

**Items highlighted in yellow will be updated after the review process**

## **Program Year 2020 Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER)**

### **CR-05 - Goals and Outcomes**

#### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

*This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.*

Program year 2020 (PY 2020) which began October 1, 2020 and ended September 30, 2021 was the first year of the 2020- 2024 Consolidated Plan for the Community Development Block Grant (CDBG) program. This 5-year plan established three priority needs to be addressed using CDBG Entitlement funds: (a) affordable housing; (b) public services; (c) public facilities, and added economic development as a priority for CDBG-Coronavirus Relief funds along with affordable housing and public services. All projects and activities carried out during program year 2020 addressed a priority need. All projects/activities satisfied a National Objectives: all benefitted low to moderate income persons. The City was above the timeliness threshold of 1.5% on the August 1, 2021 testing date; however, when the housing rehabilitation programs re-start in PY 2021, the City will be well below the threshold at the next testing date.

Funds provided in response to the COVID-19 pandemic took some focus away from planned programs because staff time was needed to create and administer a separate application process, and then work with recipients to get programs underway as quickly as possible.

Key accomplishments in Program Year 2020:

- One staff-administered program was active during the year: the Homebuyers Assistance Program. Five new homebuyers were assisted with down payment and closing costs. Funding was available for twelve.
- Two subrecipient-administered CDBG-Entitlement programs were active during the year: Advocates for Foster Children (105 served) and Housing Counseling (61 served).
- Several CDBG-Coronavirus programs continued: Advocates for Foster Children (22 served), Small Business Assistance (23 served), and Rent-Mortgage Utility Assistance (192 served).
- Community Initiatives staff assisted with Council discussion on the allocation of a \$2.6 million reimbursement through the Texas Department of Emergency Management's Coronavirus Relief Fund (CRF)

- A competitive application process was held for \$640,000 using general funds generated by the CRF reimbursement. Staff worked with a three-member volunteer committee, which made recommendations to City council on allocating the funds.
- A competitive application process was held for \$999,120 for Human Services Grants. Recommendations for allocations of these funds will be made to the City Council by the Human Services Advisory Board in PY 2021.
- San Marcos continued to affirmatively further fair housing by publishing an annual fair housing rights ad in English and Spanish in the local newspaper, maintaining a Fair Housing page on the City's website, and issuing a proclamation declaring April to be "Fair Housing Month". The City partnered with Austin Tenants Council to provide training on fair housing for landlords.
- Policies and procedures were finalized for the disaster recovery and mitigation grants. Section Three (low income contractors) policies and procedures were revamped following updates to the federal regulations.
- Construction was started on the Uhland Road disaster recovery stormwater project.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g) Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.** Note: Table 1 has been divided into parts in order to be legible.

Goal	Category	Indicator
Advocates for Foster Children	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit
CDBG-CV Coronavirus Response	Other-Coronavirus Response	Public service activities other than Low/Moderate Income Housing Benefit
CDBG-DR Disaster Recovery	Other - Disaster Recovery	Other
CDBG-MIT Mitigation of Risk	Other - Mitigation of Risk from Potential Disaster	Other
Estimated Administration Cost at 20% of Grant	Other - Grant Administration	Other
Home Ownership Counseling	Affordable Housing	Public service activities other than Low/Moderate Income Housing Benefit
Homebuyer Assistance	Affordable Housing	Direct Financial Assistance to Homebuyers
Housing Demolition	Affordable Housing	Buildings Demolished
Owner Occupied Housing Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated
Park or Public Facility Improvements	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit
Priority Repair	Affordable Housing	Homeowner Housing Rehabilitated

**Table 1 - Part A – Indicators**

<b>Goal</b>	<b>Funding</b>
Advocates for Foster Children	\$60,000
CDBG-DR Disaster Recovery	\$33,794,000
CDBG-MIT Mitigation of Risk	\$24,012,000
Estimated Administration Cost at 20% of Grant	\$143,890
Home Ownership Counseling	\$23,656
Homebuyer Assistance	\$84,000
Owner Occupied Housing Rehabilitation	\$100,000
Park or Public Facility Improvements	\$268,000
Priority Repair	\$43,248

**Table 2 - Part B – Program Year Funding**

<b>Goal</b>	<b>Funding</b>
Advocates for Foster Children	\$300,000
CDBG-CV Coronavirus Response	\$993,086
CDBG-DR Disaster Recovery	\$33,794,000
CDBG-MIT Mitigation of Risk	\$24,012,000
Estimated Administration Cost at 20% of Grant	\$720,000
Home Ownership Counseling	\$118,280
Homebuyer Assistance	\$420,000
Housing Demolition	\$215,000
Owner Occupied Housing Rehabilitation	\$1,000,000
Park or Public Facility Improvements	\$625,000
Priority Repair	\$216,240

