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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, 2025, through September 30, 2030, 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. 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.

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)

- Poor 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. 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.

The top non-housing priority needs in the 2025 Consolidated Plan Survey were a four-way tie. The following categories received 55% of responses as a High Priority: disability/elder services, services for survivors of abuse or neglect, youth programs, homelessness.

In respond to the identified needs, the City chose the following as the top three priorities for CDBG entitlement funding over the next five years:

- Affordable Housing
- Public Services
- Public Facilities

3. Evaluation of past performance

In the past five years the City has received approximately \$700,000 per year in CDBG Entitlement Funds, 20% of which has been used for administration. The following table shows accomplishments for the time period October 2020 – December 2024.

PRIORITY	ACTIVITY	BENEFICIARY
Affordable Housing	Down Payments	16
	Housing Repair	27
	Housing Counseling	96
Public Services	Emergency Services	326
	CASA	444
	Victims of Domestic Abuse	1,524
Public Facilities	Park Improvements	1
	Centro Cultural	1
Demolition	Spot Slum and Blight	2

CDBG Entitlement funding has been spent as originally allocated except for the following reallocations from slow-moving programs to more current needs:

- Funding for demolition was reduced and part was moved to housing rehabilitation
- Land acquisition funding was reallocated to park and sidewalk improvements
- Homebuyer assistance funding was reallocated to public facilities

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 no more 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.

In addition to CDBG Entitlement, the City of San Marcos has an active CDBG-Mitigation grant of \$24 million. Approximately \$15 million has been spent on construction of stormwater infrastructure improvements, and the remainder will be used over the next few years for master plans and land acquisition.

4. Summary of citizen participation process and consultation process

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 information available to potential beneficiaries on the possible funding and the choices for spending it, and requested specific input that would guide the creation of this Consolidated Plan and the next Annual Action Plan. Comments and suggestions received have been considered at each step in the process of creating the two plans. 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.

Efforts made to broaden public participation include publication of notices and summaries in both English and Spanish, providing Spanish interpreters at meetings, 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 accommodations to facilitate participation. The plans have been made available at centralized City buildings on paper, accompanied by paper comment forms, to reach people without internet access.

An agency survey, public workshops, a resident survey, a series of internal focus groups, agency interviews, public workshops, and review of various community needs assessments and plans led to a comprehensive view of the community priorities and needs.

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

The comments that have 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 the Consolidated Plan and the Action Plan.

5. Summary of public comments

Although the public comments provide a picture of San Marcos needs and priorities, CDBG funding can only be used to meet some of them. By regulation, CDBG Entitlement funding is intended to be focused on affordable housing, community facilities, and public infrastructure, and federal funding restrictions are in place to support those intentions. The City is allowed to spend no more than 15%

of its annual CDBG allocation on public services (approximately \$100,000 per year). In addition, due to restrictions on use, CDBG funding is not generally used for transportation issues; other federal funding sources are directed toward those needs. In CDBG funding, any economic development project must directly create or retain jobs, which limits the projects that can be funded.

Public comments were received in writing during the workshops and in the agency and resident surveys.

Eighty-nine individuals responded to the resident survey. The top priority needs stated in the survey responses were in the public services category, with 55% of respondents ranking disability/elder services, abuse and neglect, youth programs, and homelessness prevention as a high priority. Regarding the other categories that were ranked as high priority by respondents, 42% considered transportation to be a high priority, followed by economic development at 37%, and public facilities at 35%.

Several comments centered around a community center or safe space for the LGBTQIA+ community. Comments on potential programs or projects favored enhanced public facilities overall, with infrastructure improvements second. Supporting agencies and programs that provide for homelessness prevention also ranked high on the lists of concerns.

Comments were also received from the public service providers consulted. They stressed the need for affordable housing, enhancing the quality of life for elderly and youth, and reducing homelessness. In addition, increased funding for social services is needed by all organizations.

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

Comments received from public as follows:

Maxfield Baker stated that he hopes CDBG can offer creative funding. The San Marcos Civics Club asked the workforce housing committee to adopt the tenants Bill of rights within the LIHTC policy.

No comments were received during the 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

Some comments received during the workshops were specific ideas for projects and programs that are not CDBG eligible.

7. Summary

Many San Marcos residents currently face high housing costs and living expenses with low to moderate incomes. 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 alleviate some of the pressure created by these circumstances.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated 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

Table 1 – Responsible Agencies

Narrative

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.

Consolidated Plan Public Contact Information

For more information, contact:

Irma Duran, Community Initiatives Program Administrator

630 East Hopkins, Building 4, San Marcos TX 78666

e-mail: iduran@sanmarcostx.gov

Phone: 512-393-8494

www.sanmarcostx.gov/cdbg

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

1. Introduction

The 2025-2029 Consolidated Plan was developed in accordance with the City’s 2020-2024 Citizen Participation 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 with 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 at each meeting. 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(I)).

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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities

Organization	Organization Type	Section Type	Section Addressed	How Consulted
Greater San Marcos Partnership	Services-Employment, Business Leaders, Civic Leaders	Market Analysis	MA-05	Sent survey; hoped to receive general info for market analysis
Texas Homeless Network	Services-Homeless, Continuum of Care; State/Federal Affiliate	Homeless Strategy, Housing Need Assessment	MA-30 NA-10 NA-40	interviewed, Interviewed by email; gathered statistics and maintained working relationship
Capitol Area Council of Governments	Regional Organization,	Non-Homeless Special Needs	MA-45	reviewed plan; gathered info for market analysis

	Planning Organization			
City of San Marcos Economic Development Division	Services-Employment, Business Leaders, Civic Leaders	Non-Homeless Special Needs	MA-45	Interviewed City's ED Manager; statistics and info on current ED activities
Connected Nation of Texas	Planning organization	Broadband	MA-60	Reviewed state program info; updated information on broadband services
City Engineering and Capital Improvements Department	Planning Organization, Grantee Dept	Hazard Mitigation	MA-65	Interviewed Director and the Senior Engineer who is designated as Floodplain Administrator; gathered info on resiliency and hazard mitigation
Texas Rio Grande Legal Aid	Housing, Services-Fair Housing	Housing and Homeless Needs Assessments	NA-10 NA-40	sent survey; hoped to receive information on recent programs in San Marcos
Austin Habitat for Humanity	Housing	Housing Need Assessment	NA-10 MA-40 SP-55	Surveyed, reviewed plan; updated info on affordable housing initiatives
City Planning and Development Services Department	Planning Organization, Grantee Dept	Housing Need Assessment, Market Analysis	NA-10 MA-40 SP-55 MA-05 MA-50	Interviewed Assistant Director; updated information on strategic planning and housing initiatives
Hays Caldwell Women's Center	Services-Victims of Domestic Violence, Homeless	Housing and Homeless Needs Assessments	NA-10 NA-40 NA-45 NA-50 MA-30 MA-35 SP-40 SP-60	Interviewed by email; statistics and info on needs of abuse survivors

Community Action of Central Texas, Inc	Services-Children, Elderly, Health, Homeless, Education	Housing and Homeless Needs Assessments	NA-10 NA-40 NA-50 MA-30 SP-60 AP-65	Interviewed by email; continued coordination with a major service agency
Southside Community Center	Services-Homeless	Housing and Homeless Needs Assessments	NA-10 NA-40 NA-50 MA-30 SP-60 AP-65	Interviewed by email; updated info on homelessness initiatives
HOME Center of Central Texas	Services-Homeless	Housing and Homeless Needs Assessments	NA-10 NA-40 NA-50 SP-60 AP-65	Interviewed by email; update on HOME Center activities
City of San Marcos Environmental Health and Safety Manager	Services-Homeless, Grantee Dept	Housing Need Assessment, Non-housing Community Development Strategy	NA-10 NA-50	Interviewed by email; updated info on homelessness initiatives
City of San Marcos Neighborhood Enhancement Director	Services-Homeless, Grantee Dept	Housing Need Assessment, Non-housing Community Development Strategy	NA-10 NA-50	Interviewed by email; updated info on homelessness initiatives
City of San Marcos Library	Services-Homeless, Education; Grantee Dept	Housing Need Assessment, Non-housing Community Development Strategy	NA-10 NA-50 MA-30	Interviewed by email; updated info on homelessness initiatives

First Presbyterian Church	Services-Homeless	Housing Need Assessment, Non-housing Community Development Strategy	NA-10 NA-50 MA-30 SP-60 AP-65	Interviewed by email; updated info on homelessness initiatives
Hays County Food Bank	Services-Homeless, Health	Housing Need Assessment, Non-housing Community Development Strategy	NA-10 NA-50 MA-30 SP-60 AP-65	Interviewed by email; updated info on homelessness initiatives
San Marcos Housing Authority	Public Housing Authority, Services-Housing, Children, Elderly	Public Housing Needs	NA-35 MA-25 SP-50 AP-60	interviewed; continued coordination of plans and actions
Greater San Marcos Youth Council	Services – Children, Victims of Domestic Violence, Child Welfare Agency	Homeless Needs Assessment, Non-Homeless Special Needs	NA-40 NA-45 NA-50 MA-30 MA-35	Interviewed by email; surveyed; statistics and info on needs of abuse survivors
Hays County Veterans Services Office	Services-Veterans, Homeless	Homeless Needs Assessment	NA-40 NA-50 AP-65	Emailed questions; hoped to receive insight into the needs of veterans, especially homeless veterans
Bobcat Pride	Services-Education	Non-Homeless Special Needs	NA-45 MA 35	Surveyed; updated information on emergency assistance services
CASA of Central Texas, Inc.	Services – Children, Victims of Domestic Violence, Child Welfare Agency	Homeless Needs Assessment, Non-Homeless Special Needs	NA-45 MA-30	Interviewed by email, surveyed, reviewed plan; statistics and info on needs of abuse survivors and families

Evoke Wellness	Health Agency	Non-Homeless Special Needs	NA-45 MA-30 MA-35 NA-50 SP-40	Interviewed; receive information on services for people with substance addiction issues
Hill Country MHDD	Services-Persons with Disabilities, Public Funded Institution/System of Care, Health Agency	Homeless Needs Assessment, Non-Homeless Special Needs	NA-45 MA-30 MA-35 NA-50 SP-40	Interviewed by email; surveyed; update on services for people with disabilities
Scheib Opportunity Center	Publicly Funded Institution/System of Care, Services-Persons with Disabilities	Homeless Needs Assessment, Non-Homeless Special Needs	NA-45 MA-30 MA-35 NA-50 SP-40	Interviewed by email; update on services for people with disabilities
City of San Marcos Senior Program Coordinator	Services-Elderly	Non-Homeless Special Needs	NA-45 MA-35 NA-50	Interviewed by email; update on services for seniors
Community Action of Central Texas, Inc Senior Center Director	Services-Elderly	Homeless Needs Assessment, Non-Homeless Special Needs	NA-45 MA-35 NA-50	Interviewed by email; update on services for seniors
Outsiders Anonymous	Services-Health, Homeless	Homeless Needs Assessment, Non-Homeless Special Needs	NA-45 MA-35 NA-50 SP-40	Interviewed by email; update on services for people with substance addiction issues
Vivent Health	Services-Persons with HIV/AIDS	Non-Homeless Special Needs	NA-45 MA-35 NA-50 SP-40	Interviewed by email; update on services for people with HIV/AIDS

Heritage Association	Civic Leaders	Non-housing Community Development Strategy	NA-50	Surveyed, interviewed board member; update on recent activities
City of San Marcos Police Dept Crisis Response Care Coordinator	Services-Homeless, Grantee Dept	Non-housing Community Development Strategy	NA-50 AP-65	Interviewed by email; updated info on homelessness initiatives
City of San Marcos Police Officer (Homeless Outreach)	Services-Homeless, Grantee Dept	Non-housing Community Development Strategy	NA-50 AP-65	Interviewed by email; updated info on homelessness and mental health initiatives
San Marcos Consolidated ISD	Services-Education, Other Local Government Agency	Non-housing Community Development Strategy	NA-50 MA-45	Hosted public workshop on site
Hays County Health Department	County Government, Health Agency	Non-housing Community Development Strategy, Lead Paint Strategy	NA-50, SP-65	reviewed plan; gathered info for needs assessment sections
School Fuel	Services-Children, Education	Anti-poverty Strategy	SP-70	surveyed; update on services to children
City of San Marcos Community Initiatives Staff	Grantee Dept	Monitoring	SP-80	interviewed; gathered info on monitoring subrecipients

Table 2 – Agencies, groups, organizations who participated

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2017 Analysis of Impediments to Fair Housing	Planning and Development Services - City of San Marcos	actions related to affordable housing and fair housing issues
2019 Draft Strategic Housing Action Plan	Planning and Development Services - City of San Marcos	affordable housing needs assessment and strategies
2019 Housing Needs Assessment	Planning and Development Services - City of San Marcos	affordable housing needs assessment and strategies
San Marcos Affordable/Workforce Housing Policy	City Council - City of San Marcos	affordable housing, removal of regulatory barriers, housing rehabilitation, increasing the supply of sites for new affordable housing
2023 Hays County Community Health Assessment and Community Health Implementation Plan	Hays County Health Department	community needs assessment and service strategies
2025 Hill Country MHDD Consolidated Local Service Plan	Hill Country MHDD	community needs assessment and service strategies
2025 Hill Country MHDD Local Provider Network Development Plan	Hill Country MHDD	community needs assessment and service strategies
2024 Hill Country Needs Assessment	Hill Country MHDD	community needs assessment and service strategies
2024 Vision SMTX Comprehensive Plan	Planning and Development Services - City of San Marcos	community needs assessment and service strategies
2023 Downtown Area Plan	Planning and Development Services - City of San Marcos	community needs assessment and service strategies

2025-2028 Habitat for Humanity Strategic Plan	Austin Area Habitat for Humanity	creation of affordable housing
2020-2025 CAPCOG Comprehensive Economic Development Strategy	Capitol Area Council of Governments	economic and workforce development
2024 Economy Overview for Hays County	Workforce Solutions Rural Capital Area	economic and workforce development
2025 City of San Marcos 10 Year Capital Improvements Plan	Engineering and Capital Improvements – City of San Marcos	funded vs needed public improvements and parks
2023-2028 San Marcos Public Library Long Range Plan	Library - City of San Marcos	homeless services, community education
2022 Report: Assessing the Needs of the Community to Keep Homelessness Rare, Brief, and Non-Recurring (Texas State)	Neighborhood Enhancement - City of San Marcos	homelessness needs assessment and strategies
2023 Homelessness Services Needs Assessment and Recommended Strategic Action Steps for The City of San Marcos (Marbut Consulting)	Neighborhood Enhancement - City of San Marcos	homelessness needs assessment and strategies
2024 Funding Agreement between City of San Marcos and Southside Community Center	Neighborhood Enhancement - City of San Marcos	homelessness needs assessment and strategies
2025 Point In Time Count compiled by Texas Homeless Network	Texas Homeless Network	homelessness needs assessment and strategies
Southside-THN Memorandum of Understanding	Texas Homeless Network	homelessness needs assessment and strategies
2020-2024 Texas Balance of State Continuum of Care Strategic Plan	Texas Homeless Network	homelessness needs assessment and strategies
2023 Transportation Master Plan	Engineering and Capital Improvements – City of San Marcos	needs assessment for transportation services
2019 Parks, Recreation and Open Space Master Plan	Parks and Recreation – City of San Marcos	park and open space planning, acquisition, and development
2025 City Council Strategic Plan	City Council - City of San Marcos	prioritizing allocation of funds

2025 Hays County Resource Directory	Hays County Health Department	provision of public services
San Marcos Police Department Resource Guide	Police Department - City of San Marcos	provision of public services
Community Action Service Brochure	Community Action Inc of Central Texas	provision of public services, poverty reducing strategies, workforce development
2023 Community Action Needs Assessment	Community Action Inc of Central Texas	provision of public services, poverty reducing strategies, workforce development
2020-2024 Five Year Plan: San Marcos Public Housing Authority	San Marcos Public Housing Authority	public housing programs and services
Hays County Hazard Mitigation Plan	Hays County Emergency Management Department	risk assessment and mitigation
City of San Marcos Hazard Mitigation Plan	Emergency Management – City of San Marcos	risk assessment and mitigation
2024-2026 Plan - Area Agency on Aging	Capital Area Council of Governments	services to elderly people
2023-2028 CASA Strategic Plan	CASA of Central Texas, Inc	services to survivors of domestic abuse
2024 HCWC Impact Report	Hays Caldwell Women’s Center	services to survivors of domestic abuse

Table 3 – Other local / regional / federal planning efforts

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(l))

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 2,000 volunteers at more than 200 jobsites consisting of residential homes, churches, schools, non-profit organizations, and local neighborhoods. 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.

