greater San Marcos Youth Council: Allocated \$13,000; Spent \$11,677

This program provides individual and family counseling and other assistance programs to reduce child maltreatment, juvenile delinquency, truancy, and other risky behaviors. So far this year, Greater San Marcos Youth Council served 175 people.

c. Hays-Caldwell Women's Center: Allocated \$28,000; Spent \$6,741

This program provides housing and counseling services to survivors of domestic violence. The funding remaining is for the current year. Approximately 142 people have been assisted.

d. Salvation Army Emergency Services: Allocated \$12,000; Spent \$12,000

Salvation Army received allocations for emergency services, in which direct payments are made to service providers such as landlords and utilities. Salvation Army also provides counseling on budgeting. Salvation Army served 171 people.

e. Southside Community Center Emergency Services: Allocated \$12,000; Spent \$0

The Southside Community Center received an allocation in the current program year for emergency services, in which direct payments are made to service providers such as landlords and utilities. They have yet to provide any quarterly reports.

f. St. Vincent de Paul: Allocated \$12,000 Spent \$12,000

St. Vincent de Paul received an allocation in the current program year for emergency services, in which direct payments are made to service providers such as landlords and utilities. St. Vincent de Paul served 184 people this year.

4. Summary of Citizen Participation Process and consultation process

The City followed its Citizen Participation Plan as it conducted the 2025 Action Plan process. Outreach methods included updating the CDBG website, issuing press releases, sending e-mail reminders, publishing notices and display advertisements, conducting workshops and a formal Council public hearing, and providing the Action Plan Draft for public review for a 30-day period. In addition to the traditional communication methods, the City utilizes social media tools including Facebook, Twitter, and YouTube. The key points in the City's press releases are posted on the City's social media accounts. Press releases are also posted in full on the City's webpage, and the local newspaper occasionally creates articles based on them.

A display advertisement was published in the San Marcos Daily Record on March 23, 2025, inviting the public to participate in the project planning process. A stakeholders' workshop open to the public was held April 15, 2025, and the notice of this meeting was published March 30, 2025. A public hearing was held at City Council on June 3, 2025, to obtain the views of citizens, and notice of this hearing was published May 18, 2025. In addition, 30 days are provided for the public comment period, which is June 6-July 7, 2025. Notice of this public comment period was published on May 18, 2025. The Notice of a second public hearing will be published July 20, 2025. The second public hearing will be held at the City Council meeting on August 5, 2025, just prior to City Council's final decision on funding allocation.

5. Summary of public comments

Comments were received at the June 3, 2025, public hearing, from a member of the public.

Comments received from public as follows:

Ryan Patrick Perkins spoke in support of the Mitchell Center. "We are working on a preservation plan with *Preservation Texas*." He stated that the recommended funds would be an excellent start to the fundraising campaign.

No comments were received during a 30-day public comment period June 6 – July 7, 2025.

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

All comments and views were accepted.

7. Summary

San Marcos has been an entitlement community for the CDBG grant program since 1994. During the past 30 years, the City has utilized millions in CDBG funds to improve quality of life for San Marcos residents. The City has installed sidewalks, upgraded neighborhood parks, supported services provided by local non-profit organizations, rehabilitated homes, and improved accessibility to public facilities and individual homes.

PR-05 Lead & Responsible Agencies – 91.200(b)

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

Agency Role	Name	Department/Agency
Community Initiatives Program Administrator administers the CDBG Entitlement and CDBG-MIT grants	Irma Duran	Planning and Development Services Department, City of San Marcos

Narrative (optional)

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

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

Action Plan Public Contact Information

For more information, contact:

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

1. Introduction

The 2025-2026 Action Plan was developed in accordance with the City’s 2020-2024 Citizen Participation Plan, and in coordination with the process of developing the 2025-2029 Consolidated Plan.

The City conducted an outreach campaign as part of the preparation of the plan that included public workshops between February 3-25, 2025, and a community-wide survey available from February 1-28, 2025. These efforts were focused on gathering input for setting the Priority Needs for the 2025-2029 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 notices 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 staff is bilingual and available for translation.

City Staff consulted directly with the organizations listed below by asking specific questions through surveys and interviews, 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(l))

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

The library, as a public entity, is a natural liaison between the community and various non-profit providers. The Library has several dozen programs that leverage these collaborative partnerships, such as Community Action, St. Davids Foundation, Greater San Marcos Youth Council, San Marcos Queer Council, Dunbar Heritage Association, Hays County Master Gardeners, Volunteer Legal Services of Austin, Austin Tenants Council, Workforce Solutions, and others that provide a rich array of library programming all year long.

City staff from various departments are active members of the Homeless Coalition of Hays County, the SMTX Mental Health Coalition, Community Organizations Active in Disaster, the Hays Interagency Group, San Marcos Area Chamber of Commerce, and Healthy Hays. Leadership and direction for these groups are provided by the participating public services agencies.

Ongoing, the City's CDBG staff works closely with San Marcos Housing Authority and local organizations that provide services to City residents by sharing information on grant and training opportunities, as well as community data. The city's open application process allows agencies and City departments to apply for CDBG funding. The City also provides more than \$600,000 annually in general funds to local non-profit organizations through an annual open application process.

The City waives development and permit fees for Housing authority projects, construction, and rehabilitation of affordable housing. The City has participated in the renovation of public facilities which serve the community, including a community center, and has updated park facilities in low income neighborhoods.

The City created a Council Committee on Homelessness in 2020, comprised of three City Council members. In 2021 the City contracted with Texas State University (in conjunction with Luminosa Research) for creation of a Homeless Needs Assessment, entitled Assessing the Needs of the Community to Keep Homelessness Rare, Brief, and Non-Recurring. This report was completed in 2022, and included a review and recommendations for an increase in collaboration, coordination, and leadership. Below are the steps recommended by the 2022 Assessment and an update on progress made:

1. Identify a lead planning and coordinating agency

Update: Southside Community Center has agreed to be a lead planning and coordinating agency, and is contracted and funded by the City using American Rescue Plan Act funding

2. Facilitate collaboration among all community stakeholders

Update: Homeless Coalition of Hays County facilitates collaboration among all community stakeholders, with membership updates and regular meetings. City staff from the Police Department, Neighborhood Enhancement, and the Library participate in the Coalition.

3. Develop a strategic plan to systematically address the critical relief and housing solution gaps

Update: The City contracted to have a Strategic Plan created for San Marcos, which was completed in March 2023.