**Table 3 - Part C – Strategic Plan Funding (PY 2020-2024)**

<b>Goal</b>	<b>Expected</b>	<b>Actual</b>	<b>Measure</b>	<b>% Complete</b>
Advocates for Foster Children	136	105	Persons Assisted	77%
CDBG-DR Disaster Recovery	*	*	Other	14%
CDBG-MIT Mitigation of Risk	*	*	Other	0.3%
Estimated Administration Cost at 20% of Grant	NA	NA	Other	100%
Home Ownership Counseling	25	61	Households Assisted	244%
Homebuyer Assistance	12	5	Households Assisted	42%
Owner Occupied Housing Rehabilitation	7	0	Household Housing Unit	0%
Park or Public Facility Improvements	2000	0	Persons Assisted	0%
Priority Repair	8	0	Household Housing Unit	0%

**Table 4 - Part D – Program Year Measures**

\*percent complete was calculated by amount of funds expended vs amount of funds available during the program year

Goal	Expected	Actual	Measure	% Complete
Advocates for Foster Children	280	105	Persons Assisted	38%
CDBG-CV Coronavirus Response	500	606	Persons Assisted	121%
CDBG-DR Disaster Recovery	**	**	Other	26%
CDBG-MIT Mitigation of Risk	**	**	Other	0.3%
Estimated Administration Cost at 20% of Grant	NA	NA	Other	100%
Home Ownership Counseling	500	61	Households Assisted	12%
Homebuyer Assistance	50	5	Households Assisted	10%
Housing Demolition	18	0	Buildings	0%
Owner Occupied Housing Rehabilitation	35	0	Household Housing Unit	0%
Park or Public Facility Improvements	2000	0	Persons Assisted	0%
Priority Repair	60	0	Household Housing Unit	0%

**Table 5 - Part E – Strategic Plan to Date Measures (PY 2020)**

\*\*percent complete was calculated by amount of funds expended vs amount of funds total

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

35% (\$250,904 out of \$722,794) of the PY 2020 funding was allocated to programs that address the City's highest priority, which is the creation and maintenance of affordable housing. For PY 2020, the City funded programs to support homebuyers and rehabilitate and repair owner occupied single family housing. 45% (\$328,000) of the funding addressed other high priorities: support for public facilities through a program to rehabilitate a former school building now used for community programs, and support for children who have been placed in foster care. Although most of these programs were not active during PY 2020, the funding remains allocated and when put to use will be effective in meeting the City's high priority needs.

Regarding specific objectives, five applicants were funded in the Homebuyers Assistance Program out of an expected twelve, and 105 foster children received advocates, 31 fewer than the expected 136. The City will be marketing the Homebuyers Assistance Program aggressively in Program Year 2021. The need for advocates for foster children is high; however, the court system has delayed hearings, which stretches the

capacity of the current advocates since children are remaining in the program longer pending resolution of their cases through court hearings.

The 2020-2024 Consolidated Plan lists the following as high priorities: **Affordable Housing, Public Services, Public Facilities, and Economic Development (related to recovery from the pandemic).**

#### **AFFORDABLE HOUSING**

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

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

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

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

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

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

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

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

DISCUSSION AND SUMMARY: Due to the high cost of purchasing homes in the area, along with the need for rehabilitation as discussed above, the

City had opted to prioritize preservation of the existing affordable housing stock through rehabilitation instead of acquiring houses.

- **Homelessness**

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

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

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

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

The San Marcos Housing Authority has also found creative ways to meet some of the need. The Housing Authority applied for and received 36 Emergency Housing Vouchers for use similar to the Section 8 program.

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

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

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

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

beginning to identify local leaders for the effort, and to establish a working framework such as committees to address specific issues such as prevention.

#### **NON-HOUSING COMMUNITY DEVELOPMENT**

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

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

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

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

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

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

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

adjustments made for operating in the pandemic.

SUMMARY: HUD has provided an alternative requirement that up to 100% of CDBG-CV funding can be spent on public services. Due to the nature of the situation – a pandemic – public services will be the first consideration for the use of funds. In addition, its use for job retention is appropriate due to the economic impacts of the pandemic caused by required business closures and occupancy restrictions. CR-10 - Racial and Ethnic composition of families assisted

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

<b>RACE</b>	<b>CDBG</b>	<b>CDBG-CV</b>
White	80%	66%
Black or African American	14%	15%
Asian	0%	4%
American Indian or American Native	1%	0%
Native Hawaiian or Other Pacific Islander	0%	0%
Other	5%	15%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>
<b>ETHNICITY</b>	<b>CDBG</b>	<b>CDBG</b>
Hispanic	77%	58%
Not Hispanic	23%	42%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>

**Table 6 – Table of assistance to racial and ethnic populations by source of funds**

The San Marcos CDBG program reaches out to and serves all low to moderate income people in our community. The City served minority populations at a slightly higher ratio than our census, with 14% and 15% of beneficiaries being African American and 77% and 58% having Hispanic ethnicity. Per the US Census Bureau, as of July, 2019, the following are estimates of race and Hispanic origin for the residents of San Marcos:

White alone, percent	84.3%
Black or African American alone, percent(a)	6.4%
American Indian and Alaska Native alone, percent(a)	0.3%
Asian alone, percent(a)	2.5%
Native Hawaiian and Other Pacific Islander alone, percent(a)	0.1%
Two or More Races, percent	2.6%
Hispanic or Latino, percent(b)	43.1%
White alone, not Hispanic or Latino, percent	46.2%