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.

Narrative (optional):

(none)

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 information on the available funding and the choices for spending it, and requested specific input that would guide creation of the five-year Consolidated Plan and the Annual Action Plan.

Efforts made to broaden public participation include publication of notices and summaries in both English and Spanish and asking everyone who received notices to forward them to others. In addition, the notices for 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 City Hall and the public library, to reach people who do not use the internet.

An agency survey, public workshops, a resident survey, a series of internal focus groups, agency interviews, public workshops, and review of various community needs assessments and plans led to a comprehensive view of the community priorities and needs.

Comments received and survey results are included in the appendices and have been incorporated into the Consolidated Plan.

2025-2029 CONSOLIDATED PLAN

December 20, 2024, an invitation to participate in an agency survey was emailed to 242 agencies and all previous “dream session” participants, an additional 65 contacts. The agencies and individuals contacted represented 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.

Workshops and a resident survey were advertised through a January 19, 2025, display ad in the local newspaper (the San Marcos Daily Record) and press releases sent February 3, 2025. The resident survey was posted online in English and Spanish from February 1-28,

2025. Paper copies of the survey were available at the City Library and City Hall. A link to the survey was provided to City staff in an organization wide newsletter, and it was sent to all followers of the City's Consolidated Plan and Dream Sessions web pages.

Seventy-two people attended the public workshops and 89 responded to the survey. The four top priority needs stated in the survey responses were in the public services category, with 55% of respondents ranking disability/elder services, youth programs, services for abuse survivors, and homelessness prevention as a high priority. Regarding the other categories that were ranked as high priority by respondents, 42% considered transportation to be a high priority, followed by economic development at 37%, and public facilities at 35%. In the comments, the most needed public services cited were for LGBTQIA+ support (5 comments) and extending the current support for the agencies that apply for CDBG funding (5 comments). The survey comments discussed transitional housing (2 comments), housing affordability (1 comment) and rental unit inspections (1 comment). Infrastructure comments revolved around public transportation (3 comments), and recreation (5 comments).

The survey drilled into more detail on housing issues and asked about fair housing practices. 72% considered the inability for low-income families to maintain their homes to be a high priority, followed by 71% who considered housing costs too high for income. The next highest issue was inadequate supply of houses for sale at an affordable price, at 64%. Affordable housing comments revolved around the high rent and property values (8 comments) and multiple properties owned by individuals, reducing housing stock (6 comments). Regarding fair housing issues, 36% of respondents think that people do not understand fair housing rights, and 34% cited a lack of renter/landlord mediation services.

During the workshops, staff presented the process for creation of the Consolidated Plan, Citizen Participation Plan and Action Plan, along with information on various CDBG eligible categories. Residents were asked to prioritize the categories and share their simulated budgets featuring the activities they would fund. Residents chatted in depth with staff regarding the impact of CDBG during the past five years and the areas in town that could benefit most from future public improvements. During the workshop at the senior center, the attendees asked to consider more senior services and facilitating transportation for the elderly and people with disabilities. During the Hays Interagency workshop, attendees thanked staff for the years of support and transparency in the process.

During the focus groups within departments, department heads stated they wished more funding was available. For the Capital Improvements department, the smaller funding budgets and several restrictions tied to CDBG compared to other funding sources

dissuade them from applying for project funding. The Neighborhood Enhancement department echoed that sentiment, adding that partner organizations do not apply during the action plan application period for the same reason.

A public notice was published May 18, 2025 in the San Marcos Daily Record to advertise a public hearing to be held June 3, 2025, at the City Council Meeting, and the Consolidated Plan public comment period to be held June 6, 2025-July 7, 2025. The purpose of the public hearing was to request public input on housing, community development, and social service needs in San Marcos, and to receive comments on the high priority categories that have been selected by the City Council for the Consolidated Plan.

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

HOW PUBLIC INPUT INFLUENCED GOAL SETTING

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

Comments and suggestions received have been considered at each step in the process of creating the action plan 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.

Citizen Participation Outreach

See table below

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	12/20/24 Email to Agencies about agency survey	San Marcos Service Agencies	8 responses	Comments centered on the need to increase funding
2	01/19/25 Public Notice in San Marcos Daily Record about survey and workshops	San Marcos Residents	Citizens called to inquire about workshops	na
3	02/03/25 Press Release about survey and workshops	San Marcos Residents	(no article generated)	na
4	02/01/25-02/28/25 Public Survey	San Marcos Residents, Service Agencies, and Businesses	89 responses	Many comments indicated a preference for spending funding on services
5	02/03/25 Public Workshop at the San Marcos Activity Center	San Marcos Residents	1 attendee	Interactive session with detailed discussion regarding how projects are selected and suggestions for neighborhoods in need of assistance.
6	02/05/25 Public Workshop at Goodnight Middle School	San Marcos Residents	1 attendee	Interactive session with detailed discussion regarding breakdown of budget, proposed outreach to non-profit agencies

7	02/11/25 Agency Workshop on Zoom	Hays County Interagency Network Participants	32 attendees	Participants were provided a detailed budget summary. Discussion centered on the maximum allowed for public services, followed by affordable housing as the highest priority to be funded.
8	02/13/25 Public Workshop at Dunbar Recreation Center	San Marcos Residents	3 attendees	Interactive session. The need for more public facilities, such as 24-hour restrooms, was discussed.
9	02/19/25 Virtual Workshop on Zoom	San Marcos Residents and Service Agencies	14 attendees	Staff answered questions regarding the application and selection process for non-profit agencies
10	02/21/25 Newsletter to City staff and elected officials	City Staff and Elected Officials	na	Article marketed the resident survey to city employees and elected officials
11	02/25/25 Senior Services Workshop at the San Marcos Senior Center	San Marcos Senior Center program participants	21 attendees	Attendees inquired about what existing services have been funded, and discussed the need to increase the funding to those services
12	06/03/25 Public Hearing Notice published 05/18/25	San Marcos Residents and Service Agencies	1 speaker	Comments in favor of using CDBG funding creatively.

13	06/06/25-07/07/25 Consolidated Plan Draft Review Period Notice published 05/18/25	San Marcos Residents and Service Agencies	No comments received	No comments received
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Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Information for this summary was derived from the 2016-2020 U. S. Census Bureau’s American Community Survey (ACS), the 2019 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 the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD.

This Consolidated Plan uses American Community Survey and Comprehensive Housing Affordability Strategy information from 2016-2020 provided by HUD so that the information is consistent throughout the document. However, San Marcos and Hays County are among the fastest growing areas in the nation; consequently, population has increased significantly since 2020 and some needs may have shifted. Interviews with agencies, and reviewing the needs assessments and strategic plans created by area agencies significantly helps provide a complete picture for San Marcos.

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.

San Marcos has a very young demographic with 39% of the population falling in the range of 15 to 24– not surprising since San Marcos is home to Texas State University with a student enrollment of 38,000. An additional 17% fall within the 25 to 34 age bracket. Only 9.5% of the population in San Marcos is over 65 (2016-2020 ACS). In San Marcos 71% of all housing units are rented, with only 29%

owner occupied (2016-2020 CHAS). This upside-down ratio may reflect the high percentage of young adults who are less likely to be ready/able to purchase a home.

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.

Summarizing the charts in the following sections:

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. Based on 23,765 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.

2% are considered to be “severely overcrowded” with more than 1.51 persons per room.

1% are considered to be “overcrowded” with 1.01 to 1.5 persons per room.

21% have a cost burden of over 50% (96% of them are renters)

21% have a cost burden over 30%, but less than 50% (91% of them are renters)

The 2016-2020 CHAS data shows that 4,865 renter households and 215 owner households – at total of 21% of all households - had a cost burden of greater than 50% of their income. Rents and home prices have risen since this data was collected; therefore more people may now have this cost burden. (2016-2020 CHAS data)

The data in the next sections, Disproportionately Greater Need, shows among other things that the following are disproportionately impacted by one or more housing problems compared to the jurisdiction as a whole:

- Black/African American households with incomes 0-30% of median,
- Asian households with incomes 30-50% and 80-100% of median, and
- Hispanic households with incomes 50-80% of median.

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 next section provides the data available for a Homeless Needs Assessment. The Point-In-Time Count in 2025 surveyed people in Hays County, and found 179 homeless people total: 112 adults and 67 children under 18. These numbers are substantially increased from the count in 2020, with 102 total (85 adults and 17 children). 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. Establishment of emergency shelter for single men and women who do not fit these profiles is currently in process of creation by Southside Community Center. 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.

In 2023, the Hays County Health Department created a Community Health Assessment and Improvement Plan. Four overarching themes emerged across the results of the “Mobilizing for Action through Planning and Partnership” (MAPP) process of assessment. These themes reflect high-level strategy areas that, if addressed, will impact many of the health needs and concerns identified through the MAPP process. The four themes are:

- Healthcare Access and Workforce Capacity
- Communication and Engagement with Communities
- Accessibility, Built Environment, and Transportation

- Affordable Housing

The assessment found health disparities correlated to race, socioeconomic level, geography, and other factors. The Community Health Improvement Plan contains goals, objectives, and actions that are designed to respond to the four strategy areas. Data and plans are stored on the website of the Healthy Hays Coalition: healthyhays.org.

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

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

Summary of Housing Needs

Demographics	Base Year: 2010	Most Recent Year: 2020	% Change
Population	44,894	64,055	48%
Households	15,861	23,765	50%
Median Income	\$26,734	\$42,030	57%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2006-2010 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

Total 2020 Households in the tables above: 23,765

Studies about San Marcos provide insight into top housing needs to be addressed:

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.

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. Although the CHAS is dated, it provides a glimpse of the housing needs within the city.

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. In 2017, the Metropolitan Statistical Area (MSA) median income was \$76,800. 85.7% of San Marcos households were under the MSA median income. The median income of \$24,142 for San Marcos rental households was below the extremely low family of four income limit of \$24,250 or 30% of the MSA median income. Rents have been increasing since at least 2013; 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 exceeded 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. The issue most reported is disability, followed by race and national origin. Austin Tenant's Council provides 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 in 2019 indicated 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.

In 2019, San Marcos had a shortage of 5,950 rental units priced affordably for renters earning less than \$25,000 per year. Those households reflected about 3,190 non-student renter households and 2,760 student renters who did not receive financial assistance from parents to help cover housing costs.

Market indicators suggested that families with children and large households may have a particularly difficult time finding affordable rentals that meet their needs. Only 7% of non-student apartments had three or more bedrooms and median rent for three and four bedroom rentals was between \$1,300 and \$1,450.

- Displacement prevention. According to survey results, from 2014-2019 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 2018 survey had 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 believed 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 made it difficult for these households to meet the need of their family and comply with this regulation; however, they were changed in 2023.

- 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. 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 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 prices 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. 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.

Per the survey results, San Marcos residents, especially homeowners, were not inclined to agree that housing types other than single family homes are appropriate in their neighborhoods. Stakeholders believed that much of the resistance among single family homeowners against more dense development is concern 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 9% 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 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.”

Number of Households Table

HAMFI=HUD Area Median Income

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,890	4,690	6,125	1,890	4,170
Small Family Households	1,450	1,320	2,315	655	2,170
Large Family Households	100	180	305	175	195

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	780	190	1,085	450	650
Household contains at least one person age 75 or older	260	160	205	205	250
Households with one or more children 6 years old or younger	420	335	685	115	425

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables**1. 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	35	60	35	75	205	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	95	215	45	20	375	0	0	0	0	0

	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
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	175	30	125	15	345	0	0	115	0	115
Housing cost burden greater than 50% of income (and none of the above problems)	4,405	1,030	0	0	5,435	205	80	45	0	330
Housing cost burden greater than 30% of income (and none of the above problems)	405	1,695	895	195	3,190	170	160	235	145	710
Zero/negative Income (and none of the above problems)	890	0	0	0	890	55	0	0	0	55

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe

overcrowding, severe cost burden)

	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	4,710	1,335	205	110	6,360	205	80	160	0	445
Having none of four housing problems	1,675	2,610	3,850	880	9,015	305	670	1,910	900	3,785
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source:

2016-2020 CHAS

3. 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	1,050	875	315	2,240	200	105	25	330
Large Related	70	90	120	280	0	0	15	15
Elderly	570	119	85	774	145	0	120	265
Other	3,385	1,940	444	5,769	30	130	125	285
Total need by income	5,075	3,024	964	9,063	375	235	285	895

Table 9 – Cost Burden > 30%

Data Source:

2016-2020 CHAS

4. 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	0	0	240	240	75	15	0	90
Large Related	0	0	0	0	0	0	0	0
Elderly	505	30	0	535	95	0	0	95
Other	0	3,170	920	4,090	30	0	0	30
Total need by income	505	3,200	1,160	4,865	200	15	0	215

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. 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	260	100	150	0	510	0	0	115	0	115
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	20	145	20	35	220	0	0	0	0	0
Total need by income	280	245	170	35	730	0	0	115	0	115

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	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	Crowding Information Not Available							

Table 12 – Crowding Information – 2/2**Describe the number and type of single person households in need of housing assistance.**

The 2016-2020 ACS indicates that 32% of the San Marcos population are individuals living alone. As the charts above show, 7,093 non-related households in San Marcos have a cost burden that exceeds 30%, and 4,750 non-related households have a cost burden that exceeds 50%. The majority of these are renters. Median rent is \$1,099/month (ACS 2016-2020) with median non-family income \$2,354/month, making median rent costs 47% 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. (Root Policy Research).

The 2016-2020 ACS estimates that only 220 non-family households out of a total of 13,134 households live in overcrowded conditions (more than one person per room)

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, a non-profit organization, provides services to victims of family violence, dating violence, sexual assault, and child abuse. The Center provided shelter to 190 people from San Marcos in the past 12 months. Center staff estimate that 81 San Marcos families who are victims of abuse need housing assistance annually.

Regarding disability, the CHAS data in Table 6 shows 1,650 as the estimated number of households where at least one person has a self-care or independent living limitation and has income of less than 80% AMI. These households may be more likely than the general population to need housing assistance, including provision of accessibility improvements.

What are the most common housing problems?

Housing Expense Cost Burden: As shown in tables from the 2016-2020 CHAS, of all housing problems, high cost burden on housing expenses (cost > 30% of income) is a serious problem for a high percentage San Marcos residents (42%), especially for those who rent. In San Marcos 71% of all housing units are rented, with only 29% owner occupied (ACS Table 7). 21% of San Marcos residents have a severe cost burden (cost > 50% of income), and 96% of them are renters.

Condition of Existing Housing Stock: 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.

Displacement Prevention: Finally, according to the 2018 San Marcos Housing Needs Assessment, displacement prevention is a common need. 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 2016-2020 CHAS 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.

2016-2020 CHAS Table 7 shows that 77 % of households with income less than 30% HUD Area Median Income that are "small family" (2 persons, neither person 62 years or over, or 3 or 4 persons) have a severe cost burden (925 households out of 1,205). 74% of households with income less than 30% HUD Area Median Income that are "other" (non-elderly, non-family) have a severe cost burden (3,170 households out of 4,295). In addition, 74% of renter occupied households with income between 30% and 50% of HUD Area

Median Income that are "other" (non-elderly, non-family) have either a high cost burden (39%) or a severe cost burden (35%) . This is higher than other housing type and income combinations.