4. Collect and analyze data to quantify needs and measure successes

Update: The Homeless Coalition of Hays County coordinated the annual Point in Time Count for Hays County and provided the data to the Texas Homeless Network, the Continuum of Care agency over San Marcos. Data regarding the number of homeless children is provided by the Texas Academic Performance Reports created by the Texas Education Agency. HOME Center has been using HMIS to provide information about homeless clients served, and they will now be joined in using HMIS by Southside, Community Action, Outsiders Anonymous, Street Youth Ministries, Cenikor, and Breaking Bread Ministries.

The City next contracted with Marbut Consulting to create a strategic plan with implementation steps. This Plan was completed in May, 2023, and presented to City Council in July, 2023. One of the recommendations was to expand Southside Community Center housing and services, and provide funding. In April, 2024, the City signed a contract with Southside providing \$800,000 in American Rescue Plan Act (ARPA) funding to implement a series of actions including creating a framework for homelessness prevention and rapid rehousing and establishing coordinated entry and a client management system. Funding is provided through the ARPA deadline of December 31, 2026. Southside hired a project manager and the activities are well underway.

Southside Community Center has recently been approved by Texas Homeless Network as a Coordinated Entry Point. Southside plans to implement Coordinated Entry and Rapid Rehousing fully between February 2025 and August 2025. The first Coordinated Entry Planning Entity Meeting for the Hays County Region was held February 12, 2025, led by Southside, with five community partners: Southside, Community Action, Cenikor, Outsiders Anonymous, Street Youth Ministry, and HOME Center.

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 (THN). THN has published the 2021-24 Texas Homeless Network Texas Balance of State Continuum of Care Strategic Plan that helps guide progress in general. THN also manages the HMIS used by any agencies within their area.

HOME Center of Central Texas is a non-profit that provides ongoing case management for people who are or have recently been homeless. HOME Center has a Memorandum of Understanding with THN as a partner agency, and has received training from THN. HOME Center uses HMIS to record its case management notes. HOME Center goals are to move people into housing as a first step, then ensure they have services so they remain stably housed. As part of these goals, case managers help with applications for services, transportation, medical needs, meal plans, etc. HOME Center occasionally uses funding to provide temporary emergency shelter (motel rooms) to people who are waiting on approval for more permanent housing or income.

The Homeless Coalition of Hays County (HCHC) is led by local non-profit agencies. Its goal is to work with all cities and agencies in Hays County to increase interagency coordination, reduce duplication of services, and maximize limited resources. The HCHC uses Texas Homeless Network guidelines in shaping coordination within Hays County. THN has provided HMIS training and information, as well as information and materials for the Texas legislative session. THN organized Homelessness Advocacy Day in March at the state capitol, which 2 HCHC board members attended.

Southside Community Center has also signed a Memorandum of Understanding with THN as a partner agency. Southside received training from THN in 2024, and is using processes recommended by THN to develop policies and procedures and to implement the objectives outlined in the City

contract. A Program Manager has been hired and is establishing standard operating procedures for the programs. The MOU includes the following requirements for Southside:

1. Serve as support for the local Coordinated Entry process and coordinate participating organizations and agencies.
2. Participate in the Texas Balance of State Continuum of Care Coordinated Entry planning and management activities as established by CoC leadership.
3. Ensure that their community's CE Policies and Procedures adhere to the requirements in the TX BoS CoC CE Written Standards and do not supersede the TX BoS CoC CE Written Standards.
4. Develop CE Policies and Procedures from the TX BoS CoC template, which must be submitted to the Systems Change Team when complete and upon each update.
5. Market the local Coordinated Entry process.
6. Develop and have a system in place to maintain the Eligibility Matrix.
7. Address grievances according to the local CE Policies and Procedures as they arise in their coverage area for Coordinated Entry.
8. Work with the Systems Change Team to conduct performance and progress evaluation of the local Coordinated Entry process as needed and recommend adjustments as necessary.

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

The City of San Marcos does not receive ESG funds. The City of San Marcos and Hays County are covered under the Texas Balance of State Continuum of Care run by the Texas Homeless Network (THN). THN has published the 2021-24 Texas Homeless Network Texas Balance of State Continuum of Care Strategic Plan that helps guide progress in general. THN also manages the HMIS used by any agencies within their area. THN has provided training to the HOME Center, Southside Community Center, and the member agencies of the Homeless Coalition of Hays County on HMIS, along with training on coordinated entry and guidance on best practices and policies and procedures. HOME Center has been using HMIS to provide information about homeless clients served, and they will now be joined in using HMIS by Southside Community Center, Community Action, Outsiders Anonymous, Street Youth Ministries, Cenikor, and Breaking Bread Ministries. Southside is the lead agency as a newly designated coordinated entry point, and is creating policies and procedures per guidance received from THN.

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

Please see the table in Section PR-10 of the 2025-2029 Consolidated Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

All agency types were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Please see the table in Section PR-10 of the 2025-2029 Consolidated Plan.

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

A notice of funding availability for the 2024-2025 CDBG Entitlement Program year was published March 30, 2025, as a display ad in the San Marcos Daily record, with an invitation to the applicant and stakeholder workshop that was held April 15, 2025. The notice provided instructions for accessing the workshops online. Application materials were published April 8, 2025, and emailed to a contact list of social services agencies who might be interested in applying. Applications were accepted until May 15, 2025. The comments 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 the Action Plan. A staff committee reviewed all eligible applications and created recommendations for funding allocation

On May 18, 2025, the City posted a public notice regarding the public hearing to be held at City Council on June 3, 2025, to accept comments on proposed projects. Staff will present information on the applications received and the recommendations from the staff review committee. Any comments received will be included in the draft action plan. At the June 3 meeting, the City council will provide direction to staff on which projects to include in the draft 2024-2025 CDBG Entitlement Action Plan as those that would potentially be funded.

The May 18, 2025, public notice notified the public on the comment period to be held for the draft action plan from June 6-July 7, 2025. Paper copies will be available at the library and City Hall for review.

City Council will vote on August 5, 2025, to approve the 2024-2025 CDBG Action Plan by resolution.

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. Within the restrictions of the CDBG Entitlement funding, 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.

Table-Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Applicant and Stakeholder Workshop 4/15/2025 (Notice 03/30/2025)	Agencies interested in applying for program or project funding	26 attendees	No comments received.
2	Public Hearing—Action Plan and Consolidated Plan 06/03/2025 (notice 05/18/2025)	All San Marcos residents, agencies, and businesses	1 comment	In favor of the proposed allocation for the Mitchell Center
3	Public Comment Period 06/06/2025-07/07/2025 (notice 05/18/2025)	All San Marcos residents, agencies, and businesses	No comments	No comments
4	Public Hearing-Action Plan 08/05/2024 (notice 07/20/2025)	All San Marcos residents, agencies, and businesses	Pending 8/5 hearing	Pending 8/5 hearing

Expected Resources

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

Introduction

The City of San Marcos is allocated about \$760,000 in CDBG entitlement funds annually. The city accepts applications from local agencies and city departments for projects that are evaluated by a review committee based on scoring criteria. 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.

