

## Executive Summary

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

#### 1. Introduction

The City of San Marcos receives Community Development Block Grant (CDBG) funds each year from the U.S. Department of Housing and Urban Development (HUD). The new funding year, Program Year 2024, will begin October 1, 2024, and end September 30, 2025. In order to receive the funding, the City must create an Action Plan which details how the funds will be allocated and who will benefit from the funded programs and projects and establishes performance goals for each project or program.

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

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

#### 2. Summarize the objectives and outcomes identified in the Plan

In this 2024-2025 CDBG Entitlement Action Plan, the City has prioritized upgrading local parks that serve low-to-moderate income households, ADA upgrades to residential sidewalks, and home repair. Expected outcomes include upgrading a neighborhood park; creation of a fitness trail; improvements to a sidewalk that connect apartments to public facilities and retail centers; funding for the rehabilitation or repair of 7 single family homes; partial funding for interim housing for people in recovery from substance addiction; training for advocates who serve San Marcos foster children; services for approximately victims of domestic violence; reduction of the wait list for the National Family Support Network program; and provision of direct emergency assistance through three agencies.

#### 3. Evaluation of past performance

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

Following are updates on past performance and amounts allocated for Program Years 2020-2023, with expenditures through May 22, 2024.

#### HOUSING PROGRAMS (PY 2020-2023 Funding)

- a. Homebuyer Assistance: Allocated \$187,000, Spent \$64,062

Provided \$12,000 down payment and closing cost assistance; program has been slow since 2021 in part because buyers who meet the 80% Area Median Income requirement have had difficulty finding a home they could afford in San Marcos. This program was discontinued in April 2024, and remaining funds will be reallocated for Program Year 2024 projects. Program has assisted 23 families 2020-2023.

b. Housing Demolition: Allocated \$125,000 Spent \$7,535

Pays for the demolition of substandard structures on single family residential property; ownership of the property must be clearly established before the program can pay for demolition, and the properties with substandard structures also tend to have ownership issues. City staff are working in partnership with a local title company and real estate volunteers to assist potential applicants in clearing the title to their property. Since receiving funding in 2019, the program has completed one demolition. One project is receiving assistance with clearing title, and another is in the permitting stage. Two applications are active. Due to the low number of applications since the program's inception, some of the funding will be reallocated in Program Year 2024.

c. Homeownership Counseling: Allocated \$51,312 spent \$43,175

A contract with Habitat for Humanity provides group and one-on-one homeownership counseling. This program has had difficulties attracting interested attendees. Habitat has been asked to market it more extensively. Program has assisted 63 households in the past several years, and two this year.

d. Housing Rehabilitation and Repair: Allocated \$1,132,223 Spent \$184,000

This program is one of San Marcos' highest priorities. Of the amount allocated, \$272,000 is for Rental Housing that is owned by people with low to moderate incomes, and \$860,000 is for Owner Occupied housing. The program re-opened for applications in August 2023. 112 Applications were received. 30 were approved and 60 are on a waitlist; the rest could not be helped due to income, title, or condition of house. This program is also funded with \$863,000 in American Rescue Plan funding. The first home under contract completed repairs in May.

NON-HOUSING: PUBLIC FACILITIES PROGRAMS (PY 2020-2023 Funding)

a. Rehabilitation of the Centro Cultural Hispano de San Marcos: Allocated \$268,000 Spent \$268,000

Centro updated their HVAC system, replaced the roof of the building, and replaced damaged ceiling tiles. The project was completed in 2024.

b. Paul Pena Park Improvements: Allocated \$200,500 Spent \$200,500

This project initially received funding in Program Year 2021; however, the bids were higher than expected and additional funding was approved in Program Year 2022. Contracting and design started in 2024, and the project was completed in July 2024.

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

The County participated in a community engagement survey and is in process of preliminary design and public input for these improvements.

d. Swift Memorial Park Improvements: Allocated \$84,137 Spent \$0

Swift Park improvements were partially funded in Program Year 2023, and the remaining funding is requested in Program Year 2024.

e. Victory Gardens Park Improvements: \$253,362 Spent \$0

Environmental reviews are underway to allow this park improvement project to move into design and contract.