While there is no comparison in the CHAS data of disability with housing cost burden, 2016-2020 CHAS Table 6 shows that 53% of households where a household member has a self-care or independent living limitation have incomes less than 50% HUD Area Median Income (1,095 households out of 2,060). People with lower incomes more frequently have a higher housing cost burden.

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

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. Per 2016-2020 CHAS data, approximately 7% of all households with an annual income at or below 50% AMI have children six years old or younger. (755 households)

In 2020, extremely low income (30% of the HUD Area Median Income) was \$20,500 for one person and \$23,450 for two people. The 2016-2020 ACS data shows that median income for San Marcos “family” households is \$54,261 overall. The households with the lowest median income are those that have a single woman as head of household. Of the 10,635 “family” households, the 1,486 with a female head of household and children had a median income of just \$23,491. The median income for the 13,134 San Marcos “nonfamily” households is \$28,252, but for the 3,684 households where a female lives alone, median income is just \$13,560. The 6,657 households with a head of household aged 15-24 years (college aged) had a median income of just \$21,962.

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

Many service agencies in San Marcos have been providing emergency payment assistance with rent and utilities, but with very limited funds. Service agencies report that the need for rent and utility assistance has been growing over the past two years. For emergency shelter, some funding is used by agencies to place individuals in motels, but this is a temporary solution that is not sustainable long term due to cost.

Regarding homelessness prevention, agency executives provided the following input on what is most needed in San Marcos:

- free or low cost mental health treatment centers,
- resources for individuals with drug/alcohol dependencies,
- increased funding for transitional and rapid-rehousing projects.
- grant writing workshops and assistance to agencies in applying for grants
- continued support of Southside in creating a long term, robust plan will be useful.
- affordable housing
- leadership (possibly by City staff) for a system of navigating housing options

Until now, the closest Coordinated Entry program for homeless or near-homeless people seeking services in San Marcos has been 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. 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.

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 2016-2020 CHAS data shows that 5,435 renter households and 330 owner households – a total of 24% 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.

According to the National Network to End Domestic Violence the leading cause of homelessness for women and children is domestic violence. The Hays-Caldwell Women’s Center, a non-profit organization, provides services to victims of family violence, dating violence, sexual assault, and child abuse. The Center provided shelter to 190 people from San Marcos in the past 12 months. Center staff estimate that 81 San Marcos families who are victims of abuse need housing assistance annually.

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 2018 Housing Needs Assessment 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.

When asked what is most needed in San Marcos for homelessness prevention, agencies also pointed out the need for free or low cost mental health treatment centers, resources for people who are addicted to substances, and increased funding for emergency shelter, transitional housing, and implementation of rapid rehousing strategies.

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

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.

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

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	5,205	79%	380	6%	1,010	15%	6,595
White	2,890	77%	105	3%	750	20%	3,745
Black / African American	175	100%	0	0%	0	0%	175
Asian	35	58%	0	0%	25	42%	60
American Indian, Alaska Native	10	100%	0	0%	0	0%	10
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	2,065	80%	280	11%	235	9%	2,580

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source:

2016-2020 CHAS

30%-50% of Area Median Income

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	3,360	83%	665	17%	0	0%	4,025
White	1,730	82%	385	18%	0	0%	2,115
Black / African American	160	91%	15	9%	0	0%	175
Asian	60	100%	0	0%	0	0%	60
American Indian, Alaska Native	0	0%	20	100%	0	0%	20
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	1,285	84%	245	16%	0	0%	1,530

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source:

2016-2020 CHAS

50%-80% of Area Median Income

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	2,195	44%	2,760	56%	0	0%	4,955
White	660	32%	1,430	68%	0	0%	2,090
Black / African American	120	39%	185	61%	0	0%	305
Asian	70	50%	70	50%	0	0%	140
American Indian, Alaska Native	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	1,280	54%	1,070	46%	0	0%	2,350

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

**80%-100% of Area Median
Income**

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	395	21%	1,460	79%	0	0%	1,855
White	240	23%	820	77%	0	0%	1,060
Black / African American	0	0%	70	100%	0	0%	70
Asian	40	73%	15	27%	0	0%	55
American Indian, Alaska Native	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	120	20%	490	80%	0	0%	610

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

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.

Of the 6,595 households with incomes 0-30% of median, 79% (5,205) of them have one or more housing problems; however 100% (175) of Black/African American households in the same income category have one or more housing problems.

Of the 4,025 households with incomes 30-50% of median, 83% (3,360) of them have one or more housing problems; however 100% (60) of Asian households in the same income category have one or more housing problems.

Of the 4,955 households with incomes 50-80% of median, 44% (2,195) of them have one or more housing problems; however 54% (1,280) of Hispanic households in the same income category have one or more housing problems.

Of the 1,855 households with incomes 80-100% of median, 21% (395) of them have one or more housing problems; however 73% (40) of Asian households in the same income category have one or more housing problems.

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

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.

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.

The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

0%-30% of Area Median Income

Severe 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	4,690	71%	900	14%	1,010	15%	6,600
White	2,650	71%	345	9%	750	20%	3,745
Black / African American	175	100%	0	0%	0	0%	175
Asian	35	58%	0	0%	25	42%	60
American Indian, Alaska Native	10	100%	0	0%	0	0%	10
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	1,790	70%	550	21%	235	9%	2,575

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

30%-50% of Area Median Income

Severe 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	1,775	44%	2,250	56%	0	0%	4,025
White	1,005	48%	1,110	52%	0	0%	2,115
Black / African American	40	23%	135	77%	0	0%	175
Asian	0	0%	60	100%	0	0%	60
American Indian, Alaska Native	0	0%	20	100%	0	0%	20
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	605	40%	920	60%	0	0%	1,525

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

50%-80% of Area Median Income

Severe 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	505	10%	4,445	90%	0	0%	4,950
White	150	7%	1,945	93%	0	0%	2,095
Black / African American	55	18%	250	82%	0	0%	305
Asian	20	14%	120	86%	0	0%	140

American Indian, Alaska Native	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	285	12%	2,060	88%	0	0%	2,345

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

80%-100% of Area Median Income

Severe 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	110	6%	1,740	94%	0	0%	1,850
White	65	6%	1,000	94%	0	0%	1,065
Black / African American	0	0%	70	100%	0	0%	70
Asian	0	0%	55	100%	0	0%	55
American Indian, Alaska Native	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	45	7%	565	93%	0	0%	610

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

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 above table shows that the following people are disproportionately impacted by housing issues.

Of the 6,600 households with incomes 0-30% of median, 71% (4,690) of them have one or more severe housing problems; however 100% (175) of Black/African American households and 100% (10) of the American Indian/Alaskan Native households in the same income category have one or more severe housing problems.

Of the 6,600 households with incomes 0-30% of median, 15% (1,010) of them have no income but none of the other housing problems; however 42% (25) of Asian households have no income, but none of the other housing problems.

None of the other income categories show disproportionate impact for severe housing problems.

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

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.

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.

Housing Cost Burden

Housing Cost Burden	<=30%		30-50%		>50%		No / negative income (not computed)		Total
Jurisdiction as a whole	10,480	47%	4,525	20%	6,340	28%	1,040	5%	22,385
White	6,245	50%	1,830	15%	3,665	29%	775	6%	12,515
Black / African American	400	47%	190	22%	265	31%	0	0%	855
Asian	120	32%	170	46%	55	15%	25	7%	370
American Indian, Alaska Native	85	89%	0	0%	10	11%	0	0%	95
Pacific Islander	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0
Hispanic	3,470	43%	2,265	28%	2,180	27%	235	3%	8,150

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source:

2016-2020 CHAS

Discussion:

People with housing costs greater than 30% of their income are considered to have a high housing cost burden. In San Marcos, 47% of households who have income less than 30% of median have a high housing cost burden.

American Indian/Alaskan native households are disproportionately impacted by high housing cost burden; 89% of households (85) who have income less than 30% of median have a high housing cost burden.

In the income range 30%-50% of median, 20% of households overall have a high housing cost burden, but 46% of Asian households in that income range have a high housing cost burden - a disproportionately high rate.

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?

The following are disproportionately impacted by one or more housing problems compared to the jurisdiction as a whole:

- Black/African American households with incomes 0-30% of median,
- Asian households with incomes 30-50% and 80-100% of median, and
- Hispanic households with incomes 50-80% of median.

Black/African American and American Indian/Alaskan Native households with incomes 0-30% of median are disproportionately impacted by one or more severe housing problems compared to the jurisdiction as a whole.

In addition, a disproportionate number of Asian households have no income (but none of the other housing problems).

American Indian/Alaskan native households with income less than 30% of median and Asian households with income 30-50% of median are disproportionately impacted by high housing cost burden.

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 households other than White non-Hispanic and Hispanic Any Race represent a small percentage of households in San Marcos, geographic concentrations of 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.

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

	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 and vouchers	0	0	289	343	60	267	16	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	23,348	31129	12,000	19129	0	0
Average length of stay	0	0	12	21	15	6	0	0
Average Household size	0	0	3	2	1	1	0	0
# Homeless at admission	0	0	5	59	30	29	14	0
# of Elderly Program Participants (>62)	0	0	81	200	60	144	0	0
# of Disabled Families	0	0	35	66	60	66	0	0
# of Families requesting accessibility features	0	0	50	160	60	100	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	267	275	55	220	10	0	0
Black/African American	0	0	20	46	5	41	4	0	0
Asian	0	0	0	0	0		0	0	0
American Indian/Alaska Native	0	0		0		0	0	0	0
Pacific Islander	0	0		0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	172	250	50	200	0	0	0
Not Hispanic	0	0	57	143	10	133	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

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.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

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

Discussion

(none)

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Three agencies provide shelters for specific homeless populations in San Marcos: (a) the Southside Community Center operates a transitional shelter and occasionally opens an emergency 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.

Establishment of emergency shelter for single men and women who do not fit these profiles is currently in process of creation by Southside Community Center. 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.

By 2020, it had become evident that housing and service needs in San Marcos have grown to the extent that increased coordination of efforts to prevent homelessness was needed. The City created a Council Committee on Homelessness in 2020, comprised of three City Council members. 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.

2022 Needs Assessment by Texas State in conjunction with Luminosa Research: In September of 2021, the City of San Marcos (the City) funded a project with Texas State University to identify needs among those experiencing homelessness in the City and make recommendations to best address those needs. In this report, homelessness is defined as people without or who will imminently lose a fixed, regular, and adequate nighttime residence. The Needs Assessment concluded that core needs in San Marcos related to homelessness and prevention were:

- Critical relief services, including mental health/substance abuse services, case management, and transportation
- Housing solutions, including emergency shelter, transitional housing, low-income housing, rapid rehousing units, permanent supportive housing, and affordable housing.
- Sufficient data
- Collaboration, coordination, and leadership among key homeless service providers

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. Data regarding the number of homeless children is provided by the Texas Academic Performance Reports created by the Texas Education Agency. HOME Center has used HMIS for several years to record data about clients, and additional agencies are about to start using it, with training from THN.

The City next 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 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.

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.

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. 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. Information from the agencies on numbers served provides an idea of the scope of the issue with homelessness in San Marcos. 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-Caldwell Women’s Center provided shelter to 190 people from San Marcos in the past 12 months, and the Greater San Marcos Youth Council provided shelter to 63 San Marcos children. HOME Center provided motel assistance to 33 unduplicated individuals in the past 12 months.

A Point-In-Time Count of homeless people was conducted for Hays County on January 23, 2025, led by the Homeless Coalition of Hays County. With an estimated 91,000 residents as of January 1, 2025, San Marcos is the most populous city in the county, which has more than 270,000 residents in 11 communities. The Point-In-Time Count surveyed people in Hays County, and found 179 homeless people total: 112 adults and 67 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 lower than in the urbanized areas.

Results for Point in Time Count are as follows:

Table 26 – Homeless Point in Time Count Statistical Groups	
Chronically Homeless Individuals and Families	17 people (all adults)
Veterans	3 people (all adults)

Households with Children	28 households, 97 people
Unaccompanied Youth	1 person
Households without Children	77 households, 81 people

Data Source: Texas Homeless Network tabulation of the 2025 San Marcos Point in Time Count

Nature and Extent of Homelessness: (Optional) Most data collected during the PIT count did not include race or ethnicity.

Race: Not available	Sheltered: Not available	Unsheltered: Not available
Ethnicity: Not Available	Sheltered: Not available	Unsheltered: Not available

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

Hays-Caldwell Women's Center estimates that there are 81 homeless families from San Marcos per year who have a female head of household with children and are in need of assistance.

The 2023 Strategic Plan by Marbut Consulting for the City of San Marcos described the major demographic sub-groups of homeless people in San Marcos as follows:

- Out-of-town Single Adult Males and Females who may have untreated mental illness, often with copresenting substance use disorders, who came to San Marcos
- Homegrown Single Adult Males and Females who may have untreated mental illness, often with co-presenting substance use disorders.
- Homegrown Single Adult Females who have experienced domestic violence.
- Families with Children who have experienced domestic violence.
- Families with Children who have experienced economic hardship due to divorce economics.

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 790 unduplicated people in the past 12 months, in the following race and ethnicity categories:

American Indian or Alaskan Native	2
Asian	6
Black/African American	73
White, Hispanic	425
White, Non-Hispanic	204
Multiracial/Other/Unknown	80
TOTAL	790

The Greater San Marcos Youth Council provides services to abused and neglected children ages 2-17 and families with children under the age of 18. In the past 12 months, 63 San Marcos children received shelter care and assessment services and many more children and their families received prevention and intervention services through Youth and Family Services. The 63 children sheltered had the following race and ethnicities: Black/African American 19, White Hispanic 26, White Non-Hispanic 18.

The Point-In-Time Homeless Count conducted in Hays County found 179 homeless people; however, race and ethnicity data were not gathered for most of them.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

On the day of the Point-In-Time Homeless Count, 132 people were sheltered. All 28 families with children (a total of 97 people) were sheltered, and 34 single-person adult only households were sheltered. This means that 26% of the homeless people counted that day in Hays County were unsheltered.

Discussion:

(none)

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:

Persons with mental, physical, and/or developmental disabilities: According to the 2016-2020 ACS estimate for San Marcos, 2,770 people over age 65 have a disability, or 47% of those over 65. The same data shows that 4,601 people under age 65 have a disability, or 8%. Section NA-10 includes a chart showing that 4,136 San Marcos residents have a self-care or independent living limitation.

Hill Country Mental Health and Developmental Disabilities Centers ("Hill Country") is San Marcos' Local Mental Health Authority (LMHA), Local Intellectual and Developmental Disability Authority (LIDDA). Hill Country recently completed the FY 2025 Community Needs Assessment for the nineteen counties in its service area.

As the local mental health authority (LMHA) for San Marcos residents, Hill Country provides comprehensive mental health services for children, adolescents and adults. Currently approximately 3,756 individuals are receiving their mental health services in Hays County. 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. (p.28)

As the LIDDA and LMHA, Hill Country MHDD is the only option for many low income people, including those who are undocumented. Of the people currently receiving services with Hill Country MHDD in Hays County, 43.4% are considered low income, 30.5% have Medicaid and 48.6% are un-insured.

The Hill Country Needs Assessment states that in FY2023 the organization served 3,140 unduplicated individuals in Hays County with the following statistics: 52.9% female, 47.1 male. White non-Hispanic 46.7%, White Hispanic 37%, Black/African American 2.5%, Other 9.7%. Of the individuals served, 90.3% spoke English as their primary language. (p. 124)

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 the 2016-2020 ACS, of the 5,862 people over 65 in San Marcos, 816 have some difficulty with self care, and 792 have difficulty living independently. This data indicates that about 27% of people over 65 living in San Marcos need assistance with daily living. The Senior Center manager said the Center has served an increasing number of people over the past few years, with 107 enrolled in programs as of December, 2024. She said the majority are Hispanic and most have extremely low incomes.