(a)Includes persons reporting only one race

(b)Hispanics may be of any race, so also are included in applicable race categories

Source: US Census QuickFacts <https://www.census.gov/quickfacts/sanmarcocitytexas>

**CR-15 - Resources and Investments 91.520(a)****Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG-PY 2020	public - federal	\$722,794	\$202,720
CDBG-PY 2019	public - federal	\$680,998	\$38,164
CDBG PY 2018	public - federal	\$175,549	\$0
CDBG-CV Rd 1 and 3	public - federal	\$993,086	\$618,536
CDBG-DR	public - federal	\$28,830,676	\$3,950,383
CDBG-MIT	public - federal	\$24,012,000	\$69,606
HOME through State of Texas	Public – federal (through the state)	No amount specified	\$0
Together for a Cause Transitional Housing	Coronavirus Relief General Fund	\$150,000	\$0
Together for a Cause Transitional Housing	American Rescue Plan	\$100,000	\$46,225
Rent-Mortgage Program (Direct to Community Action)	Coronavirus Relief General Fund	\$174,399	\$52,320
Small Business Program (to Chamber)	Coronavirus Relief General Fund	\$200,000	\$0
Court Appointed Special Advocates	Coronavirus Relief General Fund	\$40,000	\$0
Hays County Food Bank	Coronavirus Relief General Fund	\$6,830	\$0
Hill Country MHMR	Coronavirus Relief General Fund	\$94,050	\$0
Human Services Grant Application Process	City of San Marcos	\$500,000	\$0
Human Services Grant Application Process	Coronavirus Relief General Fund	\$349,120	\$0
Human Services Grant Application Process	American Rescue Plan	\$150,000	\$0
	<b>TOTALS</b>	<b>\$57,179,502</b>	<b>\$4,925,634</b>

**Table 7 - Resources Made Available****Narrative**

The City had CDBG Entitlement Funding available of \$722,794 in PY 2020 funds and expended \$202,720, or 28%. Remaining funds will be spent in future years on the programs approved for PY 2020.

\$164,900 of the PY 2018 funds were for a program to purchase lots to use for the construction of homes for low- to moderate-income people who lost their homes in the 2015 floods. No lots have been purchased. Lots in the San Marcos market are very expensive and sell very quickly, due to

development pressure from the city of Austin, which is within commute distance. The City is continuing to explore alternatives to obtain lots that can be used for housing construction. In PY 2020, the City Council approved donating five City-owned lots to the program, which will be replatted to six lots.

Expenses for CDBG-CV were for three programs: rent-mortgage-utility assistance, court appointed special advocates.

CDBG-DR expenses were for the cost of program staff handling amendments to the plans, and for the engineering staff's oversight of the design of infrastructure projects by consultants, for the engineering design work, and for the start of construction of the Uhland Road project.

The CDBG-MIT action plan was approved during the PY 2020 year, and expenses are related to administration of the grant and capital improvements planning.

Although the City received a competitive award of HOME funding through the Texas Department of Housing and Community Affairs, no amount is specified for the award; the number of homes that can be reconstructed using the funding depends on the amount available in the funding source at the time the program is launched. This program has not yet been launched.

The City received quite a bit of coronavirus pandemic funding and City Council chose to use much of the funding to support social services. During PY 2020, some of the funding was allocated to specific programs, listed above. Some was allocated to the Human Services Grant process, for which applications were accepted within PY 2020, for review and selection in PY 2021.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Limits	100%	100% of all expenditures	See below

**Table 8 – Identify the geographic distribution and location of investments**

**Narrative**

Ten of the twelve census tracts in the City of San Marcos contains at least 69% low to moderate income people, with the remaining two at 48% and 26% (in a tract with only 2,215 people). Therefore the CDBG geographic target area encompasses the entire city limits.

Of the two active programs, only one has a recorded geographic impact – the Homebuyer Assistance Program. The other program, Advocates for Foster Children, does not publish the locations of families served, for privacy purposes. The Homebuyer Assistance Program provided five forgivable loans to homebuyers for down payment and closing cost assistance. Pending: census tract information

Regarding the use of publicly owned land to fulfill identified needs: The City Council donated five City-owned lots for construction of affordable houses through the CDBG-DR program. The historic school that is used as a community center and which received funding for rehabilitation in PY 2020 is owned by the San Marcos Consolidated Independent School District. In addition, The stormwater infrastructure projects under design with CDBG-DR funding utilize a combination of publicly owned land and land purchased from private owners.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City does not require that projects/programs have matching funds. The Southside Community Center rehab program and CASA child advocacy program all utilize additional funding sources, including private and local government funds. The City supports public service agencies by using approximately \$500,000 of the general fund for Human Services Advisory Board Grants.

In addition, the City provides the following facilities at low or no cost for the programs housed within them:

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

The City does not receive HOME or ESG funding through direct allocation.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

### Using CDBG-Entitlement, CDBG-CV, and CDBG-DR funding

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	46	0
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>51</b>	<b>0</b>

**Table 9 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental and Mortgage Assistance	0	192
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	32	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>32</b>	<b>192</b>

**Table 10 – Number of Households Supported**

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Funds provided in response to the COVID-19 pandemic took some focus away from planned programs because staff time was needed to create and administer a separate application process, and then work with recipients to get programs underway as quickly as possible.