NON-HOUSING: PUBLIC SERVICES PROGRAMS (PY 2020-2023 Funding)

a. Court Appointed Special Advocates (CASA): Allocated \$194,725 spent \$168,601 (partial year remaining)

CASA staff train volunteers to be advocates for the needs of foster children. The funding remaining is for the current year. Over the past year, approximately 29 children were assisted with this funding.

b. Hays-Caldwell Women’s Center: Allocated \$121,465 spent \$110,350 (partial year remaining)

This program provides housing and counseling services to survivors of domestic violence. The funding remaining is for the current year. Over the prior year, the program served 169 people.

c. Salvation Army Emergency Services: Allocated \$36,430 spent \$36,430

Salvation Army has received allocations for emergency services, in which direct payments are made to service providers such as landlords and utilities. Salvation Army also provides counseling on budgeting. Salvation Army served 133 people in the past year.

d. St. Vincent de Paul: Allocated \$12,500 Spent \$12,500

*St. Vincent de Paul received an allocation in the current program year for emergency services, in which direct payments are made to service providers such as landlords and utilities. St. Vincent de Paul served 173 people this year.*

e. Greater San Marcos Youth Council: Allocated \$11,900 Spent \$11,900

This program provides individual and family counseling and other assistance programs to reduce child maltreatment, juvenile delinquency, truancy, and other risky behaviors. Greater San Marcos Youth Council served 41 people this year.

**4. Summary of Citizen Participation Process and consultation process**

The City followed its Citizen Participation Plan as it conducted the 2024 Action Plan process. Outreach methods included updating the CDBG website, issuing press releases, sending e-mail reminders, publishing notices and display advertisements, conducting workshops and a formal Council public hearing, and providing the Action Plan Draft for public review for a 30-day period. In addition to the traditional communication methods, the City utilizes social media tools including Facebook, Twitter, and YouTube. The key points in the City’s press releases are posted on the City’s social media accounts. Press releases are also posted in full on the City’s webpage, and the local newspaper occasionally creates articles based on them.

A display advertisement was published in the San Marcos Daily Record on March 31, 2024, inviting the public to participate in the project planning process. A stakeholder’s workshop open to the public was held April 11, 2024, and notice of this meeting was published March 31, 2024. A public hearing was held at City Council on June 4, 2024, to obtain the views of citizens, and notice of this hearing was published May 19, 2024, followed by a press release May 28,

2024. In addition, 30 days were provided for the public comment period, which was June 7-July 9, 2024. Notice of this public comment period was published on May 19, 2024. Notice of a second public hearing was published July 14, 2024. The second public hearing **will be** held at the City Council meeting August 5, 2024, just prior to City Council’s final decision on funding allocation.

## **5. Summary of public comments**

In April Lisa Arceneaux provided some ideas prior to the public comment period for spending CDBG funds. Some of the ideas revolved around restoration of three buildings in the Dunbar neighborhood. The other ideas were for beautification of recreation areas that would also enhance safety.

Comments were received at the June 4, 2024, public hearing, from three members of the public and the City Council members.

### Comments received from the public are as follows:

Carrie Jones stated that San Marcos does not have a facility or proper resources for adults with special needs. She has an adult son that she must take to other cities for services. There needs to be a place to go or proper transportation to take people to other cities with services.

Adam Holt stated his support of CDBG funding and that his agency had applied as a CDBG public service subrecipient. He stated that there are little to no services for people with substance dependency issues because San Marcos is a small town. He noted that the 2024 Point In Time Count showed an increase in homelessness.

Zachariyah Al-Natoor stated that the City needs more mental health services.

### Comments received from Council are as follows:

Council Member Mark Gleason asked if the current construction on Thorpe is tied to the application.

Response: Texas Department of Transportation (TxDot) is working on the road improvements, and CDBG funding will cover expenses and the scope that is not under the TxDot project

Council Member Alyssa Garza asked if the Housing Rehabilitation program was the same one she addressed concerns about and asked what happened with the previous funding.

Response: The program has 30 houses in various stages of bidding and construction. The funds come from CDBG and ARPA and are all allocated.

Council Member Garza asked if the funds will be used to help people with title issues.

Response: Legal issues can be addressed with CDBG funding, but this would use public service funding.

Council Member Gleason was open to having funds for title issues and asked how many applicants to the rehabilitation program had title issues.

Response: Five applicants had title issues: three were cleared through volunteer work.

Council Member Saul Gonzales and Mayor Jane Hughson asked staff to look at title issues as a priority and earmark the issue for possible future general funding.

Response: Title issues would be added to the City priority list.

Council Member Shane Scott asked how much money was allocated to Court Appointed Special Advocates (CASA) in the previous year.