Persons with alcohol or other drug addiction: Individuals who do not have insurance struggle to find providers for mental health and substance abuse services. Locally, Outsiders Anonymous has worked to fill that gap. The agency served 4000 individuals in 2024. They have found the numbers served have been doubling year over year since 2020. Outsiders Anonymous characterizes the people they serve as "the folks who often feel forgotten"—the ones who've been left behind, locked out, or written off. Their community includes individuals navigating the challenges of substance use, mental health struggles, homelessness, trauma, and the long road of recovery. Many are justice-involved, in reentry after incarceration or treatment, or trying to rebuild from rock bottom. Outsiders Anonymous is especially committed to supporting our veterans, first responders, and rural neighbors—those who've served others but often suffer in silence. Many of the people we serve have complex needs, layered with poverty, stigma, and systems that have failed them. But they are also full of resilience, grit, and a fierce determination to heal and grow when given the chance. The Executive Director said, "At our core, we serve Outsiders—people who don't always fit the mold, who need something real, raw, and radically supportive. We don't do judgment here. Just community, connection, and the kind of accountability that comes from people who've been there too."

Another local agency serving people with substance addictions is Evoke Wellness. Evoke provides programs for drug and alcohol detox, residential addiction treatment, and addiction therapy programs to equip a person with the essential resources to manage their addiction, paving the way for a healthier future focusing on their mental health. Evoke has served 588 people in the past 15 months. The Executive Director noted that more than half of people with substance use issues struggle with anxiety or depression disorders. Staff reported that about half their clients are between 30 and 40 years old, and another third are between 41 and 51. Most are struggling financially and have unstable housing situations.

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. Many of their clients are dealing with substance abuse, mental health issues, homelessness, and other health issues, in addition to HIV. In the past 12 months, Vivent has served 53 Hays County residents.

Victims of domestic violence, dating violence, sexual assault, and stalking: The Hays-Caldwell Women's Center (HCWC), a non-profit organization, provides services to victims of family violence, dating violence, sexual assault, and child abuse. The Center provided shelter to 190 people from San Marcos in the past 12 months: emergency shelter for 123 and transitional shelter for 67. Center staff estimate that 81 San Marcos families who are victims of abuse need housing assistance annually. Clients are mostly female and mostly mothers with children; some are men. Overall, HCWC has seen a 51% increase in reports of family violence in Hays County over the past 5 years, and a 115% increase in reports of sexual assault.

Abused Children: Court Appointed Special Advocates of Central Texas, Inc. (CASA) serves children removed from their homes in San Marcos due to abuse. In the past 12 months, CASA has served 73 children from San Marcos, among a total of 126 from Hays County. Overall, the numbers of children in foster care have trended down in the past few years because of changes in the laws, fewer delays in achieving permanency, and fewer children per family. The number of families served by CASA has stayed fairly consistent.

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, and the descriptions in the agencies' needs assessment and strategic plans. Many agencies conduct formal needs assessments for each of their clients.

Persons with mental, physical, and/or developmental disabilities:

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

Hill Country's 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 Hill Country's services provide information through a comprehensive financial, demographic and risk/needs assessment to identify if they are in need of supportive housing services. In the last 12 months in Hays County, 45 (2.3%) of individuals in services reported that they had experienced a significant degree of residential instability (at least 30 days homeless), 144 (7.4%) reported a lack of permanent housing, and an additional 339 (17.5%) 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. 43.4% of individuals in Hill Country's 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 their services at this time.

The 2025 Hill Country Needs Assessment states that safe, stable, and affordable housing is essential for individuals with these conditions to maintain their health, avoid hospitalization, and integrate successfully into the community. However, per the Needs Assessment the 19 county region faces critical housing shortages and systemic barriers that prevent individuals with IDD, MH, and SUD from accessing housing. Some of these are: lack of affordable housing, supportive housing shortages, barriers to housing for individuals with criminal records, inadequate housing for individuals with IDD, housing stability and mental health, and ADA issues. (p. 269)

The manager of the senior center in San Marcos has said that there is 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 manager stated that when people enroll for Senior Center programs, trained case managers interview them to conduct a needs assessment. The case managers help people find and accept available resources, and request presentations from agencies that provide services. The Senior Center staff have seen an increasing need for food and utility assistance over the past few years. Senior Center staff pick up supplies from the Hays County Food Bank for the once weekly distribution at the Senior Center. The Manager said it would be ideal to have supporting housing with case management available; many of the Senior Center clients are struggling with mental health issues, and it is difficult to assist when no family members are involved. The Scheib Center provides resources but the need for service exceeds that which is available.

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. Locally, Outsiders Anonymous has received a grant from the St. David's Foundation Housing + Health Initiative, which is focused on predevelopment phases of housing support. They are using the funding to review community needs for affordable and emergency housing through surveys, focus groups, and interviews. Evoke Wellness conducts a needs assessment with each client. Evoke staff stated that all their clients need sober living assistance, including transitional housing with supportive case management that holds them accountable. Evoke Wellness staff stated that in San Marcos the need outweighs the availability for all the services they offer (assistance with substance addictions). They noted that there is a significant need for additional supportive transitional housing that is specifically for women with children. In addition, the demand for mental health and psychiatric services is high, and it is difficult to find placement for people with that as their primary need. Locations are available in Austin and San Antonio.

Persons with HIV/AIDS and their families: The Senior Director of Behavioral Health and Social Services at Vivent Health stated that the needs of their clients include linkage to care, housing, financial difficulties, employment, physical and mental healthcare needs, and access to other services such as a food pantry. 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.

Victims of domestic violence, dating violence, sexual assault, and stalking: The Chief Operating Officer for the Hays-Caldwell Women's Center (HCWC) stated that most clients are in need of longer term, safe, secure, and affordable housing. Victims need a next step after temporary shelter, and this is very challenging; overall for abuse victims 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. HCWC keeps a database of resources, but some are online only and some are outside the county; local services would serve clients better. HCWC 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 have been so important. Regarding supportive services, the wait list for individual licensed counseling at HCWC is 3 months long and has included from 12 to 100 people at any one time. The legal advocacy program also has a current wait list of 40 clients.

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. 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 Women's 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, as well as 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. CASA representatives noted that housing has consistently been an issue for the birth families of their clients and that there appear to be an increasing number of children removed from families living in motels or in vehicles. This is not a reason for removal of the children from the family, but can make it more difficult for the families to stabilize and re-unify.

Court Appointed Special Advocates (CASA) representatives stated that most parents participate in a psychological evaluation if their child enters the child welfare system. Services recommended during the psychological evaluation are court ordered as well as any services ordered from the service plan. These mental health services can include any of the following: individual therapy, family therapy, couples counseling, psychiatric evaluation, neuropsychological, medication management, domestic violence classes, anger management classes, nurturing or protective parenting classes, substance abuse treatment, and participation in services offered by the National Alliance on Mental Illness. Additional classes may include parenting for children with mental health issues and chaperone training.

In past conversations with agencies it has been 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. The Executive Director stated the children they serve need everything children in a typical home need, with an emphasis on making improvements in their physical and emotional well-being and developmental milestones.

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 2023, 474 individuals are living with HIV in Hays County, up from 277 in 2014. Characteristics of the population within Hays County are as follows

(from <http://healthdata.dshs.texas.gov/dashboard/diseases/people-living-with-hiv>):

Hays County by Age			
Living with HIV			
Age Group	Sex at Birth	2014	2023
0-14	Female	--	--
	Male	--	--
15-24	Female	--	--
	Male	22	35
25-34	Female	12	7
	Male	40	100
35-44	Female	13	12
	Male	41	83
45-54	Female	7	12
	Male	77	87
55-64	Female	--	10
	Male	42	84
65+	Female	--	--

	Male	16	38
Total Female		32	41
Total Male		238	427
Grand Total		270	468

Table 27

Data Source: Texas Department of State Health Services <http://healthdata.dshs.texas.gov/dashboard/diseases/people-living-with-hiv>

Hays County by Race			
Living with HIV			
Race	Sex at Birth	2014	2023
American Indian/Alaska Native	Female	--	--
	Male	--	--
Asian	Female	--	--
	Male	--	--
Black	Female	13	13
	Male	29	58
White, Hispanic	Female	13	19
	Male	96	197
Multi-Race	Female	--	--
	Male	8	14
Native Hawaiian/Pacific Islander	Female	--	--
	Male	--	--
White, non-Hispanic	Female	9	9
	Male	105	154

Other/Unknown	Female	4	6
	Male	--	4
Total Female		39	47
Total Male		238	427
Grand Total		277	474

Table 28

Data Source: Texas Department of State Health Services <http://healthdata.dshs.texas.gov/dashboard/diseases/people-living-with-hiv>

Discussion:

(none)

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 1-28, 2025 and at public meetings during the month of February. Eight-nine people responded to the survey and sixty-one people attended the workshops.
- 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.

Describe the jurisdiction's need for Public Facilities:

Public Facilities comments in the Consolidated Plan survey mostly referred to community centers or youth recreation. Comments on economic development centered on vocational training. 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 consultations, service providers indicated the need for shelter for mental health patients, transitional housing for homeless people or those leaving abusive situations, and supporting housing for people in recovery from substance abuse addictions.

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 projects (such as accessibility improvements to parks).

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.

Describe the jurisdiction's need for Public Improvements:

Infrastructure comments in the Consolidated Plan survey and from service providers mentioned hike and bike trails, reliable transportation, and parking downtown. Service providers also emphasized the need for reliable transportation that enables people to move efficiently around town. Another service provider suggested support for pre-development of land for affordable housing.

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 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.

Describe the jurisdiction's need for Public Services:

The top priority needs described in the Consolidated Plan survey were in the public services category. 60% ranked helping the elderly or people with disabilities with transportation as high priority. 55% ranked senior services, programs for youth, substance abuse services, and homelessness assistance as high priority. Regarding the other categories that were ranked as high priority by respondents, 42% considered transportation to be a high priority, followed by economic development at 37%, and public facilities at 35%. In the comments, the most needed public services cited were for LGBTQIA+ support (5 comments) and extending the current support for the agencies that apply for CDBG funding (5 comments). The survey comments discussed transitional housing (2 comments), housing affordability (1 comment) and rental unit inspections (1 comment). Infrastructure comments revolved around public transportation (3 comments), and recreation (5 comments).

Service providers consulted commented on the need for more reliable transportation and fair housing enforcement in the survey. Interviews with agency executives and reviews of local needs assessments provided additional insight as follow:

Hays-Caldwell Women's Center representatives stated that free professional legal services by an attorney are needed but not currently offered in San Marcos. They noted that although the following services are offered, the need heavily outweighs the services available in San Marcos: mental health services (psychiatry and counseling), affordable housing, affordable childcare.

The HOME Center representative stated that the following services are needed but not currently offered in San Marcos: long term transitional shelter for people with disabilities, assisted living services for people with disabilities who have pending disabilities claims (which can take 2-3 years for approval). Services offered for which the need heavily outweighs availability include rapid rehousing, mental health services, transportation, indigent care, free food delivery to elderly and people with disabilities who do not have transportation. Another agency noted that security deposits for housing are especially needed.

Agency and City staff noted that the need for mental health and substance abuse services heavily outweighs the availability of service. Emergency supportive services and shelter, as well as affordable, transitional supportive housing is needed and these are not currently offered for some of the people who need it, such as single individuals and people recovering from substance addiction.

The Co-Chairs of the Homeless Coalition of Hays County stated that services needed but not currently offered in San Marcos are medical and prescription assistance. Services for which the need heavily outweighs availability include emergency shelter, transportation, and clear communication about the availability of existing bus services, including public use of the Texas State University buses. They also stated the need for coordinated emergency weather and disaster planning that includes the service agencies.

The Senior Center Manager pointed out the need for support for caretakers of elderly people, especially when they are caring for people with mental health issues, Alzheimer's, or dementia. In addition the Manager has found that people are increasingly dependent on the Food Bank for food just needed to survive; it is not just supplemental food anymore. More elderly people are applying for funding to assist with their utility bill. In addition, more assistance is needed with the application process for elderly people who are applying for social security, Medicaid, and other resources.

The Community Action 2023 Needs Assessment found that the data revealed strong consensus around areas of need: 1) Achieving a living wage, 2) Combating homelessness as it relates to housing (includes access to affordable housing, assistance paying rent, and assistance paying utility bills), 3) Accessing Physical health resources, and 4) Accessing mental health and well-being resources. These

four categories are the current strategic focus for Community Action at the individual/family and community levels. The Needs Assessment stated that the gap between real wages and a living wage, plus the high cost of living, is making it more financially challenging for families and individuals. Job seekers often are ready to work but are unable to get a job because they lack access to affordable childcare. The Needs Assessment noted that the community has a low inventory of available housing units, especially homes that are in line with the actual median wage. Regarding access to health resources, the Needs Assessment mentions a high resident-to-provider ratio throughout the service area; for example, Hays County has 2,040 residents per 1 physician. In addition, many residents do not have medical insurance. Separately, the need for additional mental health resources was emphasized, including general resources and information offered broadly to the community. (p.21-24)

City staff over senior recreation noted that the need for public transportation at night is one of the most frequent needs mentioned by program attendees. Most agencies interviewed brought up the need for better transportation options for people without personal vehicles or the ability to drive at night. Ideas brought forward included transportation provided by the service agencies to appointments, more services provided virtually, and better communication about the availability to the public of both city and university buses. One of the five major goals of the 2025 San Marcos City Council Strategic Plan is to improve neighborhood and regional connectivity to provide a safe, convenient, and efficient multimodal system for goods, services, and people of all income levels and abilities to move throughout the City. This includes having City staff continue to research innovative methods such as on-demand services to provide residents access to basic needs within 5-10 minutes.

Evoke Wellness staff stated that in San Marcos the need outweighs the availability for all the services they offer (assistance with substance addictions). They noted that there is a significant need for additional supportive transitional housing that is specifically for women with children. In addition, the demand for mental health and psychiatric services is high, and it is difficult to find placement for people with that as their primary need. Locations are available in Austin and San Antonio.

The City's Public Services Librarian noted that the need outweighs availability of affordable housing, rental assistance, job training and employment services, financial literacy/budgeting education, mental health services, and transportation. Services missing from San Marcos that are needed include housing tailored to individuals with severe mental illness, substance use disorders, and disabilities.

How were these needs determined?

Needs for public services were determined by the 2025 Consolidated Plan survey, comments received in meetings and by email, questionnaires provided to social services providers, and interviews of service providers.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The 2023 Hays County Community Health Assessment includes updated information on housing prices and affordable housing availability. The Assessment states that housing is one of the best-researched social determinants of health. It notes that Individuals and families can be affected by many factors, including housing instability, housing quality, housing affordability, and neighborhood surroundings. Spending a high percentage of household income on housing may result in less income available for basic needs, such as food, clothing, transportation, medicine, and healthcare.

Per the 2023 Health Assessment, Housing prices increased from April 2021 to April 2022. According to the Austin Board of Realtors in April of 2021, the median sales price of houses in Hays County was \$380,000, which was a 33% increase from 2020. In 2022, the median sales price of houses increased another 29% to \$477,000.

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

Introduction

CURRENT TRENDS IN 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. Single family developments and apartment complexes have been constructed over the past five years. Current population is estimated to be 90,988. Texas State University enrollment has remained relatively steady, just increasing from 38,000 in 2020 to 40,600 in 2025. It is not known how many Texas State students are living in San Marcos, but it is likely that most population growth is non-student.

Affordable housing for low- and moderate-income residents is widely considered a significant need. Some small amount of infill development is possible on scattered lots, and rehabilitation funding is needed 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. (2019 San Marcos Housing Study by Root Policy Research)

The Housing Authority owns 289 units of public housing and provides service for 343 vouchers. 60 of the units owned are in Springtown

Villas, a three story apartment complex reserved for low-income elderly and disabled people. 30 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.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,330	36%
1-unit, attached structure	745	3%
2-4 units	2,720	10%
5-19 units	6,395	25%
20 or more units	5,715	22%
Mobile Home, boat, RV, van, etc	1,040	4%
Total	25,945	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	870	5%
1 bedroom	90	1%	4,205	25%
2 bedrooms	870	13%	6,310	37%
3 or more bedrooms	5,930	86%	5,470	32%
Total	6,905	100%	16,855	99%

Table 30 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

In 2020, based on HUD and Texas Department of Housing and Community Affairs (TDHCA) data, there were 2,170 state or federally assisted units in San Marcos. Current numbers include 289 units of public housing and 60 project-based vouchers for people who are elderly or disabled.