In 2016, City Council approved a Community Enhancement Fee to be added to the City's utility bills. The fee is now \$2.35 per month for residential customers and \$9.00 per month for commercial customers. It funds recurring community enhancement and beautification activities as well as one-time programs, including:

- Mowing and trash pick-up
- Improving beautification on public right of ways with landscaping
- New street and sidewalk sweepers for Downtown
- Installation of additional animal-proof recycling and trash containers for City parks
- Supplies and equipment for a neighborhood beautification trailer
- Two full-time Code Compliance Officers
- One full-time Horticulturalist
- Two full-time Community Enhancement Techs

The City also provides \$120,000 in utility assistance annually. This assistance is administered through social service organizations who determine eligibility, and a request for proposals was issued in early 2025 in order to seek additional organizations to distribute assistance to utility customers efficiently and standardize the process.

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	Federal	Affordable Housing, Public Services, Public Facilities, Administration	\$750,000	\$0	\$0	\$750,000	\$3 million	CDBG entitlement funds to be used for high priority needs
Public Housing Authority	Federal	Section 8 Vouchers	\$1.5 million			\$1.5 million	\$6 million	General purpose housing assistance vouchers
Public housing Authority	Federal	Public Housing Units	\$4 million			\$4 million	\$16 million	Public housing units, services provided to residents, and funding for capital improvements
Public Services	City	Human Services Advisory Board grants	\$600,000			\$600,000	\$2.4 million	General fund money granted to local social service agencies through a competitive process
Public Services	City	Utility Assistance	\$120,000			\$120,000	\$480,000	General fund money granted to service providers through a competitive process

Community Enhancement Fee	City	A monthly fee that is applied to City utility customers.	\$1 million			\$1million	\$4 million	Current rate: Residential: \$2.35 Commercial: \$9.00 The money funds expanded community cleanup and beautification efforts.
Impact and Utility Fees	City	Stormwater, electric, water, wastewater, infrastructure, parks	Varies				Varies	San Marcos is growing quickly, and these fees help provide needed infrastructure and services to the community.

Table 1 - Expected Resources – Priority Table

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

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

The City and local agencies synergistically leverage the impact of all resources by combining funding sources to create larger, more impactful programs than could otherwise be possible.

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

The City had actively worked to locate lots that could be purchased at a price that made affordable housing feasible. This proved difficult due to competition from private developers providing higher than market rates to sellers. The City owns a few lots that may be suitable for infill housing.

Discussion

Together the City and service agencies form a more holistic approach to assisting people in need than either could provide on their own.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Funding	Quantity	Category
1	Housing Rehabilitation and Delivery	\$252,855	7-10 households	Affordable Housing
2	Demolition Activity Delivery	\$3,550	2 households	Affordable Housing
3	Public Facilities	\$55,000	Renovation of a historic building to be used as a museum for the community	Public Facilities
4	Public Infrastructure	\$180,000	2,000 households use sidewalk, including the residents at 2 public housing projects	Public Facilities
5	Services for Children and Families	\$91,000	Programs serve approximately 135 children with advocates, 13 families with rent assistance, and 1,100 people with family support services	Public Services
6	Emergency Assistance	\$22,000	Serve more than 100 people with emergency assistance,	Public Services
7	Administration	\$150,000	Staff support and creation of CDBG programs	Administration
	Total	\$754,405		

Table 2 – Goals Summary

Goal Descriptions

1. Housing Rehabilitation – Home repair and rehabilitation assistance for households with income at or below 80% of the Area Median Income.

2. Demolition Activity Delivery – Assist families to clear titles so they can receive demolition assistance.
3. Public Facilities – Funding used to improve community facilities or make them more accessible to residents.
4. Public infrastructure – Funding used to improve public infrastructure
5. Services for Children and Families – Counseling, advocacy, and support programs to strengthen families and serve survivors of domestic abuse.
6. Emergency Financial Assistance – Payments for utilities, shelter, medicine, food, clothing, and transportation.
7. Administration - Creation and management of the CDBG program to compliance with all program goals and regulations.

Goals for CDBG-MIT funding include the following:	Goal Name	Start Year	End Year	Category	Funding	Goal Outcome Indicator
1	CDBG-MIT	2025	2026	Infrastructure/ Planning	\$13,300,000	Complete infrastructure construction and planning projects except for the land acquisition activity, which will occur in approximately 2026

Projects

AP-35 Projects – 91.220(d)

Introduction

Definitions

The City of San Marcos defines the following terms as described below, in conformance with HUD guidance and regulations:

Priority Needs = the highest priority needs for CDBG funds that are identified every five years by City Council. These are very broad, for example “Affordable Housing”. They are listed as Priority Needs in Consolidated Plan Section SP-25 Priority Needs.

Goal = a collection of types of programs that have measurable results. The Goals are listed in Consolidated Plan Section SP-45 Goals Summary. The Consolidated Plan section contains the list of all Goals for the next five years. The Goals listed in Annual Action Plan Section AP-20 Annual Goals and Objectives must be a subset of the SP-45 list.

Project = “Eligible Activity”, which is defined in 24 CFR 570 Subpart C. San Marcos Projects are listed in Annual Action Plan Section AP-35 Projects. 24 CFR 570 Subpart C lists the following as Eligible Activities. This list = the names of San Marcos Projects.

Notes: See additional details and definitions for each in 24 CFR 570 Subpart C.

- Acquisition
- Disposition
- Public Facilities and Improvements
- Clearance and Remediation Activities
- Public Services
- Interim Assistance
- Payment of Non-Federal Share
- Urban Renewal Completion
- Relocation
- Loss of Rental Income
- Housing Services
- Privately Owned Utilities

- Construction of Housing
- Assistance to Facilitate Economic Development
- Technical Assistance
- Assistance to Institutions of Higher Education
- Eligible Rehabilitation and Preservation Activities
- Special Economic Development Activities
- Special Activities by Community-Based Development Organizations (CBDO's)
- Eligible Planning, Urban Environmental Design, and Policy-Planning-Management-Capacity Building Activities
- Program Administrative Costs

Annual Action Plan Activity = a specific, individual program funded by CDBG that will achieve a measurable result. These Activities are listed in the Annual Action Plan Section AP-38 Project Summary in the “Planned Activities” subsection for each Project.