In addition, regarding CDBG-DR funding for reconstruction of homes, it has proved more difficult than expected to provide new affordable housing because of the generally high price of lots in the area. Approximately \$2.6 million remains in funding for reconstruction of homes. The City is currently pursuing several possible methods of obtaining affordably priced lots: reviewing land that is already City-owned; obtaining tax-foreclosed lots; identifying neglected lots that may indicate an owner's willingness to sell; and acquiring unsafe structures using various funding sources and using the land to further affordable housing initiatives. In PY 2020, the City Council approved donating five city-owned lots to the program. Early in PY 2021, the City expects to release Requests for Proposals for housing rehabilitation contractors and housing construction

contractors, and for an inspector/estimator contractor to create the scopes of work, so that work can begin on all housing construction, rehabilitation, and repair programs.

The CDBG-DR grant also has funding that has been allocated toward the rehabilitation of rental units (\$659,000 remaining) and reimbursement of homeowners' expenses for repairing their homes (\$1,000,000). These programs are intended to help preserve existing affordable housing. They will be implemented in PY 2021.

**Discuss how these outcomes will impact future annual action plans.**

Rehabilitation of homes continues to be the City's top priority for CDBG funding. The amounts not used in prior years will be used for those same programs, but later than expected. The City will hold competitive procurements for contractors, and then will complete several years worth of projects at once.

It is possible that the number of new homes expected to be constructed using CDBG-DR funds will decrease due to the continued generally high lot prices, as well as the impact of the pandemic on the prices of building materials due to supply disruption.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>CDBG-CV Actual</b>	<b>HOME Actual</b>	<b>Housing Trust Fund Actual</b>
Extremely Low-income	4	104	na	na
Low-income	21	67	na	na
Moderate-income	20	21	na	na
<b>Unknown</b>	16	0	na	na
<b>Total</b>	65	192	na	na

**Table 11 – Number of Households Served**

**Narrative Information**

Households shown above participated in the City's Rent-Mortgage-Utility Assistance program, Homebuyer Assistance program, and in the Homebuyer Counseling program, all of which track income levels for eligibility purposes. Foster children are presumed to be in the extremely low income category since they are wards of the state; income is not an eligibility factor for them.

## 24 CFR 570.3 DEFINITIONS

[https://www.ecfr.gov/cgi-bin/text-idx?rgn=div5;node=24:3.1.1.3.4#se24.3.570\\_13](https://www.ecfr.gov/cgi-bin/text-idx?rgn=div5;node=24:3.1.1.3.4#se24.3.570_13)

HUD establishes income maximums for each grantee based on Census data, as updated annually by the American Community Survey. San Marcos is included in the Austin-Round Rock Metropolitan Statistical Area (MSA) for the calculation of income limits. As an example, for 2019, 80% of the median family income for a family of four in this MSA is \$78,100.

All beneficiaries for PY 2020 had incomes less than 80% Area Median Income. The City certifies that the PY 2020 programs met the Section 215 definition of affordable housing.

The City acknowledges that it is important to address the housing needs of persons with disabilities and households who live at or below 50% of the Area Median Income. The City has funded housing rehabilitation projects annually that provide needed improvements to bring the homes up to code compliance and to provide handicap accessibility.

Addressing "worst case" housing needs is critical to ensuring a viable community. In San Marcos, with a very high percentage renter population, this is especially for those unassisted renters with incomes below 50% of the local area median incomes who pay more than half of their income for housing. The City has supported Low Income Housing Tax Credit multi-family projects in order to support renters, as well.

In 2018, the City created a Workforce Housing Task Force that led to the creation of a Housing Strategic Action Plan in 2019 that is currently under review. Adoption of this plan and its implementation will help foster the creation and retention of affordable housing in San Marcos.

## PY 2020 CDBG Income Limits

Median Family Income: Austin-Round Rock MSA - **\$98,900 as of June 1, 2021**

Effective: June 1, 2021

Percent AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>30%</b>	\$20,800	\$23,750	\$26,700	\$29,650	\$32,050	\$34,400	\$36,800	\$39,150
<b>50%</b>	\$34,650	\$39,600	\$44,550	\$49,450	\$53,450	\$57,400	\$61,350	\$65,300
<b>80%</b>	\$55,400	\$63,300	\$71,200	\$79,100	\$85,450	\$91,800	\$98,100	\$104,450

Source: <https://www.hudexchange.info/resource/5334/cdbg-income-limits/>

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Annually, the City provides \$500,000 total in grants through its General Fund to organizations that serve the homeless and those at risk of becoming homeless, including the Hays County Area Food Bank, the Society of St. Vincent De Paul, Southside Community Center, Salvation Army, Hays-Caldwell Women's Center, the Greater San Marcos Youth Council, and the residents' services program of the San Marcos Housing Authority. The City relies upon its non-profit partners in outreach activities for the unsheltered homeless population in San Marcos.