To date, 15 Low Income Housing Tax Credit (LIHTC) multifamily apartment projects have been completed in San Marcos and 3 are under construction. City Council has approved resolutions of no objection for 5 additional multifamily complexes. Of the 3,160 units in place that were constructed through the LIHTC program, only 2% of the units (48) are reserved for people with incomes less than the 30% of Area Median Income. 80% are reserved for people making between 51%-60% of area median income. Rent charged must be no more than 30% of the residents' income. An additional 836 LIHTC units are under construction, with 84 reserved for people with incomes less than 30% AMI. 711, or 85%, are reserved for people making between 51%-60% of area median income.

25% of the 3,160 units are reserved for people over 55 years of age (802) units, with the rest available to people of any age. An additional 210 units targeted to people over 55 are under construction, and an additional 626 general population units are under construction.

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 Section 8 vouchers are expected to be lost. Of the 15 LIHTC supported apartment complexes, the affordability period will expire on 160 units 12/31/25, and an additional 60 units 12/31/28.

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 vouchers.

Right now the San Marcos Housing Authority most needs one-bedroom and two-bedroom units. Fewer large family units are seeking public housing assistance than in the past, so three-bedroom units have a smaller waiting list, and four-bedroom units have almost no wait. One-bedroom units for the elderly and disabled have a very long waiting list.

Describe the need for specific types of housing:

Overall, a need has been identified for transitional housing for people leaving abusive situations or transitioning out of homelessness. While exact need is unknown, this type of housing is frequently cited as a need by a variety of service providers. Hays-Caldwell Women's Center now has 18 units of transitional shelter for families, which includes supportive services and childcare. Southside Community Center includes a house that has six beds available for people participating in case management. The current need for transitional housing with case management and supportive services exceeds the units available.

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.

Discussion

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:

- 29% 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

The CAPCOG Comprehensive Economic Development Strategy 2020-2025 states that the high housing prices in Travis County relative to the region as a whole has also led to large numbers of existing Travis County residents migrating to surrounding counties, especially Hays and Williamson Counties. Stronger growth is forecast for higher-wage professions than for lower-wage professions, but workers in occupations with median wages of less than \$20 an hour are still projected to make up almost 50% of all workers in the region in 2025, and a large share of growth in employment will continue to be in the \$10-\$20 an hour range. These workers need affordable housing options.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2020	% Change
Median Home Value	\$121,700	185,300	52%
Median Contract Rent	644	962	49%

Table 31 – Cost of Housing

Data 2006-2010 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

Source:

Rent Paid	Number	%
Less than \$500	1,185	7.0%
\$500-999	8,345	49.5%
\$1,000-1,499	5,635	33.4%
\$1,500-1,999	1,450	8.6%
\$2,000 or more	240	1.4%
Total	16,855	100.0%

Table 32 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,420	No Data
50% HAMFI	6,010	855
80% HAMFI	14,975	3,285
100% HAMFI	No Data	4,294
Total	22,405	8,434

Table 33– Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent 2020

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$988	\$1,134	\$1,356	\$1,763	\$2,128
High HOME Rent	\$988	\$1,134	\$1,356	\$1,616	\$1,784
Low HOME Rent	\$855	\$915	\$1,098	\$1,269	\$1,416

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

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 2020 the Fair Market Rent for a one bedroom unit was \$1,086. Minimum wage was \$7.25 (and still is), 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.

2016-2020 ACS data estimates that only 2.7% of the occupied rental units in San Marcos pay less than \$500/month rent. The estimate shows that 35% of renters pay between \$500-999. Anecdotally, rent in San Marcos is now quite a bit higher than that. The rent-by-the-room model that is used by many of the apartment complexes makes the rents appear low in statistical analysis, but the amount is for one room and kitchen privileges only, not the whole apartment.

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?

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.

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.

Discussion

(none)

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. (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 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. The City offers a voluntary demolition program funded by CDBG for income-qualified owners; however, often the vacant homes do not have a clear title history and cannot be served by grant funding. City staff refer owners to free resources for title search assistance.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

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

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.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,250	18%	8,940	53%
With two selected Conditions	0	0%	645	4%
With three selected Conditions	0	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,660	82%	7,255	43%
Total	6,910	100%	16,855	100%

Table 35 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,900	42%	7,320	43%
1980-1999	1,375	20%	6,070	36%
1950-1979	2,010	29%	2,800	17%
Before 1950	635	9%	660	4%
Total	6,920	100%	16,850	100%

Table 36 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,645	38%	3,460	21%
Housing Units build before 1980 with children present	1,650	24%	740	4%

Table 37 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Not Available	Not Available	Not Available
Abandoned Vacant Units	Not Available	Not Available	Not Available
REO Properties	Not Available	Not Available	Not Available
Abandoned REO Properties	Not Available	Not Available	Not Available

Table 38 - Vacant Units

Data Source: Not Available

Need for Owner and Rental Rehabilitation

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 45 years old. As the housing stock ages, housing units can begin to deteriorate, especially when the residents do not or cannot provide needed maintenance.

In addition, San Marcos suffered 2 devastating floods in 2015 that impacted the condition of thousands of homes. Some homeowners received FEMA or CDBG-DR assistance, but the need is estimated to have outweighed the resources available, including private

insurance as well. The impacted neighborhoods now include a combination of empty lots, vacant houses, damaged houses, rehabilitated houses, and new construction.

Using CDBG funding, the City provides owner-occupied housing rehabilitation programs that can fund up to \$75,000 in rehabilitation depending on the value of the property. This is considered to be a high priority for CDBG funding and it is expected that funding for housing rehabilitation will continue to provide for approximately 7 houses per year.

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.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP 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.

Discussion

(none)

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 is operating under its 2020-2024 Five Year Plan and is in process of preparing the 2025-2029 Five Year Plan. 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

	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 and vouchers available			289	343	60	267	16	0	0
# of accessible units			7	60	60	NA	NA		
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Housing Authority has been providing affordable housing since 1950 and currently provides housing for about 643 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 2020-2024 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 16 special vouchers were awarded for Veterans under the Section 8 Program.

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.

Public Housing Condition

Public Housing Development	Average Inspection Score
TX-087	Standard Performer – June 2023 score is 87

Table 40 - Public Housing Condition

Data Source: San Marcos Public Housing Authority

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:

The San Marcos Housing Authority is working under the 2020-2024 Five Year Plan. 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.

Discussion:

(none)

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

Introduction

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-HCWC	18-Southside	80-HCWC 6-Southside		
Households with Only Adults					
Chronically Homeless Households					
Veterans				16 – HUD VASH Vouchers	
Unaccompanied Youth	16-GSMYC				

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source: Service Providers

The 2025 Housing Inventory Count kept by the Continuum of Care organization Texas Homeless Network is not yet available.

Emergency Shelter is provided by the Hays- Caldwell Women’s Center (50 beds), Southside Community Center (occasional shelter for up to 18), and the San Marcos Youth Council (16 beds).

Southside currently offers 6 beds within their transitional housing program. Hays-Caldwell Women's Center has 80 beds in 18 apartment units. Having units of transitional housing has provided 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.

The San Marcos Housing Authority provides 16 HUD Veterans Affairs Supportive Housing Vouchers (HUD VASH) that combine HUD Housing Choice Vouchers for rental assistance with case management and clinical assistance provided by the Department of Veterans Affairs.

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 2023 Homelessness Strategies Plan noted three critical issues that needed to be addressed in San Marcos related to homelessness:

1. A high proportion of out of towners experiencing homelessness who do not have long-standing ties to San Marcos and therefore have a lower chance of getting out of homelessness here; yet who are overwhelming the services available to people who are homeless.
2. A significant lack of critical services, both in terms of types of services and availability of services
3. The services that are available are not systematically coordinated.

Since 2023, the City and service providers have been working to implement the recommendations of the 2022 Homelessness Needs Assessment and the 2023 Homeless Strategies Plan.

The greatest needs cited in discussions with service providers were affordable housing, more flexible transportation options, and affordable childcare. 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) and Texas State University provide 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. 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.

The San Marcos Police Department has contracted with Evoke Wellness to provide for 3 scholarships annually. Funding is provide by the City to pay for the 30 day treatment at the insurance price for people who do not have insurance. This provides a significant option for people who are homeless and without resources. Hays County Mental Health Court has a similar contract. Potential clients are screened for admittance criteria, and if they meet that criteria, they receive the 30 days of treatment.

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, Community Action, Society of St. Vincent De Paul, Salvation Army, HOME Center, churches

Food: Hays County Food Bank (at various locations), SNAP benefit navigation assistance provided at the 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, San Marcos Public Library (daytime, 7 days/week), HOME Center

Veterans Service: Hays County Veterans Service Office

Health Care: Community Action Inc. of Central Texas

Abused and Neglected Children Services: Court Appointed Special Advocates (CASA) of Central Texas, Greater San Marcos Youth Council

Short Term Motel Stays: HOME Center, other agencies when funding is available

Mental Health: Hill Country MHDD-Schieb, Cenikor, ARCIL, Outsiders Anonymous, Mental Health Court

Employment Services: Workforce Solutions, San Marcos Public Library, Goodwill, Gary Job Corps

Additional facilities are needed that provide youth and homeless people a place to be during the day. When the weather is especially cold or hot, Southside Community Center opens their emergency shelter facility. The San Marcos Library is open during the day, 7 days a week, and many people seek respite from the heat or cold there.

The Hays County Resource Directory provides a comprehensive directory of services available, and can be downloaded from <https://www.hayscountytexas.gov/Resource-Directory>. The San Marcos Public Library has also compiled a list of resources specific to San Marcos <https://sanmarcostexas.gov/3231/Community-Help-in-San-Marcos>.

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, and describe their supportive housing needs

Needs were determined through comments provided by the public and the service agencies consulted, and the descriptions in the agencies' needs assessment and strategic plans.

Persons with mental, physical, and/or developmental disabilities:

Hill Country Mental Health and Developmental Disabilities Centers ("Hill Country") is San Marcos' Local Mental Health Authority (LMHA), Local Intellectual and Developmental Disability Authority (LIDDA). Hill Country recently completed the FY 2025 Community Needs Assessment for the nineteen counties in its service area. One of 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. 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 533 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 or transportation. (p.28)

The Hill Country Needs Assessment states that individuals with intellectual or developmental disabilities, mental health conditions, and substance use disorders often have complex and interrelated needs, and that care that is fragmented instead of holistic may lead to poor outcomes. (p. 54) The needs assessment for Hays County reveals significant gaps in services in all three categories. To address these challenges, the Hill Country Needs Assessment states that Hays County entities will need to invest in expanding local services, improving transportation options, and enhancing prevention and education programs.

Individuals in Hill Country's services provide information through a comprehensive financial, demographic and risk/needs assessment to identify if they are in need of supportive housing services. In the last 12 months in Hays County, 45 (2.3%) of individuals in services reported that they had experienced a significant degree of residential instability (at least 30 days homeless), 144 (7.4%) reported a lack of permanent housing, and an additional 339 (17.5%) 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. 43.4% of individuals in Hill Country's 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 their services at this time.

The 2025 Hill Country Needs Assessment states that safe, stable, and affordable housing is essential for individuals with these conditions to maintain their health, avoid hospitalization, and integrate successfully into the community. However, per the Needs Assessment the 19 county region faces critical housing shortages and systemic barriers that prevent individuals with IDD, MH, and SUD from accessing housing. Some of these are: lack of affordable housing, supportive housing shortages, barriers to housing for individuals with criminal records, inadequate housing for individuals with IDD, housing stability and mental health, and ADA issues. (p. 269)

The manager of the senior center in San Marcos has said that there is 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 manager stated that when people enroll for Senior Center programs, trained case managers interview them to conduct a needs assessment. The case managers help people find and accept available resources, and request presentations from agencies that provide services. The Senior Center staff have seen an increasing need for food and utility assistance over the past few years. Senior Center staff pick up supplies from the Hays County Food Bank for the once weekly distribution at the Senior Center. The Manager said it would be ideal to have supporting housing with case management available; many of the Senior Center clients are struggling with mental health issues, and it is difficult to assist when no family members are involved. The Scheib Center provides resources but the need for service exceeds that which is available.

Persons with alcohol or other drug addiction: Several agencies and service teams brought up the need for additional resources for substance use addiction and mental health crises. Outsiders Anonymous is conducting a needs assessment related to the need for supportive housing and case management, and reported that emergency and affordable housing is needed as well. They are looking into the Community First Village model as a potential framework for future initiatives. Evoke Wellness stated that all their clients need sober living assistance, including transitional housing with supportive case management that holds them accountable. Current City ordinances have restrictions for transitional housing that make it difficult to create in San Marcos.

Persons with HIV/AIDS and their families: The Senior Director of Behavioral Health and Social Services at Vivent Health stated that the needs of their clients include linkage to care, housing, financial difficulties, employment, physical and mental healthcare needs, and access to other services such as a food pantry. 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. Of the 53 Hays County residents served in the past 12 months, 3 received housing assistance through HOPWA funding. The agency currently has a waitlist for personal counseling and Tenant Based Rental Assistance, but expects these wait list to diminish when 2 staff vacancies are filled. Vivent provides the following housing-related services for their clients: case management, financial support, resources for financial education/budgeting, information on affordable housing and local housing waitlists.

Victims of domestic violence, dating violence, sexual assault, and stalking: The Chief Operating Officer for the Hays-Caldwell Women's Center (HCWC) stated that most clients are in need of longer term, safe, secure, and affordable housing. Victims need a next step after temporary shelter., and this is very challenging; overall for abuse victims 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. HCWC keeps a database of resources, but some are online only and some are outside the county; local services would serve clients better. HCWC 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 have been so important. Regarding supportive services, the wait list for individual licensed counseling at HCWC is 3 months long and has included from 12 to 100 people at any one time. The legal advocacy program also has a current wait list of 40 clients.

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. 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 Women's 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, as well as 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. CASA representatives noted that housing has consistently been an issue for the birth families of their clients and that there appear to be an increasing number of children removed from families living in motels or in vehicles. This is not a reason for removal of the children from the family, but can make it more difficult for the families to stabilize and re-unify.

Court Appointed Special Advocates (CASA) representatives stated that most parents participate in a psychological evaluation if their child enters the child welfare system. Services recommended during the psychological evaluation are court ordered as well as any services ordered from the service plan. These mental health services can include any of the following: individual therapy, family therapy, couples counseling, psychiatric evaluation, neuropsychological, medication management, domestic violence classes, anger management classes, nurturing or protective parenting classes, substance abuse treatment, and participation in services offered by

the National Alliance on Mental Illness. Additional classes may include parenting for children with mental health issues and chaperone training.

In past conversations with agencies it has been 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. The Executive Director stated the children they serve need everything children in a typical home need, with an emphasis on making improvements in their physical and emotional well-being and developmental milestones.

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

San Marcos does not have a homeless discharge coordination policy.

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.

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.

Outsiders Anonymous is working toward providing supportive transitional housing with wrap around case management and services for people who are in substance abuse recovery programs and need a place to live after completing a residential program. Evoke Wellness staff noted that their clients leave the facility with a plan, but they need supportive housing and transportation or walkability once they leave, and this is very difficult to find; there are only three supportive housing options for sober living in or near San Marcos (Horton House and the Vibe in San Marcos, and Revive Recovery in Maxwell). While the clients are at Evoke Wellness, the work with the clinical team, discharge planner, and case manager to assess needs and plan for the next step.

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. 91.315(e)

The City annually allocates approximately \$100,000 of CDBG Entitlement funding and \$600,000-750,000 of General fund dollars to social service agencies that serve a wide variety of needs. About \$300,000 in CDBG funding is generally allocated to housing rehabilitation, to preserve existing affordable housing.