Projects

Agency	Program	TYPE	Recommended Allocation
COSM-Planning	Administration	Administration	\$ 150,000
Austin Habitat for Humanity	Home Repair	Affordable Housing	\$ 50,000
COSM-Planning	Demolition Activity Delivery	Affordable Housing	\$ 3,550
COSM-Planning	Home Repair and Rehabilitation	Affordable Housing	\$ 192,855
COSM-Planning	Home Repair Activity Delivery	Affordable Housing	\$ 10,000
COSM - Public Works	Thorpe Lane Sidewalk Improvements	Public Infrastructure	\$ 180,000
Calaboose African American History Museum	Mitchell Center Renovations	Public Facilities	\$ 55,000
CASA of Central Texas, Inc	Advocacy for San Marcos Children	Public Services	\$ 40,000
Central Texas Food Bank	San Marcos Nutrition Access	Public Services	\$ 13,500
Greater San Marcos Youth Council	Family and Youth Success	Public Services	\$ 16,000
Hays-Caldwell Women's Center	Family Violence Shelter Program	Public Services	\$ 35,000
St Vincent de Paul	Emergency Services	Public Services	\$ 8,500
TOTAL	TOTAL		\$ 754,405

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The review committee discussed the availability of other funding sources to agencies and the need of CDBG funds to continue increasing services. Projects with more funding resources and a greater chance of completion were selected, to reduce the risk of not meeting timeliness or a project not coming to fruition. One project was removed after inspections determined that needed roof improvements were minor and could be done by the leasing agency, which is the City.

PROJECTS IN OTHER CDBG PROGRAMS:

CDBG-MIT Refer to the CDBG-MIT Action Plan

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

REASONING

To be eligible for consideration, each program or project must meet one of the three Community Development Block Grant national objectives: it must either benefit people with low to moderate incomes, aid in the prevention or elimination of slums or blight; or meet an urgent need. All applications received were eligible and complete. They were evaluated by a staff committee for need and justification, impact, measurable outcomes, and either a record of managing funds or letters of reference that indicate the ability to do so.

A slate of programs will be approved by City Council on August 5, 2025, as those that best balance meeting the needs identified in the Consolidated Plan with funding projects that provide additional services to the community, and which will provide the most direct and cost-effective impact to city residents at this time.

“High Priority needs” are the needs emphasized in the Strategic Plan section of the City’s 2025-2029 Consolidated Plan. High priority needs that are a focus of the 2025-2029 Consolidated Plan for CDBG entitlement funding are affordable housing, public services, and public facilities, and economic development.

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 are being 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. Following is a link to the CDBG Mitigation web page: <https://sanmarcostx.gov/3016/CDBG-Mitigation>

The high priority needs for each grant were determined through outreach that followed the City’s Citizen Participation Plan.

OBSTACLES

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

AP-38 Project Summary

Project Summary Information

Project Name	Austin Habitat for Humanity Home Repair Program
Grantee Project ID	
Description	Two homes repaired: each to receive a \$25,000 grant for repairs
Funding	\$50,000
Expected Resources	CDBG
Annual Goals Supported	Homeowner housing rehabilitated
Target Areas Included	LMI Individuals
Priority Needs Addressed	Affordable Housing
Planned Activities	Rehabilitation and Repairs of Single-Family Homes
HUD Goal Outcome Indicator	
Project Name	City of San Marcos Home Repair Program
Grantee Project ID	

Description	Approximately 7 homes
Funding	\$192,855
Expected Resources	CDBG
Annual Goals Supported	Homeowner housing rehabilitated
Target Areas Included	LMI individuals
Priority Needs Addressed	Affordable Housing
Planned Activities	Rehabilitation and Repairs of Single-Family Homes
HUD Goal Outcome Indicator	
Project Name	City of San Marcos Demolition Activity Delivery
Grantee Project ID	
Description	Funding used to assist families clear titles to receive demolition assistance
Funding	\$3,550
Expected Resources	CDBG
Annual Goals Supported	Demolition of vacant structures
Target Areas Included	LMI individuals
Priority Needs Addressed	Affordable Housing
Planned Activities	Demolition
HUD Goal Outcome Indicator	
Project Name	City of San Marcos Home Repair Activity Delivery
Grantee Project ID	
Description	Funding used to assist families clear titles to receive assistance
Funding	\$10,000
Expected Resources	CDBG
Annual Goals Supported	Homeowner housing rehabilitated
Target Areas Included	LMI individuals
Priority Needs Addressed	Affordable Housing

Planned Activities	Rehabilitation and Repairs of Single-Family Homes
HUD Goal Outcome Indicator	
Project Name	City of San Marcos Thorpe Lane sidewalk Improvements
Grantee Project ID	
Description	Upgrading a thirty-year-old sidewalk with ADA accessibility on Thorpe Lane, between Robbie and Loop 82. This connects low-income apartments and students to amenities such as grocery stores and the library.
Funding	\$180,000
Expected Resources	CDBG
Annual Goals Supported	Sidewalk improvements
Target Areas Included	LMI area benefit
Priority Needs Addressed	Public Improvements
Planned Activities	Public infrastructure improvements
HUD Goal Outcome Indicator	
Project Name	Mitchell Center Facility Improvements
Grantee Project ID	
Description	Exterior repairs and foundation improvements
Funding	\$55,000
Expected Resources	CDBG
Annual Goals Supported	Public facility other than housing
Target Areas Included	LMI area benefit
Priority Needs Addressed	Public Improvements
Planned Activities	Public infrastructure improvements
HUD Goal Outcome Indicator	
Project Name	CASA Services (Court Appointed Special Advocates)
Grantee Project ID	

Description	Partial funding for staff and utilities for CASA, which trains volunteers who are voices in the courts, in schools, and in the child welfare system to ensure representation of the children and youth's best interests in terms of their medical, educational, mental health, housing, and long-term needs for permanency.
Funding	\$40,000
Expected Resources	CDBG
Annual Goals Supported	Services for Children and Families
Target Areas Included	LMI individuals
Priority Needs Addressed	Public Services
Planned Activities	Partial funding to support staff and utilities
HUD Goal Outcome Indicator	
Project Name	Central Texas Food Bank
Grantee Project ID	
Description	Funding to provide food for distribution to pantries and mobile delivery.
Funding	\$13,500
Expected Resources	CDBG
Annual Goals Supported	Food Bank Assistance
Target Areas Included	LMI individuals City Wide
Priority Needs Addressed	Public Services
Planned Activities	Partial fundings to support purchase of supplies
HUD Goal Outcome Indicator	
Project Name	Family and Youth Success Program (Greater San Marcos Youth Council)
Grantee Project ID	
Description	Reduce the wait list and expand services to San Marcos families with children ages 6-17; increase the numbers served through our National Family Support Network program with the purchase of supplies, space rental, and a portion of the funding for the lead Family Support Specialist responsible for the program.