Response: The amount was provided and the estimated amount received from Human Services Advisory Board (HSAB) grants was provided.

Council Member Scott asked how much money was allocated to Salvation Army from other cities.

Response: The Service Center Manager of Salvation Army responded that all money raised in the county is distributed back into the county.

Mayor Hughson commented that the City had utility assistance program through the organization Community Action.

Response: The City’s program through Community Action is for long term assistance. Emergency service programs such as Salvation Army are for emergency assistance.

Two comments were received during the public comment period held June 7-July 9, 2024.

Steve and Sue Ann Floyd stated support of the Southside Community Center receiving the full amount requested. Receiving more money than the recommended amount would help provide more services.

Eric West is in favor of the Thorpe Lane project. He states it is long overdue and important to recognize the issues that have affected the disability community. He and other citizens have spoken up about the need for ADA on Thorpe Lane in the past.

**PENDING: summary of comments received during 2<sup>nd</sup> public hearing will be placed here**

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

**PENDING**

**7. Summary**

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

**Agency/entity responsible for preparing/administering the Action Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	SAN MARCOS	Planning & Development Services

**Table 1 – Responsible Agencies**

**Narrative (optional)**

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

The City of San Marcos Community Initiatives Division of Planning and Development Services prepares the annual Action Plan and provides the oversight and administration of the CDBG program. The staff of this division provide leadership, technical assistance, and compliance monitoring to the City departments and non-profit organizations that are selected to receive CDBG funding (the subrecipients). City financial staff process draws in the IDIS system, prepare financial reports, and participate in subrecipient monitoring.

For City projects, such as park or sidewalk improvements, a project manager is designated from the department overseeing the project. The project manager provides oversight of the construction work, reviews progress, and approves all payment requests before they are submitted to the CDBG staff for processing. Other City divisions that have a supporting role in the CDBG program include Planning and Permitting, Legal, and Purchasing.

**Action Plan Public Contact Information**

For more information, contact:

Irma Duran, Community Initiatives Program Administrator, [iduran@sanmarcostx.gov](mailto:iduran@sanmarcostx.gov) or 512-393-8494

Information can also be found on the City's website at: [www.sanmarcostx.gov/cdbg](http://www.sanmarcostx.gov/cdbg)

**City of San Marcos, Texas – 2024-2025 Action Plan DRAFT AS OF JULY 25, 2024**

The following table shows the applications received and the allocations recommended by the staff review committee:

<b>Applicant</b>	<b>Project Title</b>	<b>Project Description</b>	<b>Amount Requested</b>	<b>Recommended Allocation</b>
<b>ADMINISTRATION AND PLANNING</b>				
City of San Marcos	Administration	grant administration, capped at 20% of the amount received	\$153,213	\$153,213
<b>ADMINISTRATION SUBTOTAL</b>			<b>\$153,213</b>	<b>\$153,213</b>
<b>HOUSING</b>				
City of San Marcos	Activity Delivery - Housing Rehabilitation Projects	housing rehabilitation and repair	\$280,000	\$260,470
<b>HOUSING SUBTOTAL</b>			<b>\$280,000</b>	<b>\$260,470</b>
<b>PUBLIC FACILITIES</b>				
City of San Marcos	Thorpe Lane Sidewalk Improvements	ADA Sidewalk improvements from Robbie Lane to Loop 82	\$750,000	\$645,788
City of San Marcos	Swift Memorial Park	Extension of PY23 project	\$127,775	\$127,775
Outsiders Anonymous	Outsider Housing Program	Recovery supportive living facility	\$54,000	\$45,420
San Marcos Consolidated Independent School District	Barrio Pescado Fitness Trail	Exercise equipment along trail	\$58,414	\$58,415
<b>PUBLIC FACILITIES SUBTOTAL</b>			<b>\$990,189</b>	<b>\$877,398</b>
<b>PUBLIC SERVICES</b>				
Greater San Marcos Youth Council	Family and Youth Success Program	Reduces incidents of maltreatment, delinquency, truancy, risk behavior	\$20,000	\$13,000
Society of St Vincent de Paul	Emergency Services	emergency financial assistance paid to providers	\$14,000	\$12,000
Hays-Caldwell Women’s Center	Family Violence Shelter Program	Direct services for those fleeing family violence	\$49,500	\$28,000
Salvation Army	Emergency Services	emergency financial assistance paid to providers	\$75,000	\$12,000