In the next year, Outsiders Anonymous will be utilizing CDBG funds allocated in a prior year as a small part of the funding to create supportive housing for people in process of overcoming substance use addition. The agency has also formed a coalition and is using a grant from St. David's foundation to conduct a needs assessment that can be used to obtain funding for supportive housing in the future.

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, adopted June 6, 2017, did not find any regulatory barriers.

The City completed an initial update of its development codes in 2017-2018. In April 2018, the City Council approved a new development code in San Marcos, called Code SMTX. 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 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. The Code has since been updated but the Affordable Housing section remains.

The San Marcos Housing Needs Assessment, created in 2019, also analyzed whether regulatory barriers are negatively impacting the availability of affordable housing. 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. Below is a summary of information from the needs assessment. No regulatory barriers were identified.

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 exemptions from appraised property values used to determine local property taxes. Taxing units are mandated by the state to offer certain exemptions and have the option to decide locally on whether or not to offer others. 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.

LAND USE CONTROLS, ZONING ORDINANCES - The specified lot sizes are fairly typical for similar communities and do not appear to impose significant constraints on housing construction, and the code does not specify minimum house sizes. As part of Code SMTX, the City also expanded the ability for owner occupied, single family properties to construct accessory dwelling units, which can help create affordable housing on existing lots. The code allows for a diversity of housing types, such as single family attached and duplexes. Occupancy limits are common in university towns where overcrowded student housing can disrupt neighborhoods. Occupancy limits are common in university towns where overcrowded student housing can disrupt neighborhoods. Lower occupancy restrictions could create barriers to people living together in cooperative environments, which is an affordable housing strategy. In 2023, San Marcos amended the Development Code to increase the number of unrelated persons in a unit from two to three, an improvement to housing policy that supports affordable housing.

BUILDING CODES - The City of San Marcos has adopted the 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 affordable housing projects built by non-profits or the City.

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. Austin-Round Rock, TX MSA leads the country as the fastest growing metropolitan area. 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 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 capital).

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	216	145	1%	0%	-1%
Arts, Entertainment, Accommodations	6656	7,029	17%	15%	-2%
Construction	3075	1,115	8%	2%	-6%
Education and Health Care Services	9516	10,805	24%	23%	-1%
Finance, Insurance, and Real Estate	2275	1,403	6%	3%	-3%
Information	722	851	2%	2%	0%
Manufacturing	2295	2,822	6%	6%	0%
Other Services	3490	4,395	9%	9%	0%
Professional, Scientific, Management Services	1956	1,384	5%	3%	-2%
Public Administration	1355	1,981	3%	4%	1%
Retail Trade	5378	7,785	14%	17%	3%
Transportation & Warehousing	2438	6,871	6%	15%	9%
Wholesale Trade	338	525	1%	1%	0%
Grand Total	39,710	47,111	100%	100%	

Table 42 - Business Activity

Data Source: San Marcos City Jobs as of 2024 JobsEQ

Labor Force

Total Population in the Civilian Labor Force	66,422
Civilian Employed Population 16 years and over	39,710
Unemployment Rate	5.7%
Unemployment Rate for Ages 16-24	8.5%
Unemployment Rate for Ages 25-65	5.8%

Table 43 - Labor Force**Data Source:** 2024 Labor Force ESRI

Occupations by Sector	Number of People
Management, business and financial	3,476
Farming, fisheries and forestry occupations	36
Service	2,803
Sales and office	5,529
Construction, extraction, maintenance and repair	1,011
Production, transportation and material moving	9,352

Table 44 – Occupations by Sector**Data Source:** 2024 Occupation Snapshot JobsEQ**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	23,027	72%
30-59 Minutes	6,453	20%
60 or More Minutes	2,615	8%
Total	32,095	100%

Table 45 - Travel Time**Data Source:** 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,614	345	2,086
High school graduate (includes equivalency)	21,285	2,021	12,288
Some college or associate's degree			
Bachelor's degree or higher	14,812	1,412	8,551

Table 46 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	702	1,149			
9th to 12th grade, no diploma		2,050			
High school graduate, GED, or alternative	4,622	10,374	5,559	8,197	4,959
Some college, no degree	15,559	7,491			
Associate's degree		1,946			
Bachelor's degree	2,480	4,028	2,096	2,687	2,348
Graduate or professional degree					

Table 47 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$26,350
High school graduate (includes equivalency)	\$27,066
Some college or associate’s degree	\$26,662
Bachelor’s degree	\$43,116
Graduate or professional degree	\$49,964

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The major employment sectors are:

1. Education and Health Care Services
2. Retail Trade
3. Arts, Entertainment, Accommodations
4. Transportation & Warehousing

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 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.

The Farm to Market Road 110 South construction project created a major new arterial roadway that was opened in January of 2024. It was jointly funded by the City of San Marcos and Hays County as a \$15.2 million project that included 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. (San Marcos Daily Record, October 2, 2019 and Community Impact February 1, 2024)

AXIS Logistics Park spans approximately 2,000 acres of land, with access to utilities and regionally connected infrastructure. This will be one of the largest master-planned industrial parks in the nation and currently offers 735 acres of industrial zoned property in the city of San Marcos. AXIS Logistics Park is a Class A industrial park offering space for lease or build-to-suit tenants that will provide businesses convenient transportation logistics options. This master-planned park will include water and wastewater infrastructure and access to power for manufacturer or data-center users. The park has three transmission lines that cross the site including two separate 345 KV lines and a 69KV line that is being upgraded to a 138 KV by the end of 2025. The location offers direct access to Loop 110 and easy access to IH-35, I- 10 and SH-130. Union Pacific Railway, The BNSF Railway, and the San Marcos Regional Airport are adjacent to the property and may provide rail and shipping solutions to the park. This park will serve as a major employment center for the City of San Marcos.

Describe any needs for workforce development, business support or infrastructure these changes may create.

The changes described will enhance local economic development; they did not create additional needs.

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

Per the Economy Overview for Hays County published by Workforce Solutions Rural Capital Area, the percentage of jobs requiring a bachelor's degree roughly equals the percentage of the population who has one. A higher percentage of people have some college or an associates degree than the percentage of jobs available for those categories. Those people may be underemployed, working in jobs that require only a high school degree or equivalent.

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. San Marcos Consolidated Independent School District 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, stakeholders spoke highly of the quality education and training offered through Austin Community College but are frustrated with the costs for individuals who 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. A 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 2020-2025 Comprehensive Economic Development Strategy on behalf of the ten-county area it serves. This provides general 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 Hays Caldwell Economic Development Partnership for economic development services, and this entity is in the beginning stages of launching a new regional economic development strategic plan to be completed in 2025 that will be used by the partnership to further economic development in the communities it serves. The City of San Marcos is also looking to revise its Economic Development Policy to ensure continued competitiveness for new projects as the City and region continue to grow, as well as provide support for smaller businesses and entrepreneurs. The City is developing its first Business Retention and Expansion program to assist in this effort and has hired a Business Retention and Expansion Coordinator.

Discussion

(none)

MA-50 Needs and Market Analysis Discussion

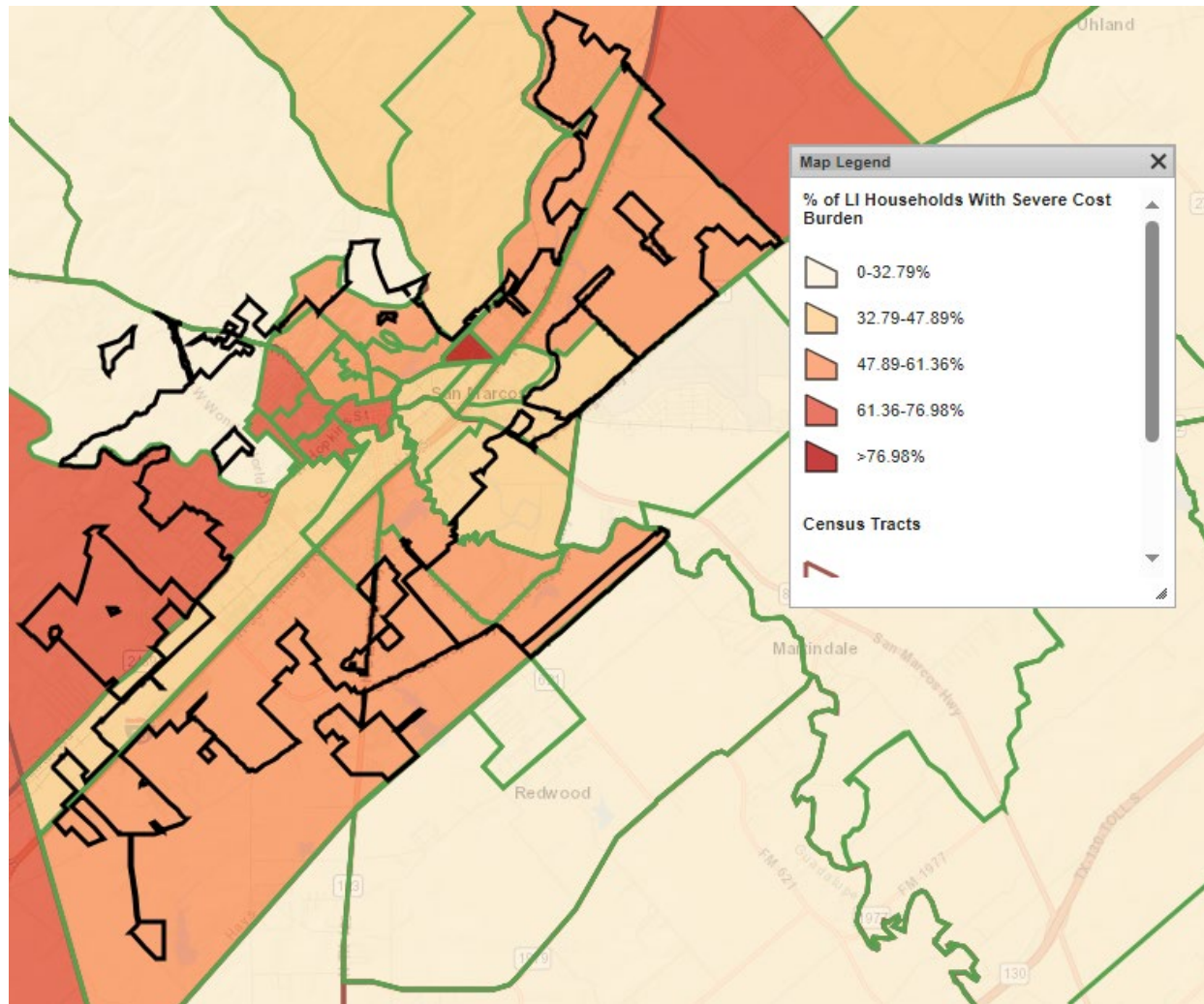
We defined concentration as the level where a natural break shows in the data, indicating that a larger number of people in the specified categories lives in a particular set of neighborhoods when compared to others.

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

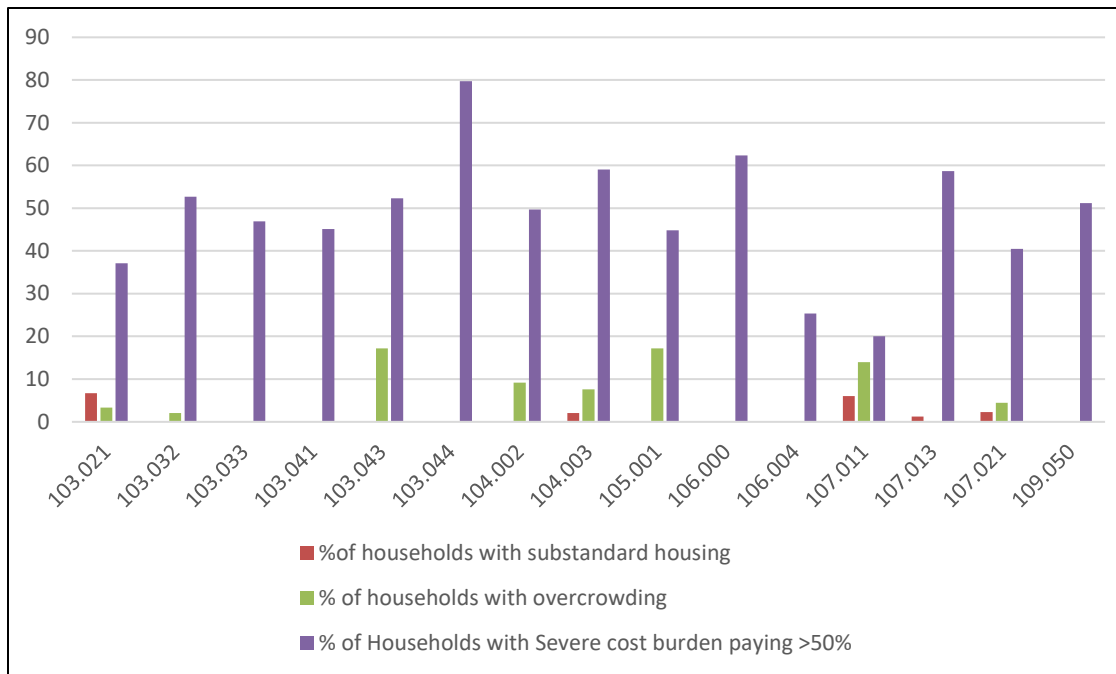
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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. It is notable that San Marcos contains block groups where households with a severe cost burden are concentrated. Each sector of San Marcos has households with a severe cost burden (paying over 50%). The block group with the smallest percentage of cost burdened households is sector 107.011 with 20%. The largest percentage is 79.75% in 103.044. (Data Source: hud.maps.arcgis.com)

CPD Map of Cost Burdened census tracts.



(Data Source: hud.maps.arcgis.com)



(Data Source: hud.maps.arcgis.com)

Block Group	%of households with substandard housing	% of households with overcrowding	% of Households with Severe cost burden paying >50%	White	Black	Native American	Asian	Pacific Islander	Other	Hispanic
103.021	6.74	3.37	37.08	26.53	2.74	0	2.16	0	20.42	45.39
103.032	0	2.03	52.7	24.38	14.25	0.34	1.98	0	0.27	57.26
103.033	0	0	46.9	38.78	11.35	0	0.71	0	0	44.93
103.041	0	0	45.11	40.12	0.76	0	0	0	0	58.45
103.043	0	17.22	52.32	41.77	5.41	0	0	0	0	1.27
103.044	0	0	79.75	36.35	19.59	0	0	0	0	41.47
104.002	0	9.19	49.73	35.79	0.17	0	2.8	0	0.26	60.47
104.003	2.08	7.64	59.03	38.52	2.99	0	3.22	0	0	52.12
105.001	0	17.19	44.8	37.09	0.95	0	0.77	0	0	55.87
106.000	0	0	62.39	66.76	0.79	0.34	1.3	0	0	26.44
106.004	0	0	25.33	88.07	1.74	0	2.36	0	0	7.54
107.011	6	14	20	58.71	2.85	0	0	0	0	36.52
107.013	1.2	0	58.71	55.16	0.78	0.44	10.89	0	0	32.36
107.021	2.25	4.49	40.45	79.38	3	0.64	0	0	0	16.81
109.050	0	0	51.22	57.37	1.79	0	1.99	0	0	36.37

Table 49: Cost Burden, Race, Ethnicity
(Data Source: hud.maps.arcgis.com)

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.

We defined a concentration of ethnic or racial minorities as any block group with a combined percentage of more than 50%.

A concentration of low-income families is defined as any block group where more than 50% of the residents have incomes less than 50% of the area median income. The 2016-2020 ACS data shows that out of 44 block groups in San Marcos, of them DO NOT have a concentration of low to moderate income residents. Those block groups account for about 18% of the population. 5 of the 8 are in the southwest section of town. Therefore, geographically most of San Marcos has more than 50% minority residents.

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 block groups cover most of San Marcos. There are many community assets throughout the city, 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, non-profit 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?