Funding	\$16,000
Expected Resources	CDBG
Annual Goals Supported	Services for Children and Families
Target Areas Included	LMI individuals
Priority Needs Addressed	Public Services
Planned Activities	Partial funding to support staff and space for the program.
HUD Goal Outcome Indicator	
Project Name	Family Violence Shelter Program (Hays-Caldwell Women's Center)
Grantee Project ID	
Description	A portion (less than 20%) of the salary for two of HCWC's shelter staff providing services to victims of family violence. Two months' rent for families moving into their own home/apartment in San Marcos after leaving HCWC's family violence shelter.
Funding	\$35,000
Expected Resources	CDBG
Annual Goals Supported	Services for Children and Families
Target Areas Included	LMI individuals
Priority Needs Addressed	Public Services
Planned Activities	Partial funding to support staff and space for the program.
HUD Goal Outcome Indicator	
Project Name	Emergency Services (Society of St Vincent de Paul)
Grantee Project ID	
Description	Emergency assistance with utility bills, medical costs, prescriptions, gasoline, bus tickets, emergency food, emergency shelter, rent. Payments are made to service providers and cover a few days at most.
Funding	\$8,500
Expected Resources	CDBG
Annual Goals Supported	Emergency Financial Assistance
Target Areas Included	LMI individuals

Priority Needs Addressed	Public Services
Planned Activities	Emergency assistance payments
HUD Goal Outcome Indicator	

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 1 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The table in Section SP-10 of the 2025-2029 Consolidated Plan shows the City's low/mod population percentages by census block group. As can be seen on the table, the percent of population with low to moderate incomes is above 25% in all but 3 block groups, and higher than 40% in all but seven. These 7 block groups are scattered in southwest, far southeast, northwest, and far northwest San Marcos. This distribution of low-to-moderate income individuals makes it equitable to allocate investments city-wide, where they can benefit the greatest number of citizens instead of focusing on particular census tracts or block groups.

Discussion:

(none)

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

- educating the public on fair housing issues and rights
- affirmatively furthering fair housing
- maintaining the value of existing housing

CDBG recommended funding for affordable housing totals \$256,405, which is expected to fund the rehab and repair of 7-10 homes.

The activity delivery for the demolition program will assist approximately two families in qualifying for the demolition program instead of being denied.

One Year Goals for the Number of Households to be Supported	CDBG
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 2 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	CDBG
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	
Total	

Table 3 - One Year Goals for Affordable Housing by Support Type

Discussion:

(none)

AP-60 Public Housing – 91.220(h)

Introduction

The San Marcos Housing Authority (“Housing Authority”) provides decent, safe, and affordable housing for approximately 632 low-income households, including elderly and disabled.

The Housing Authority Commission is made up of 4 commissioners and 1 resident commissioner. Commissioners are the governing body of the Housing Authority and must work closely with the Executive Director and local officials; they also communicate with the community regarding their needs, concerns, and successes. Via their leadership, commissioners enable the housing agency to fulfill its mission of providing affordable, safe, and sanitary housing in a sustainable, thriving community.

The City works closely with the Housing Authority regarding public housing issues. The City’s Mayor and Council members appoint the Housing Authority Commissioners.

Additional public housing and Section 8 vouchers are definitely needed in San Marcos, as is evidenced by the long waiting lists both programs typically maintain, especially for public housing 1- and 2-bedroom units.

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

These actions will continue to be taken by the San Marcos Public Housing Authority:

- Maximize resources and efforts to continually improve the efficiency and effectiveness of the housing authority’s performance
- Improve rental assistance to address the need for affordable housing
- Reduce public housing vacancies
- Promote Homeownership through education about saving

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

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. Springtown Villa is the only site with an active Resident

Assembly currently. Chapultepec maintains a Program Coordinating Committee as part of the FSS program and has a resident involved with this. Allen Woods, CM Allen, and Chapultepec are actively working to reinvigorate participation in the Resident Assembly meetings. Resident organizations are actively supported by the Housing Authority Resident Services department. Service coordinators collaborate with other organizations in support of social gatherings, presentations, and fundraising efforts.

The Resident Services office publishes a quarterly newsletter, which is distributed to all residents. It is also published on the Housing Authority website. The newsletter, occasional flyers, public hearings, postings at Housing Authority buildings, and the website are the various means used by the Housing Authority to share information with residents and give them an opportunity to be involved. Resident Services is currently working on establishing a social media platform to allow residents to stay informed about their community and events.

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

A youth development program normally serves about 40 youth at two sites providing mentors, tutors, homework assistance, computer access, and social opportunities. This program is conducted with the help of volunteer students from Texas State University. Nutrition services are provided through the Texas State Nutrition Class. Goals of the program include:

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

The Family Self-Sufficiency program provides residents an opportunity to learn new life and career skills, to save for future needs, get connected with educational and training resources and, ideally, to move out of public housing. Formerly only open to residents at one of the locations, it was later made available to public housing residents at all sites. About 75 families participate annually. Homeownership is a goal of many families participating in the Family Self-Sufficiency (FSS) program. First-time homebuyer presentations are included in FSS classes on a regular basis. Helping participants improve their credit scores and manage their budgets more effectively is a major focus of the program. This is essential for participants to be able to secure financing. The FSS Escrow account and other asset-building activities help participants to be able to have the necessary down-payment for a home when they are ready

to buy. The significant increase of private-market housing costs has made homeownership and even apartment rentals much less affordable, even for FSS graduates. More graduates choose to remain in housing while they can. The Low-Income Tax Credit Housing program has put apartment rentals into the reach of more families but new units in this program have not kept up with the growing demand for affordable housing in this area.

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

The San Marcos Housing Authority is NOT designated as troubled.

Discussion

(none)

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

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Texas penal code does not allow camping in public spaces. The strategy of the San Marcos Police Department's Homeless Outreach Team is to locate people in need and to provide tangible resources such as food, shelter, transportation, and housing instead of just handing them a ticket. The HOT team has an enclosed trailer and is able to use a City fleet truck to assist in transporting belongings. The Police Department's Mental Health Unit and HOT team provide referrals to local service agencies.

Over the next year, the Homeless Coalition of Hays County plans to use Texas Homeless Network best practices to begin a case conferencing committee for key people in organizations that conduct homelessness case management. The goal is to narrow those gaps that occur when people are seeking help from multiple agencies.