A Point-In-Time Count of homeless people was conducted for Hays County on January, 2021, by the HOME Center of Central Texas. With more than 66,000 residents, San Marcos is the most populous city in the county, which has more than 214,000 residents in 11 communities. The second and third largest cities in the county are Buda with 18,000 people, and Kyle, with 48,000. The Point-In-Time Count 137 homeless people total: 123 adults and 14 children under 18. All but two people were located in San Marcos. Thirty were sheltered and 107 were unsheltered.

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

Because of the pandemic, an official count was made only of sheltered populations, and for San Marcos this only included the Hays-Caldwell Women's Center, with 30 people. Volunteers also filled out observation surveys of unhoused people in San Marcos and Kyle. Therefore, numbers of people may be lower than actual, and data is limited.

Results for Point in Time Count are as follows:

<b>Table 20 – Homeless Point in Time Count Statistical Groups*</b>	
Chronically Homeless Individuals and Families	2 (individuals)
Families with Children	Approximately 7 households, 33 people
Veterans and Their Families	unknown
Unaccompanied Youth	not counted
Households without Children	unknown

\*Note: People can belong to more than one group

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The three homeless shelters in San Marcos target specific populations:

The Hays-Caldwell Women's Center provides services to victims of family abuse. Hays-Caldwell Women's Center provided various services to 2,023 unduplicated victims of abuse, with 1,408 of those from Hays County, in program year 2019-2020. Currently the Center provides emergency shelter, counseling, prevention education, physical exams, and forensic interviews. Hays-Caldwell Women's Center also continued to raise funding and prepare for the construction of a new transitional shelter on City-owned land that will house 18 families. Construction is now underway, and the shelter is expected to be completed in December, 2021.

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. Services include youth and family counseling, trauma support groups, shelter, and assessment services. In 2020, 175 children received shelter care and assessment services and almost 500 children and their families received prevention and intervention services through Family and Youth Services.

Southside Community Center is able to provide emergency shelter for up to 25 persons in families. In addition to providing overnight shelter, Southside also provides a daily meal to approximately 60 people that is open to anyone, and provides the homeless with an opportunity to shower and wash their clothing.

On the day of the Point-In-Time Homeless Count, six out of seven families with children (a total of 30 people) were sheltered. Twelve single-person adult only households were sheltered. Shelter counts were made only at Hays-Caldwell Women's Center.. Approximately 77% of the homeless people in Hays County were unsheltered. Even in January, the weather in the area is generally mild, and this may in part account for the number outside a shelter; however, San Marcos does not have a shelter that serves individual adults, so it is worth noting that approximately 107 (105 in San Marcos) people were homeless in the area without shelter available to them. Specific exceptions may be made by Southside Community Center on a case-by-case basis in order to provide shelter for individuals.

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

The City of San Marcos and Hays County are covered under the Texas Balance of State Continuum of Care run by the Texas Homeless Network. The City works closely with the local non-profit organizations that provide shelter and services to specifically targeted homeless populations. San Marcos has an informal network of service providers that provide cross referrals to each other and any resources they can find, local and otherwise;

however, no central coordination currently exists to provide help to people recently released from institutions or publicly provided systems of care. The City does not have a homeless discharge coordination policy

In addition, the San Marcos City Council created a Council Committee on Homelessness in February, 2020 to begin to address homelessness in San Marcos and create necessary partnerships. City staff members on this Committee convened a general meeting in October, 2020, to begin to create the Hays County Local Homeless Coalition. This meeting was attended by 55 people, including representatives of 27 service agencies. The coalition met monthly for the entire program year. Committees have been formed, such as the one in charge of establishing coordinated entry.

For people with Intellectual Development Disorder who are discharged from the State Supported Living Centers (SSLC) (state-run institutions), there is intensive planning and coordination prior to their discharge and they almost always leave the SSLC with Home and Community Services so they have a “guaranteed” living environment awaiting them. The LIDDA is aware that people can be referred to the Section 8 Housing waitlists (through both city and county housing authorities). Upon release from an institution, Hill Country MHDD’s LMHA will provide a comprehensive evaluation to identify housing needs among other risks or needs and make referrals to local resources: including the San Marcos Housing Authority, shelters, and agencies that may assist with providing financial supports until permanent housing can be obtained. Hill Country MHDD also participates in a supportive housing program through the state, but individuals do not always qualify for this assistance; there is a very long application process; the assistance is not immediately available; and the funds are limited and often are not adequate to cover the present need.

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

The City has several programs in place to help reduce housing costs, including: (1) using non-federal funds to provide utility bill payment assistance to low income, elderly or disabled residents once per year; (2) providing a \$25,000 homestead exemption for homeowners sixty-five and older or with a disability; (3) providing free energy and water audits to help residents find ways to lower utility costs; and (4) providing utility bill averaging to equalize energy costs over a 12-month period; (5) provide financial support through general fund grants to numerous social service agencies; Hays County Food Bank, San Marcos Resident Services, Youth Services Bureau, SMCISD Age Parenting Program, Combined Community Action (Senior Nutrition), Mental Health Services, Society of St. Vincent de Paul, Early Childhood Intervention, Greater SM Youth Council, Drug Abuse Center, United Way of Hays County, Child Protective Board, and the Salvation Army.