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:

- Updating Housing Data and adopt the Strategic Housing Action Plan
- Identifying and implementing additional methods to provide affordable housing and assess current programs.
- Updating the Affordable Workforce Housing Policy

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 a network of resource referrals and services, including education, self-sufficiency, and emergency shelter or financial assistance. The Hays Interagency Monthly meetings share resources and information between the providers. However, some 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 outside of San Marcos.

CDBG Entitlement funding is used for the repair and rehabilitation of the existing affordable housing stock. When necessary, CDBG Entitlement funds are also used to demolish homes that are beyond repair, which makes the lot available for infill housing. In addition, CDBG Entitlement provides a small amount of ongoing support for agencies that provide public services.

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.

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 to accommodate increased video meetings since the pandemic.

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

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

The following four companies provide wireless service to 100% of the residential areas and most of the businesses in San Marcos: AT&T Inc., T-Mobile USA, Inc., Verizon Communications Inc., Dish Network Corporation.

Satellite internet companies ViaSat, Inc. and Space Exploration Technologies Corporation provide fixed broadband service to 100% of San Marcos, and another satellite internet company Hughes Network Systems, LLC provides it to 86% of all residences and businesses in San Marcos. For wired options, Charter Communications (Spectrum) provides fixed broadband to 90% of the residences and 37% of businesses in San Marcos, and Radiate Holdings (Astound) serves 52% of residents and businesses. Satellite internet is not as fast as fully wired internet, so it could be beneficial to San Marcos residents and businesses to have additional companies competing in the fully-wired internet market.

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 Disaster Mitigation Act requires that hazard mitigation plans be reviewed and revised every five years to maintain eligibility for Hazard Mitigation Assistance (HMA) grant funding. FEMA approved the joint City of San Marcos- Hays County HMP Update in 2018, and the City contracted with a consultant to create a stand-alone City Hazard Mitigation Plan as the 2024 update.

The 2024 City Hazard Mitigation Plan states that Climate change is defined as a long-term shift in temperature and weather patterns. These shifts can increase or decrease the risk of natural hazards. Global climate change is expected to exacerbate the risks of certain types of natural hazards impacted through rising sea levels, warmer ocean temperatures, higher humidity, the possibility of stronger storms, and an increase in wind and flood damages due to storm surges. Texas is considered one of the more vulnerable states in the U.S. to both abrupt climate changes and to the impact of gradual climate changes to the natural and built environments. Climate change is expected to lead to an increase in average temperatures as well as an increase in frequency, duration, and intensity of extreme heat events. Increased risk of extreme precipitation leading to increased risk of urban flooding is also a concern. Finally, wildfire risks are projected to increase across the state.

Upon a review of the full range of natural hazards suggested under FEMA planning guidance, the City of San Marcos identified 13 natural hazards that are addressed in the 2024 Hazard Mitigation Plan Update and were identified as significant. During the 2023 planning process, the Planning Team conducted a risk rating exercise to get input from the Planning Team and stakeholders. The table below portrays the results of the risk assessment analysis including the frequency of occurrence and potential severity.

Hazard Identification Ranking

Hazard	Frequency of Occurrence	Potential Severity
Dam Failure	Unlikely	Limited
Drought	Likely	Limited
Earthquake	Unlikely	Limited
Expansive Soils	Unlikely	Limited
Extreme Heat	High Likely	Limited

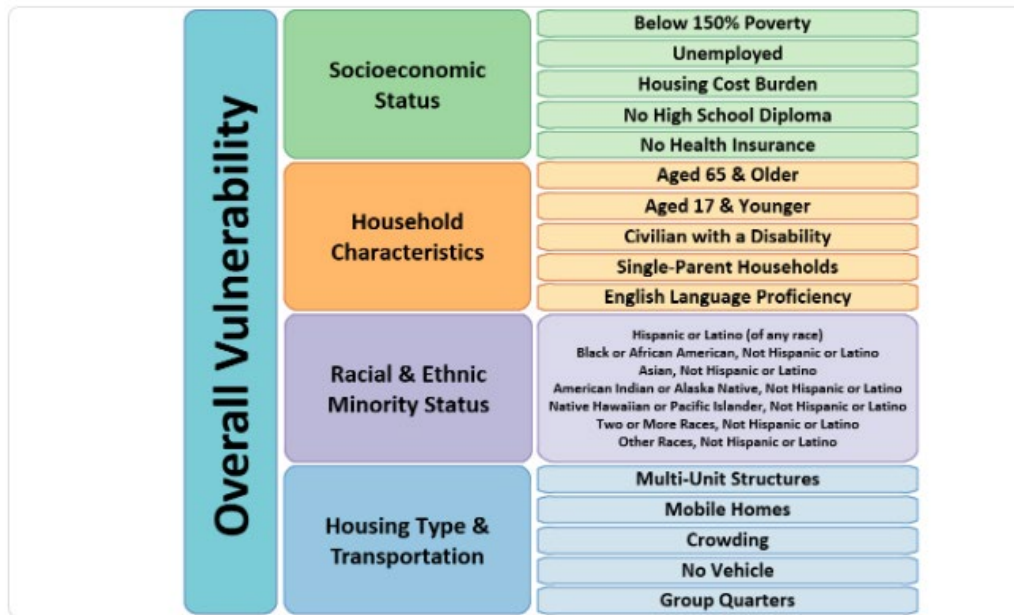
Flood	High Likely	Substantial
Hail	High Likely	Limited
Hurricane/Tropical Storm	Likely	Limited
Lightning	High Likely	Limited
Thunderstorm Wind	Likely	Limited
Tornado	Unlikely	Limited
Wildfire	High Likely	Limited
Winter Storm	High Likely	Limited

Table 50: Hazard Identification Ranking

Source: City of San Marcos Hazard Mitigation Plan Update 2024

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 the demographic and socioeconomic factors (such as poverty, lack of access to transportation, and crowded housing) that adversely affect communities that encounter hazards and other community-level stressors. These stressors can include natural or human-caused disasters (such as tornadoes or chemical spills) or disease outbreaks (such as COVID-19). The current CDC/ATSDR Social Vulnerability Index uses 16 U.S. Census variables from the 5-year American Community Survey (ACS) to identify communities that may need support before, during, or after disasters. These variables are grouped into four themes that cover four major areas of social vulnerability and then combined into a single measure of overall social vulnerability. The four themes are: socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation.



Social Vulnerability Index variables grouped into four themes

Source: <https://www.atsdr.cdc.gov/place-health/php/svi/index.html>

The CDC/ATSDR SVI County Map Series include maps of the overall social vulnerability scores, as well as the four themes. These maps depict the SVI rankings of communities, at the census tract level, within a specified county.

The CDC’s map for Hays County shows a medium-high level of vulnerability overall. The racial and ethnic minority status theme had the highest percentage in the ranking, at 87%, followed by housing type and transportation at 74% and socioeconomic status at 71%. Household characteristics was the only low-risk theme, at 18%. This theme considers the number of multi-unit structures, crowding, and lack of vehicles (for example, it is more difficult to evacuate a dense city with very large multi-unit structures like New York City than San Marcos, with low rise apartments and quick vehicle access to highways. San Marcos’ overall vulnerability index score is 67%.

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.

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 2025-2029 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 public education about fair housing. 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 make the neighborhoods more accessible and more desirable.

The City's 2025 CDBG allocation will be approximately \$750,000 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 \$750,000 per year, for a total of \$3,750,000 over the course of the 5-year plan.

- Geographic Priorities

Almost every block group in San Marcos contains a relatively high percentage of low to moderate income residents; 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 2025-2029 Consolidated Plan for CDBG entitlement funding are affordable housing, public services and public facilities.

- Influence of Market Conditions

Based on the top needs identified in 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 on rehabilitation of houses, to preserve existing affordable housing.

- Anticipated Resources

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. 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

“Priority Needs” = the highest priority needs for CDBG funds that are identified every five years by City Council. “Goal” = a collection of types of programs that have measurable results. Goals have been set for funding over the next 5 years based on the high priority needs stated above and historical funding choices.

- 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 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 will be considered for adoption by the San Marcos City Council. It includes recommendations for proactive measures that go beyond simply removing barriers.

- Homelessness Strategy

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. Southside Community Center has been designated as a lead agency for the development of Coordinated Entry and Rapid Rehousing, with the initial activities funded in part by a grant of American Rescue Plan Act funds through the City.

- Lead-based Paint Hazards

All houses that were constructed before 1978 that participate in CDBG Entitlement 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.

- Anti-Poverty Strategy

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.

- 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.

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 table 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.

COUNTY	TRACT	BLKGRP	LOWMOD	TOTAL	LOWMOD PCT
Hays County	10601	3	0	800	0%
Hays County	10602	1	0	700	0%
Guadalupe County	210505	2	135	845	16%
Hays County	10603	2	295	1055	28%
Hays County	10602	3	745	2015	37%
Hays County	10702	2	490	1310	37%
Hays County	10905	1	1530	4045	38%
Hays County	10402	2	475	1185	40%
Hays County	10100	2	300	740	41%
Hays County	10603	1	970	1955	50%
Hays County	10703	3	790	1510	52%
Hays County	10602	2	1190	2215	54%
Hays County	10704	1	1170	2030	58%
Hays County	10500	2	885	1460	61%

Hays County	10402	1	2290	3685	62%
Hays County	10500	1	1490	2400	62%
Hays County	10703	4	410	660	62%
Hays County	10302	2	690	1060	65%
Caldwell County	960501	3	410	620	66%
Hays County	10601	2	1275	1815	70%
Guadalupe County	210505	1	735	1025	72%
Hays County	10200	4	105	145	72%
Hays County	10200	1	605	810	75%
Hays County	10401	2	1720	2290	75%
Hays County	10402	3	1600	2120	76%
Hays County	10401	1	915	1195	77%
Caldwell County	960501	1	1570	1960	80%
Hays County	10401	3	1460	1745	84%
Hays County	10200	3	360	425	85%
Hays County	10302	1	1520	1780	85%
Hays County	10702	1	1110	1295	86%
Hays County	10100	1	1345	1555	87%
Hays County	10500	3	1630	1850	88%
Hays County	10308	1	760	840	91%
Hays County	10307	2	590	645	92%
Hays County	10703	2	3080	3345	92%
Hays County	10305	2	1220	1320	92%
Hays County	10306	1	3745	4015	93%
Hays County	10309	2	1375	1470	94%
Hays County	10305	4	1205	1280	94%
Hays County	10305	1	1235	1305	95%
Hays County	10307	3	790	825	96%

Hays County	10601	1	1130	1165	97%
Hays County	10309	1	2150	2210	97%
Hays County	10302	3	2650	2705	98%
Hays County	10305	3	1230	1250	98%
Hays County	10200	2	70	70	100%
Hays County	10307	1	775	775	100%
Hays County	10308	2	295	295	100%

Table 51: Low-Moderate Income by Census Block Group

Data Source: hud.maps.arcgis.com Low-Moderate Income Data for CDBG Area-Benefit Activities (2016-2020 ACS-Based)

Note: Using the map application to create the table above provided all the census block groups in San Marcos. The table created by HUD lists only Hays County block groups.

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 2025-2029 Consolidated Plan for CDBG entitlement funding are affordable housing, public services, and public facilities.

The high priority needs were determined in compliance with the City’s Citizen Participation Plan. Outreach included workshops, public meetings, consultations, review of needs assessments by other organizations, and surveys. Priority needs are discussed in the outline below, along with the rationale for their prioritization.

Priority Needs for San Marcos

Priority Need Name	Affordable Housing
Priority Level	High
Description	Preserving existing housing stock by providing rehabilitation and emergency repairs.
Associated Goals	Housing Repair and Rehabilitation
Basis for Relative Priority	San Marcos has a high percentage of cost-burdened renters and homeowners, and more than half the existing housing was constructed before 1980. 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.
Priority Need Name	Public Services
Priority Level	High

Description	Using the limited funding provided by CDBG Entitlement for public services to provide support for the City's most vulnerable people.
Associated Goals	Services for Children and Families Emergency Assistance (including Homelessness)
Basis for Relative Priority	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. Needs Assessments conducted by other organizations, consultations with service providers, and survey results all indicated a strong desire for additional funding and support for public services.
Priority Need Name	Public Improvements and Infrastructure
Priority Level	High
Description	Supporting park improvements and other gaps between needs and funding for capital improvements, such as infrastructure; and funding rehabilitation for community centers
Associated Goals	Public Facilities and Infrastructure Park Improvements
Basis for Relative Priority	Survey results showed a strong preference for services and facilities for youth, such as parks and hike and bike trails; providing for capital improvements like sidewalks can improve accessibility for all (an important factor in the City's Comprehensive Plan); and

	community centers in San Marcos provide for cultural and educational programming that is part of the quality of life in the community (as included in the City Council’s Strategic Plan).
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Table 52 – Priority Needs Summary

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

Influence of Market Conditions

The plan must describe how the characteristics of the housing market influenced the jurisdiction's decisions regarding allocation priorities among the types of housing assistance:

- Rental assistance
- Production of new units
- Rehabilitation of existing units
- Acquisition of existing units (including the preservation of affordable housing units)

For each of the following types of affordable housing programs, describe the housing market characteristics that will influence the use of funds available for housing type.

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. A local non-profit agency, Community Action, Inc of South Texas, now receives TBRA funding. Their first application period was January 2025. The City refers people in need of assistance to Community Action, Inc. The San Marcos Housing Authority has 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. Sixteen of Section 8 vouchers managed by the San Marcos Housing Authority are for Veterans affairs Supportive Housing.
New Unit Production	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.
Rehabilitation	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 provide 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.
Acquisition, including preservation	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.

Table 53 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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 54 - Anticipated Resources

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.

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.

Local service organizations – public, non-profit, and private - 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.

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 many 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.

Many organizations are involved in serving residents of San Marcos. The following entities have either recently received CDBG or HSAB funding or are providing guidance to the City's efforts, and are therefore considered to have a major role in implementing the Consolidated Plan. This list is only a small sliver of the many organizations contributing service and expertise in San Marcos.

Types, Roles, and Geographic Area designations below use the categories specified by HUD for this plan.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City - Planning and Development Services	Government agency	affordable housing, homelessness, non-homeless special needs, community development, public facilities, neighborhood improvements, public services, economic development, planning	Jurisdiction
Community Action Partners, Inc of Central Texas	Nonprofit organization	homelessness, non-homeless special needs, public services, planning	Region

Court Appointed Special Advocates of Central Texas	Nonprofit organization, Subrecipient	homelessness, public services	Region
Hays County Food Bank	Nonprofit organization	homelessness, non-homeless special needs, public services	Region
Hays-Caldwell Women's Center	Nonprofit organization, Subrecipient	homelessness, public services	Region
HOME Center of Central Texas	Nonprofit organization	homelessness	Region
Homeless Coalition of Hays County	Nonprofit organization	homelessness	Region
Outsiders Anonymous	Nonprofit organization, Subrecipient	homelessness, non-homeless special needs	Region
San Marcos Housing Authority	Public Housing Authority	public housing	Jurisdiction
Southside Community Center	Nonprofit organization, Subrecipient	homelessness, non-homeless special needs, public services	Region
Texas Homeless Network	Other: Continuum of Care	homelessness	State

Table 55 - Institutional Delivery Structure

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.

The 2023 Hays County Health Assessment found that the strengths of community partners include:

- Leaders who speak the language of target populations
- Successful engagement and support for target communities
- Collaboration with other community organizations to reach target populations
- Leadership development within the target populations

The Health Assessment noted that organizations use a variety of strategies to generate change, such as research and policy analysis, organizing, communication, leadership development, and alliance and coalition building. (p. 58-59)

Outsiders Anonymous reported that although more is needed, some significant strides have been made in Hays County in the past few years regarding mental health and substance abuse. Hays County has a mental health court which provides multiple needed services for individuals who struggle with substance use disorder and have been impacted by the legal system. Additionally, Evoke Wellness (a private entity) has partnered with local law enforcement and other agencies to provide diversion and counseling for individuals who otherwise would have been caught up in the legal system. Free medication assisted therapy is available for any San Marcos resident and these programs are continuing to grow. One of the main gaps in service delivery for people with alcohol or other drug addictions is still housing. Statistics have shown that if an individual does not have adequate housing, they are more likely to relapse than those with adequate housing. Evoke Wellness staff noted that although outpatient services are available, supportive housing is greatly needed. They also said that almost all their clients do not have personal vehicles, making transportation an important issue.