In addition to providing ongoing services to its clients, HOME Center of Central Texas conducts outreach to people who are currently homeless, to assess their needs and begin a case management process. The HOME Center continues to conduct street outreach and utilize Homeless Management Information Systems (HMIS) to set goals and determine an action plan for addressing the needs of unhoused individuals. They have expanded their services to prioritize veteran households to ensure Hays County/San Marcos is able to reach functional zero homelessness for the unhoused veteran population. HOME Center's one year goals include increasing their services to include medical advising and advocacy; continuing to provide transportation to people enrolled in their program for medical and mental health appointments; continuing to obtain resources for individuals such as food assistance; and providing additional mental health peer support to focus on the mental well-being of those who are unhoused or who have been unhoused.

HOME Center is increasing services to include medical advising and advocacy. HOME Center staff and volunteers provide transportation to people enrolled in their program to medical, mental health appointments and to get resources including food assistance. They provide mental health peer support to focus on the mental well-being of those who are unhoused or who have been unhoused.

Southside Community Center has also signed a Memorandum of Understanding with THN as a partner agency. Southside received

training from THN in 2024, and is using processes recommended by THN to develop policies and procedures, including using HMIS to record information gathered when assessing the needs of individuals. Southside Community Center currently has two full time and one part time case managers. The current assessment process uses the Vulnerability Index Service Prioritization Tool to help determine types of services needed. Case managers document all interactions in HMIS.

Addressing the emergency and transitional housing needs of homeless persons

In 2022, the City contracted with Marbut Consulting to create a strategic plan with implementation steps, entitled "Homelessness Services Needs Assessment and Recommended Strategic Action Steps for The City of San Marcos". This Plan was completed in May, 2023, and presented to City Council in July, 2023. One of the recommendations was to expand Southside Community Center housing and services, and provide funding. In April, 2024, the City signed a contract with Southside providing \$800,000 in American Rescue Plan Act (ARPA) funding to implement a series of actions including 1) creating a framework for homelessness prevention and rapid rehousing and establishing coordinated entry and a client management system; 2) providing training and networking with other local agencies to build community capacity for serving people who are homeless, and 3) providing improved or expanded safe, multi-purpose spaces that can support community initiatives and activities. Funding is provided through the ARPA deadline of December 31, 2026. Southside hired a project manager and the activities are well underway.

The 2023 Plan had two related recommendations: 1) Whenever Possible, Separate Families with Children from Non-family Single Adults, and 2) Create a Right-sized Homelessness Assistance Center. Southside is currently in process of creating an emergency housing for single men at a different location. This will open up room for emergency housing specifically geared toward single women and, separately, families, at Southside. In addition, one of the objectives in the Southside contract with the City is to create improved or expanded safe, multipurpose spaces that can support community initiatives and activities, to be accomplished by December, 2026.

The following programs are in place within various City Departments:

Planning and Development Services

The City sets aside a minimum of \$600,000 each year for Human Services Grants that provide funding for a variety of programs, including those which serve non-homeless special needs persons. The Community Initiatives Division administers this grant application review process and the subsequent contracts and payments.

Neighborhood Enhancement

The City of San Marcos has created a donation warehouse for goods that can be provided when people move out of homelessness into a home. In addition, the City collaborates with non-profits and other organizations to obtain services related to the issues of homelessness.

Multi-Departmental Outreach

Homeless Outreach Team (HOT) is comprised of police officers, City marshals, and Code Compliance staff who provide direct outreach to homeless residents. City staff also work to support area businesses and help them cope with and understand homelessness.

San Marcos Police Department Mental Health Unit

The Police Department Mental Health Unit aids individuals suffering from mental health illness and crisis through counseling and diversion, medical help and stabilization, coordination for placement in mental health facilities or treatment centers and connecting individuals with resources and referrals for continuity of care.

Library

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

Animal Services

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

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

Southside is in the midst of fully implementing a Rapid Rehousing Program with ARPA funding supplied by the City. Several families

have been placed into housing. Key performance indicators (KPI's) for the program are part of the contract with Southside. KPI's are:

- Serve 20 households for homelessness prevention and 15 for rapid rehousing.
- Place participants in permanent housing within 30-60 days of entering the program
- Provide 15-20 hours of case management per household, with regular check-ins
- Measures: Households stay housed for 6 months, participants have increased income

The City is also using ARPA funding to provide rent and utility assistance through BR3T, a local non-profit. As ARPA projects are completed over the next year, remaining funding will be moved to the BR3T program. Due to high demand, funding is used up as quickly as it becomes available.

Agencies throughout San Marcos are working to increase the amount of personalized case management that is available to help people make the transition to permanent housing. Providing people the ability to live independently in a sustainable manner is one of the goals of all the local service agencies.

For the past several years Hays-Caldwell Women's Center has operated a highly successful transitional housing program with 18 units on a secure campus. Childcare, Head Start, and additional support services are provided to the residents to help them transition from situations of domestic abuse to independent living.

Southside Community Center has signed a Memorandum of Understanding with THN as a partner agency. Southside received training from THN in 2024, and is using processes recommended by THN to develop policies and procedures and to implement the objectives outlined in the City contract. The MOU specifies that Southside will serve as support for the local Coordinated Entry process and coordinate participating organizations and agencies. This increased, structured service coordination has begun and will hopefully lead to preventing individuals and families from becoming homeless or falling back into homelessness.

Regarding facilitating access to affordable housing units, the 2023 Homelessness Strategies Plan recommended that the City and agencies proactively source new housing of all types. Beginning with Fiscal Year 2024-2025, the City has funded a dedicated staff member to review and implement affordable housing strategies, re-visit the Housing Strategic Action Plan, and research additional funding sources. This role will begin in April, 2025.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

San Marcos does not have a homeless discharge coordination policy; however, Southside Community Center has recently been designated as the Coordinated Entry point and is working on creating policies and procedures per guidance received from Texas Homeless Network, the Continuum of Care agency over San Marcos.

Hill Country Mental Health and Developmental Disabilities Centers provide some options for individuals who are active in their services. They offer a Direct Monetary Funding program which can provide up to \$500 to individuals who need expedient monetary assistance to avoid homelessness. They also have a housing assistance program which provides longer term (up to a year) of housing aide for individuals who are identified as homeless or at high risk of becoming homeless. This support also provides a transitional plan which focuses on the individual's ability to become self-sufficient within the funding time frame. In addition to these direct funding programs, Hill Country MHDD provides case management services to assist individuals in connecting with local resources as needed. They also provide counseling, skills training, and psychosocial rehab services to support individuals with managing symptoms, finding, and maintaining employment, or filing for disability benefits, if appropriate.