The City is working on homelessness prevention by working to provide a variety of affordable housing support programs using CDBG and state-allocated HOME funds. In 2018 the City hired a consultant to conduct a Housing Needs Assessment. A proposed implementation Housing Strategic Action Plan stemming from the Needs Assessment will be considered by City Council after review by the Planning and Zoning Commission.

The City of San Marcos does not receive ESG funds. However, several local agencies provide assistance to homeless individuals.

1) The Salvation Army – San Marcos provides basic needs assistance.

2) The San Marcos Consolidated Independent School District Homeless Liaison Services office acts as a liaison between students experiencing homelessness and the school district. The office provides support services to students, such as:

- Tutoring and mentoring
- Assistance with school supplies
- Transportation assistance
- Help in obtaining identification documents
- Assistance with fees for school activities, summer school, and camp tuition
- Referrals to other community agencies

Homeless students may attend the school zoned for their area, or the school they last attended. School districts are required to make reasonable accommodations for transportation, even out of their zoned areas.

3) The Greater San Marcos Youth Council provides an emergency shelter for children who have been neglected, abused, abandoned, who are homeless, or who have run away. It Operates a Crisis Hotline providing crisis intervention for youth, and offers support services, including:

- Psychological, medical, and dental evaluations
- Drug/alcohol assessments
- Public education or General Education Diploma (GED) classes. Shelter residents may enroll in or continue to attend an area school.
- Individual and family counseling
- Life skills instruction

4) The Hays-Caldwell County Women's Center's office and shelter are operated on land provided by the City on a long-term, \$10 per year lease. This property will also become the site of 18 units of transitional housing that started construction in 2020. The proposed development will be targeted to women with children who are leaving the shelter and need month-by-month, low-cost rent as they transition away from their abusive situation.

5) Community Action Inc., offers some case management services and classes to assist people who are in danger of becoming homeless, in addition to providing financial assistance through various grants.

6) Together for a Cause offers emergency assistance, motel stays, and assistance with applications with the goal of moving people from

homelessness to more stable housing.

7) H.O.M.E. Center offers emergency assistance, motel stays, and case management with the goal of moving people from homelessness to more stable housing.

8) Through Community Development Block Grant- Coronavirus Relief (CDBG-CV) one-time funding, the City was able to offer more than \$500,000 in rent, mortgage, and utility assistance through a program run by Community Action, Inc and Blanco River Regional Recovery Team. This was provided to people at risk of becoming homeless due to having missed payments for reasons related to the coronavirus pandemic.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Annually, the City provides approximately \$25,000 as a grant using general funds to support programs at the San Marcos Public Housing Authority that improve the quality of life for public housing residents, reduce dependence on welfare, and empower residents to take charge of their lives and their environment by employing the following initiatives: Elderly/Disabled Services, General Family Services, the Family Self Sufficiency Program, and Resident Organizations.

In 2018 the City amended the CDBG-DR Action Plan to allow for reimbursement to the San Marcos Public Housing Authority for eligible costs of repairs made due damage sustained to public housing during the floods in 2015. In November, 2019, the City submitted a request to HUD for an extension of the time limit for expenditures to October 30, 2018, thereby waiving the requirement that expenditures be made within one year of date of loss. HUD granted the extension April 24, 2020.

The Housing Authority provided income and expense documentation to the City, and in 2020 City staff in the Community Initiatives Division extensively reviewed the documentation provided. This review confirmed \$628,115 in eligible expenditures, which was paid in PY 2020.

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

A five-member board, including a resident board member, oversees the Housing Authority's programs; board members are appointed by the City's Mayor and City Council. Each public housing complex has a resident Council or Assembly group which holds periodic meetings. These resident councils and assemblies provide a direct opportunity for residents to become more involved in management of housing and services. The resident councils help coordinate with local agencies and supervising volunteer programs which serve all residents.

Although the City held a workshop with one of the resident councils while gathering data for the 2020 Consolidated Plan, the City has not recently marketed CDBG programs such as the Homebuyer Assistance Program directly to public housing residents. None of the clients assisted through the City's Homebuyer Assistance Program have been public housing residents.

The staff of the San Marcos Housing Authority's (SMHA) Resident Services Department take actions to encourage public housing residents to become more involved in management and to participate in homeownership. The mission of SMHA Resident Services is to provide a wide variety of direct services and referrals to families and individuals receiving housing assistance. The strategies they employ to reach these goals include several complementary initiatives: Elderly/Disabled Services, Youth Development Services, Self-Sufficiency, and Resident Organization (the resident councils and assemblies). Each Resident Services facility includes a meeting room, a computer lab, a kitchen, and an office. We provide services, to one degree or another, to about 950 persons. Participants in the Self Sufficiency program receive money management training with the goal of helping them be able to become homeowners, in addition to case management, support group facilitation, and connection to job

training and educational resources. The Youth Development Services include after school and summer programs, self-development, and additional meal support. Elderly/Disabled Services help individuals obtain access to medication and medical appointments, social activities, and food deliveries.