Through the Health Assessment's Community Survey, community members provided input on assets that could contribute to a healthier Hays County. Certain assets exist today (e.g., indigent care program), but some areas need more investment or improvement, e.g., increased childcare opportunities for working families. (p. 42)

- Community organizing and communication channels
- Job skills training and job readiness programs
- Mental health counseling and assistance for uninsured individuals
- Affordable healthcare, Medicare, and indigent healthcare
- Community celebrations and recreational areas

- Housing solutions for low-income individuals
- Improved access to information about available resources
- Veteran inclusion into emergency management events
- Increased childcare opportunities for working families
- Environmental sustainability and conservation efforts

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

Services	Available in this Community	Targeted to Homeless	Targeted to People with HIV
Homeless 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	
Transportation	✓	✓	✓
Other			
Parenting Classes	✓ For youth		

Table 56 – Homeless Prevention Services Summary

Vivent Health staff noted that safety net Ryan White medical services are not available in Hays County. People wishing to access those services must travel to Austin for labs, onsite clinic visits, etc.

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.

The Youth Crisis Respite Home managed by Hill Country MHDD is located in San Marcos and serves all 19 counties in the Hill Country MHDD service area. Youth Crisis Respite services are designed to be preventative by reducing the need for more intensive services such as psychiatric hospitalization, use of the emergency room for non-medical emergency care, and use of juvenile detention when inappropriate. The Youth Crisis Respite Center is designed to provide a safe, supportive environment for young individuals experiencing

a mental health crisis. This center offers short-term, intensive support and stabilization services, allowing youth to recover in a therapeutic setting while reducing the need for hospitalization or emergency intervention. (p. 285 of the 2025 HC MHDD Needs Assessment)

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

Strengths and gaps in the service delivery system for special needs populations are described above.

Agencies and needs assessments discussed the following gaps in the service delivery system that specifically impact people experiencing homelessness:

- The level of funding that is available for supportive services and case management
- Mental health and substance abuse services for people who are uninsured
- Transportation to services
- 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.
- Additional transitional shelters with wraparound services
- 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

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)

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.

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.

SP-45 Goals Summary – 91.215(a)(4)

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.

Notes: Goals in the Consolidated Plan need to be broad enough to encompass a variety of activities, but more specific than just “Economic Development”. Goals are discussed on page 9-11 of the Guide: Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER (called the “Econ Planning Suite Desk Guide”). From the Guide:

SETTING GOALS

Once priorities have been established, grantees must develop a set of goals based on the availability of resources and local organizational capacity. The goals should specifically address the priority needs outlined on the Priority Needs screen. The goals will serve as a management tool to help the grantee track and monitor performance throughout the term of the Consolidated Plan. For goals to be effective management tools, they must be well-defined.

The table below outlines five characteristics that effective goals have in common.

Five Characteristics of Effective Goals	
Specific	Provide enough detail to establish what the grantee wants to accomplish. Specific goals are more easily measured than vague goals.
Measurable	Use a numeric goal. For the Consolidated Plan, each goal can include multiple Goal Outcome Indicators (GOIs).
Action Oriented	Explain what actions must be taken to achieve the goal. For Action Plan projects, the template includes a section for planned activities.

Realistic	Understand the limitations of the situation, including those set by available resources, capacity, and political will.
Time-Bound	Establish a deadline. For the Consolidated Plan, each goal includes a start date and an end date.

Much like the priorities, the Consolidated Plan Template provides a great deal of flexibility in establishing goals, allowing the grantee to determine the number of goals and how the goals are defined. On the other hand, the template requires the goals set in each Action Plan to parallel the goals designated in the Consolidated Plan.

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.

Goals Summary Information

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.

Sort Order	Goal Name	Funding	Quantity	Unit
1	Housing Repair and Rehabilitation	\$1,415,000	28	household housing unit
2	Services for Children and Families	\$520,000	4,600	persons assisted
3	Public Facilities and Infrastructure	\$505,000	400	households assisted
4	Park Improvements	\$600,000	460	households assisted
5	Administration	\$760,000	na	na

Table 57-A – Goals Summary

Goal Descriptions

Sort Order	1
Goal Name	Housing Repair and Rehabilitation
Description	Rehabilitation, repair, and emergency repair of single family homes and 100% owned duplexes, in order to provide suitable living environments, preserve affordable housing stock, and create generational wealth. Owners, including landlords, must meet 80% Area Median Income restriction.
Funding	\$1,415,000
Quantity	28
Unit	household housing unit
Needs Addressed	Affordable Housing
Start Year	2025
End Year	2029
Geographic Area	Citywide
HUD Category	Affordable Housing
HUD Goal Outcome Indicator	homeowner housing rehabilitated, rental units rehabilitated
HUD Objective	provide decent affordable housing
HUD Outcome	affordability
Sort Order	2
Goal Name	Services for Children and Families
Description	Services to survivors of domestic abuse and families who are struggling, in order to create long-term, psychologically supportive, suitable living environments
Funding	\$520,000
Quantity	4,600
Unit	persons assisted
Needs Addressed	Public Services
Start Year	2025
End Year	2029
Geographic Area	Citywide

HUD Category	Non-Homeless Special Needs
HUD Goal Outcome Indicator	public service activities other than low/mod housing benefit
HUD Objective	create suitable living environments
HUD Outcome	availability/accessibility
Sort Order	3
Goal Name	Public Facilities and Infrastructure
Description	Improve or create public facilities and infrastructure, in order to provide benefits to the general public
Funding	\$505,000
Quantity	400
Unit	households assisted
Needs Addressed	Public Facilities
Start Year	2025
End Year	2029
Geographic Area	Citywide
HUD Category	Non-Housing Community Development
HUD Goal Outcome Indicator	public facility or infrastructure activities for low/mod benefit
HUD Objective	create suitable living environments
HUD Outcome	availability/accessibility
Sort Order	4
Goal Name	Park Improvements
Description	Improve or create parks and open spaces, in order to provide benefits to the general public
Funding	\$600,000
Quantity	460
Unit	households assisted
Needs Addressed	Public Facilities
Start Year	2025

End Year	2029
Geographic Area	Citywide
HUD Category	Non-Housing Community Development
HUD Goal Outcome Indicator	public facility or infrastructure activities for low/mod benefit
HUD Objective	create suitable living environments
HUD Outcome	availability/accessibility
Sort Order	5
Goal Name	Administration
Description	Salaries and benefits for City staff who administer the CDBG grant, tracked by the half hour and assigned to the applicable funding source
Funding	\$760,000
Quantity	na
Unit	na
Needs Addressed	Administration
Start Year	2025
End Year	2029
Geographic Area	Citywide
HUD Category	Other: Administration
HUD Goal Outcome Indicator	other: administration
HUD Objective	na
HUD Outcome	na

Table 57-B – Goal Details

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. About \$15 million of the \$24 million in funding has been used to construct stormwater improvements that lower the risk of flooding in some of those areas, and the rest will be used on infrastructure planning and land acquisition.

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)

Approximately 28 families will directly benefit through the Housing Repair and Rehabilitation program. Based on past experience, it is estimated that 13 will have extremely low incomes, 10 will have low incomes, and 4 will have moderate incomes.

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 Involvements

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 2020-2024 Five Year Plan includes the following goals and objectives to increase resident involvement and improve their quality of life, for which they have been tracking progress over the last five years:

PHA 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

This Consolidated Plan must identify strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing identified on MA-40 Barriers to Affordable Housing. No regulatory barriers have been specifically identified in various San Marcos needs assessments; however, the City continues to look for ways to improve processes and provide support for resolution of affordable housing issues.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has developed a Strategic Housing Action Plan with 4 goals, 6 strategies, and 23 action items to address housing needs in San Marcos. This plan was created in 2019. It will be updated, reviewed, and considered for adoption by the San Marcos City Council in the next 12 months. The current draft contains the following implementation steps for the first three years.

Clear Path Permitting - Implementation Steps:

1. Appoint a dedicated case manager for 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:

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

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.

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.

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.

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 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.

Until now, the closest Coordinated Entry program for homeless or near-homeless people seeking services in San Marcos has been 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. 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.

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.

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 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

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.

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 funded housing repair and 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 and related literature, and all documentation related to their home.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions listed above ensure that the City provides lead paint controls for any surfaces impacted by City-funded repair. 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.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,645	38%	3,460	21%
Housing Units built before 1980 with children present	1,650	24%	740	4%

Table 58 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

How are the actions listed above integrated into housing policies and procedures?

Section 14.06 of the Community Initiatives Division Policy and Procedures Manual describes the procedures and the regulations that require them. It states:

14.06 Lead-based Paint

In recognition of the dangers posed by lead-based paint, as part of the CDBG participation requirements, all projects must comply with Lead Based requirements of 24 CFR Part 35. Subparts A, B, J, K and R. These regulations can be found here:

https://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title24/24cfr35_main_02.tpl

When considering whether Lead Based Paint requirements pertain to a specific property, the project manager must first complete the Lead Safe Housing Requirements Screening Worksheet to this policies and procedures document. This worksheet assists in determining whether exemptions to the requirements apply.

All lead based paint documentation as it pertains to individual project activities will be kept in individual rehabilitation project files by address, for the duration required for retention of records for that type of project (in no case less than three years).

Appendix A Chart One through Chart Four show the steps to be followed by the project manager regarding Lead Based Paint compliance. These steps are based on the level of assistance potentially to be received by the property owner.

All homes constructed prior to 1978 will require a Lead Based Paint assessment by an independent or sub-contracted certified Lead Based Paint Risk Assessor. A visual assessment alone is not considered an evaluation for the purposes of fulfilling this requirement.

If results are positive for lead based paint hazards, then the Lead Hazard Reduction procedures and final clearance will be undertaken per federal and state regulations prior to site-specific rehabilitation activities.

In cases where evaluation or hazard reduction or both are undertaken as part of federally funded rehabilitation, the Program Manager shall provide a notice to occupants in accordance with 24 CFR §35.125 as well as the latest version of the lead based paint pamphlet “Protect Your Family from Lead in Your Home” in English and Spanish and shall obtain a signed statement from the homeowner that they have received the information. The pamphlet is located on the EPA’s website: <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

The Project Manager shall ensure that lead safe work practices and the EPA’s Renovation, Repair, and Painting Rule practices are used during rehabilitation work on painted surfaces larger than the de minimis amounts [specified in 24 CFR 35.1350(d)] that are known or

presumed to have lead, and that all disturbed paint is properly repaired [24 CFR 35.930(b)(2)]. As part of the beneficiary agreement, the homeowner agrees to relocate voluntarily when it is determined to be necessary, and the project manager shall inform the homeowner that if a child six or younger or a woman of child-bearing age lives at the home, then temporary relocation is necessary while lead based paint remediation work is performed.

Contractors working with CDBG funding are required to abide by all processes and standards in the following two guides:

- Lead Safe Certified Guide to Renovate Right
<https://www.epa.gov/lead/renovate-right-important-lead-hazard-information-families-child-care-providers-and-schools>
- Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing
https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines

SP-70 Anti-Poverty Strategy – 91.215(j)

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 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The 2025-2029 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 Comprehensive Plan, Consolidated Plan, strategic goals, needs assessments, policies, and programs when choosing among applicants and staff proposals.

The Vision SMTX Comprehensive Plan was adopted by the San Marcos City Council on October 15, 2024. The Plan is a vision and policy document intended to guide the growth and evolution of the City for the next 20-30 years. The plan includes support (goals and action steps) for diverse housing choices, including "missing middle" housing that can provide affordable housing options. It also includes goals and actions supporting job creation and capital investment in local businesses.

Quality of Life and Economic Vitality were named as three of the five strategic goals in the 2025 City Council Strategic Plan, continuing the focus on these issues that has been evident for some time. Housing affordability, homelessness, local business support, and workforce development are all addressed in more detail, with action steps, within the document.

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

The City has established standards and procedures for monitoring subrecipients and potential projects. This includes a risk assessment and formalizing a monitoring plan based on the assessment. Subrecipient monitoring includes a review of financial management practices, contracting, 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 reports that are reviewed to ensure that projects are on track. IDIS is updated quarterly using data from the reports.

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 interviews. Staff compare results with weekly payroll records to ensure compliance.

Each infrastructure project has a designated Project Manager who is a member City staff. City inspectors and Project Managers monitor construction projects for code and plan compliance, and review all draw requests. Building permits and all required inspections, are obtained for rehabilitation projects.

The City's purchasing department checks the state's list of minority businesses when preparing a Request for Proposal or Request for Qualifications, so they can send the notice directly to businesses listed that are applicable to the project.

AD-40 Appendix - Alternate/Local Data Sources

<u>Data Source Name</u> Public and Indian Housing Information Center (PIH, formerly PIC)
List the name of the organization or individual who originated the data set. HUD's Office of Public and Indian Housing– numbers accessed by the San Marcos Public Housing Authority
Provide a brief summary of the data set. public housing units and vouchers, characteristics of residents (Sections NA-35 and MA-25)
What was the purpose for developing this data set? This data was pulled from the same data source (PIH) that HUD uses, and it was pulled by the San Marcos Public Housing Authority. It is included here because the numbers differ substantially from those included by HUD.
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? It comprehensively covers the population that holds a voucher administered by the San Marcos Public Housing Authority.
What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2024
What is the status of the data set (complete, in progress, or planned)? Complete
<u>Data Source Name</u> Data.census.gov
List the name of the organization or individual who originated the data set. US Census Bureau

<p>Provide a brief summary of the data set.</p> <p>Median Home Value, Base Year 2010 = \$121,700</p> <p>Median Contract Rent, Base Year 2010 = \$644</p> <p>Demographics Base Year: 2010</p> <p>Population 44,894</p> <p>Households 15,861</p> <p>Median Income \$26,734</p> <p>(Section MA-15)</p>
<p>What was the purpose for developing this data set?</p> <p>Providing a more accurate measurement. 2006-2010 ACS numbers are available so we replaced the 2009 American Community Survey numbers that had been provided with 2010 numbers to make it an even 10 year comparison.</p>
<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This data is the most comprehensive and diverse available since it was provided by the US Census Bureau</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2010</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
<p><u>Data Source Name</u></p> <p>People Living with HIV</p>
<p>List the name of the organization or individual who originated the data set.</p> <p>Texas Department of State Health Services</p>
<p>Provide a brief summary of the data set.</p> <p>Number of people living with HIV/AIDS in Hays County</p> <p>(Section NA-45)</p>
<p>What was the purpose for developing this data set?</p> <p>To provide data for the “Special Needs” sections of the Consolidated Plan</p>

<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This data is comprehensive; it is collected by the Texas Department of State Health Services for the whole state.</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2023 compared with 2014</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>
<p><u>Data Source Name</u></p> <p>JobsEQ proprietary software</p>
<p>List the name of the organization or individual who originated the data set.</p> <p>Chmura Economics & Analytics</p>
<p>Provide a brief summary of the data set.</p> <p>Employment, wage, and occupation data for San Marcos (Section MA-45)</p>
<p>What was the purpose for developing this data set?</p> <p>Having current information specific to San Marcos instead of Hays County.</p>
<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This data is comprehensive. It is collected nationwide.</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2024</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>
<p><u>Data Source Name</u></p> <p>2024 Labor Force</p>
<p>List the name of the organization or individual who originated the data set.</p> <p>Environmental Systems Research Institute (ESRI)</p>

<p>Provide a brief summary of the data set.</p> <p>Labor force data for San Marcos (Section MA-45)</p>
<p>What was the purpose for developing this data set?</p> <p>Having current information specific to San Marcos instead of Hays County.</p>
<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This data is comprehensive. It is collected nationwide.</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2024</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>