A useful starting point for people returning from institutions other than Hill Country is Community Action Inc. of Central Texas because the organization provides a wide variety of resources and is well connected with other service entities. Community Action Inc. (CAI) offers a variety of support services for individuals exiting institutions or systems of care depending on the individual's needs and the institute he or she is exiting. For low-income individuals released, CAI provides a utility assistance program to help pay for electric, gas, and water bills. Case management services are also offered to help low-income families move towards self-sufficiency. That could include assistance with rent, transportation, outstanding bills, financial and career counseling, and other types of support. One-time emergency funding is also available to those exiting institutions and looking for housing. That could include help with first month's rent and/or deposit.

For those exiting who are adults and able to work, CAI partners with Austin Community College and other training providers (including Texas Fire Academy) to offer vocational and career training programs. In planning job training programs, CAI partners with Greater San Marcos Partnership and Texas Workforce Commission to be informed of the employment trends and to know the latest jobs that

are in demand. CAI also partners with the San Marcos Public Library and SMCISD for space to provide the trainings.

If people exiting institutions need assistance with childcare, CAI offers a Head Start and Early Head Start program for families with children between the ages birth-to-five for those who qualify. Also, CAI's Home Visiting program is also available that provides intensive and comprehensive home-based child development services.

Lastly, for those exiting institution who need medical or health care, CAI's Community Health Services provides a variety of services that include reproductive health services, breast and cervical cancer screening and services, and HIV/ AIDS case management services, including assistance with short-term and long-term housing.

The Homeless Coalition of Hays County is working to build a network to host significant conversation among coalition members, and city and county stakeholders for better collaborative outcomes. They educate organizations and the public about the importance of funded diversion programs.

Southside Community Center provides an array of programs and services for families to avoid becoming homeless. The agency provides healthcare access, including mental health and substance abuse, to address issues that contribute to housing instability. Then, the agency establishes networks of services to provide emergency assistance, food, and clothing. The agency facilitates access to government services meeting basic needs. Finally, housing programs and rental assistance provide affordable housing for families.

Discussion

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

Introduction:

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

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

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

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

1. Lack of affordability of the housing stock
2. Insufficient income for the local cost of housing
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
4. Improve condition and accessibility of existing housing stock

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

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

1. Lack of affordability
 - a. CDBG funded a homebuyer program for closing cost and down payment assistance for several years. The City now funds this program for City employees.
 - b. The City waives construction permitting and impact fees for Habitat for Humanity housing construction and City or non-profit rehabilitation projects.
 - c. 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's Economic Development staff coordinate with the Greater San Marcos Partnership and the San Marcos Area Chamber of Commerce to bring new business to San Marcos and support the growth of existing businesses.
 - b. The City provides a \$35,000 homestead exemption for homeowners sixty-five and older or with a disability, thus reducing their property tax burden.
 - c. The Utilities Conservation Department provides rebates for installations that reduce utilities costs, including efficient HVAC systems, insulation, EnergyStar windows and doors, and solar photovoltaic systems:
 - d. The City also provided funding to local non-profits for utility assistance.
3. Limited resources for housing maintenance
 - a. CDBG Entitlement provides funding for housing rehabilitation and emergency repair programs.
 - b. The City waives construction permitting fees for CDBG-funded housing rehabilitation projects.
 - c. 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 with nearly 4,500 volunteers annually at over 300 jobsites within the San Marcos community.
 - d. 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. A status update was presented to City Council in 2024, and funding was provided in the 2025-2026 City Budget for a staff position to support Affordable Housing strategies, including the update and adoption of this Plan. The Plan includes implementation steps that will then be carried out.

The City Council's 2025 Strategic Plan includes the following initiatives, and City staff are assigned to ensure that action is taken on each item. Updates are provided quarterly to City Council and posted on the City's website.

Outcome Statement: Facilitate safe and affordable housing for all, including those experiencing or who are at risk of homelessness or displacement.

I. Update Housing Data and Adopt Strategic Housing Action Plan.

II. Continue implementation of the recommendations from the Homeless Needs Assessment.

III. Develop and implement strategies and protections to ensure the provision of safe and affordable housing through collaboration with residents. This can include a Tenant's Bill of Rights, continuing the contract with Texas RioGrande Legal Aid, dedicated staffing, and a commission.

IV. Identify and implement additional methods to provide affordable housing and assess current programs.

V. Update the Affordable Workforce Housing Policy.

Discussion:

Affordable housing issues continue to be a top priority for the City of San Marcos.

AP-85 Other Actions – 91.220(k)

Introduction:

In 2023, Community Action, Inc. of Central Texas (CAICT), created a Community Needs Assessment to measure the basic needs of the residents of Hays, Caldwell, and Blanco counties. To create the assessment tools, CAICT used the official Community Needs Assessment Guide provided by the Texas Department of Housing and Community Affairs for both qualitative and quantitative surveys. A survey asked respondents what they considered the most important needs in seven domains: employment, education and cognitive development, income and asset building, housing, health and social/behavioral development, civic engagement and community involvement, and emergency assistance. The community needs assessment resulted in CAICT identifying the following 6 major needs for Hays County:

1. Medical Needs: Access to affordable health & dental care
2. Housing Needs: Assistance Paying Utility Bills
3. Employment Needs: Assistance finding work that pays enough to support a family
4. Housing Needs: Access to Affordable Housing
5. Counseling Services for Adults (mental health and well-being)
6. Family Support Needs: Financial Education, Budgeting, Credit Counseling

This Action Plan and the 2025-2029 Consolidated Plan include a variety of ways in which the City is taking action to meet these and other needs identified in San Marcos.

Actions planned to address obstacles to meeting underserved needs

The City created a Council Committee on Homelessness in 2020, comprised of three City Council members. In 2021 the City contracted with Texas State University (in conjunction with Luminosa Research) for creation of a Homeless Needs Assessment, entitled Assessing the Needs of the Community to Keep Homelessness Rare, Brief, and Non-Recurring. This report was completed in 2022, and included a review and recommendations for an increase in collaboration, coordination, and leadership. Below are the steps recommended by the 2022 Assessment and an update on progress made:

1. Identify a lead planning and coordinating agency

Update: Southside Community Center has agreed to be a lead planning and coordinating agency, and is contracted and funded by the

City using American Rescue Plan Act funding

2. Facilitate collaboration among all community stakeholders

Update: Homeless Coalition of Hays County facilitates collaboration among all community stakeholders, with membership updates and regular meetings. City staff from the Police Department, Neighborhood Enhancement, and the Library participate in the Coalition.

3. Develop a strategic plan to systematically address the critical relief and housing solution gaps

Update: The City contracted to have a Strategic Plan created for San Marcos, which was completed in March 2023.