**City of San Marcos, Texas – 2024-2025 Action Plan DRAFT AS OF JULY 25, 2024**

Court Appointed Special Advocates	CASA Services	partial funding for staff and utilities	\$60,000	\$37,909
Southside Community Center	Emergency Services	emergency financial assistance paid to providers	\$35,000	\$12,000
<b>PUBLIC SERVICES SUBTOTAL</b>			<b>\$253,500</b>	<b>\$114,909</b>

<b>TOTAL REQUESTED</b>	<b>\$1,676,902</b>	<b>\$1,405,990</b>
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<b>TOTAL TO ALLOCATE FOR PLANNING OR ADMINISTRATION</b>	<b>\$153,213</b>	<b>\$153,213</b>
<b>TOTAL REQUESTED</b>	<b>\$153,213</b>	<b>\$153,213</b>
<b>DIFFERENCE</b>	<b>\$0</b>	<b>\$0</b>

<b>TOTAL TO ALLOCATE FOR PUBLIC SERVICES</b>	<b>\$114,909</b>	<b>\$114,909</b>
<b>TOTAL REQUESTED</b>	<b>\$253,500</b>	<b>\$114,909</b>
<b>DIFFERENCE</b>	<b>(\$138,951)</b>	<b>\$0</b>



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The 2024-2025 Action Plan was developed in accordance with the City’s Citizen Participation Plan. All dates in the following summary are in 2024:

A notice of funding availability was published March 31, which included the application period April 3-May 6, and a notice of the stakeholder workshop held April 11 at 4:00pm. The notice of funding availability also noted that City Council would review the applications on June 4 and make a final decision on August 5 after public hearings at both meetings. Staff emailed this notice and the application forms to a broad list of potential applicants and interested parties. A display ad was published March 31 to help publicize the application period and workshop. A notice of public hearing was published May 19, and a press release was published May 21 regarding the public hearing held June 4. On May 28, the press release was covered in the local paper as an article. On June 4, staff presented a recommended slate of projects for Council’s review and a public hearing was held. A notice of the comment period held June 7 -July 9 was published on May 19. A notice of the August 5 public hearing **will be** published July 14. At the August 5 City Council meeting, staff once again **will present** the recommended funding allocations and City Council **will hold** a public hearing and **make** the final decision on funding allocations. At the **August 5 meeting, the City Council ACTION PENDING**

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

In April 2024, City staff consulted with the organizations listed below by asking specific questions through an emailed survey, in order to gather information needed to present a complete picture of the City’s grant funding priorities and activities. In April and May 2024, City staff conducted the interviews listed in the table below. Information from surveys and interviews was used to inform the plans and descriptions in this Action Plan.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I))**

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

City staff participate as City representatives to the Homeless Coalition of Hays County, the Hays Interagency Group, and the Community Organizations Active in Disaster (COAD). Ongoing, the City’s CDBG staff works closely with the San Marcos Housing Authority (the Housing Authority) and local organizations that provide services to City residents by sharing information on grant and training opportunities, as well as providing data about the community. The City generally holds an open application process which allows housing and public service providers an opportunity to apply for CDBG funding, in addition to recommending projects based on staff evaluation of local needs compared to funding available. The City also provides more than \$550,000 annually in City general funds to local non-profit organizations through an annual open application process.

The City waives development and permit fees for Housing Authority projects and the construction and rehabilitation of affordable housing by non-profits and City programs.

The City created a Council Committee on Homelessness in 2020, comprised of three City Council members. This Committee contracted to have a Strategic Plan developed as the next step to implementing solutions for the needs identified in the Homeless Needs Assessment. This strategic plan will provide recommendations for the use of approximately \$800,000 that has been set aside by the City.

The City contracts with the Greater San Marcos Partnership to recruit new business to San Marcos, while the Chamber of Commerce and the City's Main Street programs focus on supporting existing businesses.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of San Marcos and Hays County are covered under the Texas Balance of State Continuum of Care run by the Texas Homeless Network. The Texas Homeless Network has published the 2021-24 Texas Homeless Network Texas Balance of State Continuum of Care Strategic Plan that helps guide progress in general.

The Homeless Coalition of Hays County 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 Coalition is encouraging its members to use the Unite Us data platform to share referrals for service. The Coalition's plans for the coming year include being an advocate and voice for people who are homeless in San Marcos, providing networking opportunities to service agencies, and providing a venue for notifying members of funding opportunities.