**Actions taken to provide assistance to troubled PHAs**

The San Marcos Housing Authority is not designated as a troubled PHA.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The most recent Analysis of Impediments to Fair Housing Choice (AI) - adopted June 6, 2017, did not find any regulatory barriers. The City completed the update of its development codes during PY 2017, and the revised Development Code was adopted by City Council on April 17, 2018. 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.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Two primary obstacles affect the ability to meet the underserved needs of San Marcos residents: inadequate funding and lack of capacity. Organizations and government programs that provide supportive services are finding it increasingly difficult to maintain their current funding levels or to obtain new sources of revenue. Loss of revenue can lead to program elimination or reduction in the level of services provided or the number of clients that can be served. The City continues to use non-federal and CDBG funds to support programs offered by local non-profit organizations that serve the City's low to moderate income population.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Per the 2018-2019 Housing Needs Assessment, 28% of the homes in San Marcos were constructed prior to 1980. All houses that were constructed before 1978 that participate in CDBG Entitlement or CDBG-DR funded housing rehabilitation programs are tested for lead paint hazards by a qualified firm, and the test results determine which houses require lead-based paint interim control measures and clearance reports. Participants in these programs receive a copy of the "Protect Your Family from Lead in Your Home" booklet. The City's Homebuyer Assistance Program applicants receive a copy of the "Protect Your Family from Lead in Your Home" booklet. Houses constructed prior to 1978 must pass a lead hazard evaluation inspection prior to loan closing.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City's primary role in reducing the number of poverty-level families is the use of federal funding and local policies and programs to support the creation and maintenance of affordable housing in the community. Affordable housing, in conjunction with services that lead to long-term

self-sufficiency, can lift and keep people out of poverty. The Consolidated Plan includes funding allocations in the Affordable Housing, Public Services, and Public Facilities categories.

When applications are received annually for funding of specific projects and programs using CDBG entitlement funds, the City Council takes into consideration the City's current needs assessments, policies, and programs when choosing among applicants and staff proposals. Workforce Housing and Workforce Development were named by the City Council in 2020 as two of their five strategic initiatives for the 2020-2021 year, continuing the focus on these issues that has been evident for some time. These two issues are complementary, since the issues of affordable housing in San Marcos are a combination of high prices due to growth pressure and generally low incomes in the city.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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

In PY 2019, 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" as part of the 2019 San Marcos Housing Study. 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. The analysis found gaps in the rental and for-sale markets in the number of affordable housing units available compared to the need. This study provided information to be used to form programs and policies over the next few years.

Known gaps in the institutional structure for CDBG-type community assistance include:

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

Of these gaps, over the next year (PY 2021) the City will be working on the first three. The City's Strategic Housing Action Plan and the Housing Study that preceded it provide direction on how to create opportunities for different affordable housing options. The City contributes \$500,000

annually in additional funding for supportive service. In PY 2020, administration of those funds (the Human Services Advisory Board grants) was turned over to the same staff who administer CDBG grants in order add process consistency and focus on outcomes. Regarding homelessness, a Hays County Local Homeless Coalition has been formed with local agencies as the leaders, and the City participating. The City is not currently leading initiatives related to affordable childcare or public transit.

Most significantly in PY 2020, the City Council allocated \$400,000 of general fund dollars that originated as a Coronavirus Relief Fund reimbursement to be held for capacity building of local non profits. Use of the funds will be determined after the conclusion of a community-wide Homeless Services Needs Assessment that has been contracted through the City to Texas State University. This needs assessment will be completed in PY 2021 and will contribute to an accurate picture of services available in the community as well as gaps where capacity building is needed. The City Council will then allocate the remainder of the \$400,000 to provide capacity building to fill those gaps as well as others identified that are unrelated to homelessness services.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

City staff and representatives of the local public housing authority, private housing resources, and social service agencies communicate and work well together to the benefit of San Marcos citizens. The City shares timely news and announcements through press releases that are widely distributed. Notices of special interest to social service agencies or public housing are forwarded to agency representatives by CDBG staff.

The City also allocates more than \$500,000 in grant awards from the general fund budget to support local social service agencies, including the Public Housing Authority's resident services programs.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The impediments identified in the Analysis of Impediments (AI) included (1) Lack of affordability of the housing stock; (2) insufficient income to afford local housing costs; and (3) limited resources available to help low income homeowners maintain their homes. Lack of affordability was addressed using the City's Homebuyer Program. This impediment will be further addressed as the City completes the update of its development code and creation of the affordable housing strategic action plan in PY 2020-2021. Insufficient income is being addressed through economic development using non-federal funds. As of PY 2019, the City is funding an economic development position, in addition to funding a Main Street Program, and contracting with the Greater San Marcos Partnership to attract businesses. In addition, the City works in partnership with the San Marcos Area Chamber of Commerce. The limited availability of resources for housing maintenance is addressed with CDBG funds through its rehabilitation programs. Other resources include the City's programs to reduce housing costs such as utility bill assistance, energy audits and rebate programs, and energy bill averaging. If a family is paying less on utility costs, they have more funds to spend on maintenance.

**CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's policies and procedures for monitoring were updated as part of the update to the CDBG Overall Management Policies and Procedures in Program Year 2019 and 2020. Typically, programs will be monitored annually while programs are active, with staff following HUD guidelines and standard operating procedures to document the Subrecipient's compliance with HUD administrative and financial requirements (2 CFR Part 200), and compliance with the City's contract provisions. The City uses HUD's Office of Community Planning and Development (CPD) Monitoring Handbook (6509.2) to ensure that monitoring meets HUD's minority business outreach and comprehensive planning requirements, as well as HUD's program standards.

Staff have not yet conducted a formal monitoring of the programs for Program Year 2020. Programs active during the year were fairly straightforward: a longstanding program that provides funding for advocates for foster children, and the city staff-administered homebuyer assistance program. The small homeownership counseling program run by Habitat for Humanity had a late start because it had to be reconfigured to be virtual due to the pandemic. All three of these programs were closely reviewed by staff through quarterly reports and conversations with the program administrators. Because of the low risk involved, staff deemed it best to delay monitoring and concentrate efforts on re-organizing the department to be able to bring other programs into active status, revising policies and procedures, and creating programs in response to CDBG-Covid Response funding.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City followed the adopted 2020-2024 Citizens Participation Plan in its preparation and approval of the Consolidated Annual Performance and Evaluation Report (CAPER).

**Public Notice of Comment Period and Public Hearing**

Notice of the comment period and public hearing was provided in English and Spanish by publication in a local newspaper and on the City's website at least 14 days before the start of the comment period and included the names and addresses of the locations where copies could be found for review. The notice was published October 17, 2021. The notice announcing the comment period included a list of the contents and description of the purpose of the CAPER.

## **Comment Period**

As part of annual CAPER process, a comment period on the draft document as described below is required for a minimum of 15 days. The comment period was from November 1, 2021, through November 16, 2021.

During the comment period, copies of proposed documents were available for viewing at the San Marcos Public Library and at City Hall. (The Activity Center declined to post the document due to lack of display space.) The City will provide a reasonable number of free copies of the proposed document to citizens and groups that request it. Upon request, these materials will be made available in a form accessible to persons with disabilities. Number of such requests will be inserted here.

Notes on any comments received will be inserted here.

## **Public Hearing**

The City must hold at least one public hearing before City Council after publication of the above public notice and conclusion of the comment period, to review program performance and to obtain citizen comments and input for the direction of the CDBG Entitlement programs. The hearing was held in a combined virtual/in person meeting on December 7, 2021, in accordance with the public hearing requirements as described below:

1. Hearings shall be held at times and locations convenient to potential and actual beneficiaries.
2. Hearings shall be held with accommodation for persons with disabilities. Hearings will be held in facilities that are physically accessible to individuals with disabilities, or if that is not possible, the information will be provided through alternative methods that allow for the most integration possible. Individuals who require auxiliary aids and services for a meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000(voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be sent by e-mail to ADArequest@sanmarcostx.gov.
3. In the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate, citizen comments written in Spanish will be translated, and a Spanish translator will be present.
4. The City may meet public hearing requirements with virtual public hearings if:
  - a. national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
  - b. virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

Notes on any comments received will be inserted here.

**Adoption**

After the public hearing and discussion, City Council adopted Resolution **Number** approving the CAPER on **December 7, 2021.**

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The housing needs assessment conducted in 2018-2019 confirmed that top priority for CDBG programs in San Marcos is affordable housing. However, in PY 2019, the need to respond to the COVID-19 pandemic became a high priority as well. This priority continued into PY 2020, as additional funding was received by the City through CDBG Coronavirus Response (HUD), the Coronavirus Relief Fund (Texas Department of Emergency Management), and the American Rescue Plan (US Treasury). In addition the City's Human Services Grant application process was transferred from another department to be handled by the Community Initiatives staff to bring more consistency and focus on outcomes to the process. With this funding, the staff of the Community Initiatives Division activated the following programs:

CDBG-CV	Rd 1 COVID-19 Small Business Recovery	\$200,000
CDBG-CV	Rd 3 COVID-19 Emergency Housing and Business Relief	\$567,825
Coronavirus Relief General Fund	Together for a Cause Transitional Housing	\$150,000
American Rescue Plan	Together for a Cause Transitional Housing	\$100,000
Coronavirus Relief General Fund	Rent-Mortgage Program (Direct to Community Action)	\$174,399
Coronavirus Relief General Fund	Small Business Program (to Chamber)	\$200,000
Coronavirus Relief General Fund	Court Appointed Special Advocates	\$40,000
Coronavirus Relief General Fund	Hays County Food Bank	\$6,830
Coronavirus Relief General Fund	Hill Country MHMR	\$94,050
City of San Marcos	Human Services Grant Application Process	\$500,000
Coronavirus Relief General Fund	Human Services Grant Application Process	\$349,120
American Rescue Plan	Human Services Grant Application Process	\$150,000
	<b>TOTAL ADDITIONAL FUNDING</b>	<b>\$2,532,224</b>

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants or Section 108 guaranteed loans?**

No

**Attachments**

1. To be created and attached in November: PR 26 Financial Summary Report
2. To be attached when affidavit received: Public Notice for comment period and public hearing
3. To be created and attached in December: Resolution approving the CAPER
4. To be created and attached in December: Comments Received (Name and Address redacted)