4. Collect and analyze data to quantify needs and measure successes

Update: The Homeless Coalition of Hays County coordinated the annual Point in Time Count for Hays County and provided the data to the Texas Homeless Network, the Continuum of Care agency over San Marcos. Data regarding the number of homeless children is provided by the Texas Academic Performance Reports created by the Texas Education Agency. HOME Center has been using HMIS to provide information about homeless clients served, and they will now be joined in using HMIS by Southside, Community Action, Outsiders Anonymous, Street Youth Ministries, Cenikor, and Breaking Bread Ministries.

The City next contracted with Marbut Consulting to create a strategic plan with implementation steps. This Plan was completed in May, 2023, and presented to City Council in July, 2023. One of the recommendations was to expand Southside Community Center housing and services, and provide funding. In April, 2024, the City signed a contract with Southside providing \$800,000 in American Rescue Plan Act (ARPA) funding to implement a series of actions including creating a framework for homelessness prevention and rapid rehousing and establishing coordinated entry and a client management system. Funding is provided through the ARPA deadline of December 31, 2026. Southside hired a project manager and the activities are well underway.

Southside Community Center has recently been approved by Texas Homeless Network as a Coordinated Entry Point. Southside plans to implement Coordinated Entry and Rapid Rehousing fully between February 2025 and August 2025. The first Coordinated Entry Planning Entity Meeting for the Hays County Region was held February 12, 2025, led by Southside, with five community partners: Southside, Community Action, Cenikor, Outsiders Anonymous, Street Youth Ministry, and HOME Center.

Actions planned to foster and maintain affordable housing

The City is investing in home repair and rehabilitation. Current funding available includes \$250,000 in CDBG funding and the remaining ARPA funds from \$800,000 allocated to local non-profits for home repair and \$860,000 allocated to the City's home repair and rehabilitation program.

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 is in the process of developing 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 includes recommendations for an enhancement to the permitting process and for zoning additional land for higher density uses – proactive measures that go beyond simply removing barriers.

The City offers a \$35,000 homestead exemption for elderly and disabled homeowners, and several rebate and incentive programs to help lower utility bills to reduce housing cost burden.

Actions planned to reduce lead-based paint hazards

Data provided by Comprehensive Housing Affordability Strategy (CHAS) for 2016-2020 for housing built before 1980 occupied by families with low to moderate income who have children age 6 or younger present shows to be only 25 owner occupied homes and 270 renter occupied; houses with young children present are of primary concern regarding lead based paint exposure. Overall, about 2,640 of owner occupied structures (38%) and 3,465 renter occupied structures (21%) were constructed before 1980 and could have lead based paint hazards, which are preferably cleared before someone with a child moves in.

Any federally funded home repair program clears lead paint in the areas disturbed by the home repair, and can also use funding to proactively clear lead paint from other areas of the home.

Actions planned to reduce 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 focused 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 formed networks of resources, providing cross-referrals and facilitating access to resources outside the City that can help lift people out of poverty permanently.

Actions planned to develop institutional structure

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

2023 Hays County Health Assessment and Health Improvement Plan includes fostering collaboration with the school district and school-based clinics to increase awareness of services available. (p. 73) Hill Country MHDD will be reviewing opportunities for additional mobile teams to reach clients, and collaborations with local partners to optimize use of resources. (p. 272-2025 HC MHDD Needs Assessment)

Case management and a coordinated rapid-rehousing homelessness response are two major themes for the actions agencies will be focused on strategically over the next few years. 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 several organizations provide case management for individuals seeking to become self-sufficient. Some funding has been provided by the City, donations, and foundations, but additional funding is needed. 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.

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

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

The library, as a public entity, is a natural liaison between the community and various non-profit providers. The Library has several dozen programs that leverage these collaborative partnerships, such as Community Action, St. Davids Foundation, Greater San Marcos Youth Council, San Marcos Queer Council, Dunbar Heritage Association, Hays County Master Gardeners, Volunteer Legal Services of Austin, Austin Tenants Council, Workforce Solutions, and others that provide a rich array of library programming all year long.

City staff from various departments are active members of the Homeless Coalition of Hays County, the SMTX Mental Health Coalition, Community Organizations Active in Disaster, the Hays Interagency Group, San Marcos Area Chamber of Commerce, and Healthy Hays. Leadership and direction for these groups are provided by the participating public services agencies.

Ongoing, the City's CDBG staff works closely with San Marcos Housing Authority and local organizations that provide services to City residents by sharing information on grant and training opportunities, as well as community data. The city's open application process allows agencies and City departments to apply for CDBG funding. The City also provides more than \$600,000 annually in general funds to local non-profit organizations through an annual open application process.

Broadband:

The FCC map for Hays County shows that 100% of the county has access to 100/20 download/upload speeds, and 90% has access to 250/25. 100/100 is not measured in that data source. Internet service is available to the whole city at adequate speeds.

Staff in the City's IT department surveyed departments that serve residents directly, and chose the following locations for free City-provided Wi-Fi. Funding was in part provided by the American Rescue Plan Act. City Park – a major park and community center near downtown and the University

- Conway Park – located in a low to moderate income neighborhood
- Dunbar Park – located in a low to moderate income neighborhood
- Downtown

- San Marcos Public Library

Resilience:

The highest risk to San Marcos residents per the 2024 City Hazard Mitigation Plan is flooding: its frequency of occurrence is “highly likely” (defined as probable in the next year) and the potential severity is “substantial” (meaning the risk of multiple deaths, complete shutdown of facilities for 30 days or more, and more than 50% of property destroyed or damaged). City engineering staff continues to analyze 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.

The City has used CDBG-MIT (Mitigation) funding to install major stormwater infrastructure over the past few years in the areas most likely to flood. The remaining CDBG-MIT funding is now being used to update related plans such as the Stormwater Master Plan. This will enable the City to use future grants in the most effective way to reduce the risks associated with stormwater.

Discussion:

(none)

Program Specific Requirements

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

Introduction:

HUD has allocated \$754,405 in CDBG Entitlement funds to San Marcos for Program Year 2025-2026.

All funding allocated to San Marcos for CDBG-Coronavirus Response (CDBG-CV) and CDBG-Disaster Recovery (CDBG-DR) has been spent and those grants are closed. The CDBG-MIT grant continues, with an expenditure deadline of December, 2032.

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The City of San Marcos does not anticipate having program income next year; if it is received from the prior Homebuyer Assistance Program, it will be used first before drawing additional funds.

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$0.00

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income.	100%
3. Overall Benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Action Plan.	one

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

An estimated 100% of CDBG funds will be used for activities that benefit people who have low to moderate incomes. This high estimate is possible because a high percentage of the households in the City of San Marcos are in the low to moderate income range and because the City focuses its programs and projects only on activities that specifically benefit low to moderate income people.

Overall Benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. One program year was included in this calculation, Program Year 2025-2026.