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 uses HMIS to record its case management notes, and the Texas Homeless Network is the Continuum of Care that oversees use of the HMIS system. HOME Center provides wholistic case management based on the needs of the individual, with the goal of moving people into housing as a first step, then ensuring they have services, so they remain stably housed. As part of this goal, 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.

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

The City of San Marcos does not receive ESG funds. City staff consulted with the Continuum of Care organization, Texas Homeless Network, related to overall planning processes related to homelessness during development of the Consolidated Plan.

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

**City of San Marcos, Texas – 2024-2025 Action Plan DRAFT AS OF JULY 25, 2024**

<b>Agency/Group/Organization</b>	<b>Section Addressed</b>	<b>Survey or Interview</b>
Cenikor Foundation	Other – Community Services	Interviewed the Project AIM Program Manager to gain information about coordination and contributions of the Hays Interagency Group, which she facilitates.
City of San Marcos Information Technology Department	Broadband	Interviewed the Director about the City's broadband expansions in parks and the library
City of San Marcos Neighborhood Enhancement Department	Homeless Needs - Chronically Homeless; Non-Homeless Special Needs	Interviewed Community Vitality Coordinator and Environmental Health and Safety Manager about resources, coordination, and planning for response to homelessness and other social service needs
City of San Marcos Planning and Development Services	Affordable Housing	Interviewed the Director about the status of the 2019 Strategic Housing Action Plan
City Senior Citizens Programs	Non-Homeless Special Needs	The Senior Citizen programs for the city are attempting to partner with more agencies to increase the housing and food services. Unfortunately, there aren't enough resources to reduce the waitlists
Community Action Inc. of Central Texas	Other - Community Services	Interviewed the Executive Director about social services provided for people who are exiting institutions, and about coordination among local social service providers. Community Action Inc works with families in need of various services: most importantly, rent, and mental health.
Community Organizations Active in Disaster	Resilience	Interviewed the Chair to gather information about the purpose and function of COAD in promoting resilience in times of disaster.
Endeavors, Inc. - Supportive Services for Veteran Families (SSVF)	Endeavors, Inc. - Supportive Services for Veteran Families (SSVF)	The agency was interviewed for section AP-65 and provided information on the agency's goals and actions to alleviate homelessness.
Greater San Marcos Youth Council	Other - Youth And Family Counseling	The agency was interviewed for section AP-85 and identified additional desired points of collaboration with the City.
Hays Caldwell Women's Center	Other - Victims Of Domestic Violence	The agency feels the communication with City staff is at a satisfactory level. According to the agency, better coordination would be for the city to designate someone or take the lead in organizing the multitude of agencies.
HOME Center of Central Texas	Homeless Needs - Chronically Homeless	Interviewed the Director about services provided for people who are homeless. HOME Center stated that many resources are not available to reduce the increasing housing instability.

Homeless Coalition of Hays County	Homeless Needs - Chronically Homeless	Interviewed the Co-Chair of the Coalition about the activities of the Coalition. The coalition works with the homeless, veterans and low-income individuals at all stages of homelessness. Emergency housing vouchers, transitional housing, and funding for trained case managers are needed to assist the coalition in meeting their objectives.
San Marcos Housing Authority	Public Housing	The Executive Director provided information for the Public Housing section of the Action Plan.
Hill Country Mental Health	Non-Homeless Special Needs	Hill Country Mental Health has become more flexible in outreach to assist the increasing number of people with mental health issues. They'd like to see a temporary shelter for those homeless suffering from mental disease. The agency believes the City should provide more assistance in sharing resources and information to the public.
Texas Balance of State Continuum of Care	Homeless Needs - Chronically Homeless	The City is in contact throughout the year, gathering data and receiving support for efforts related to homelessness.

**Table 2 – Agencies that Responded to Survey**

Greater San Marcos Youth Council identified several critical needs requiring attention. They encourage the City to work towards affordable housing options and addressing homelessness. Housing stability would increase safety and reduce vulnerability of young families. GSMYC requested greater coordinated efforts to enhance ‘awareness and accessibility of counseling, parenting classes, and emergency shelter among vulnerable populations’ which they provide. The final two requests revolved around at-risk youth: economic opportunities and supporting those aging out of foster care.

Hays Caldwell Women’s Center identified lack of affordable housing as a critical point in housing stability. The issue is greater for housing support such as section 8, which has limited options. The next issue is the lack of available jobs that pay a livable wage. The agency stated their clients must work multiple jobs to make ends meet. Transportation and childcare followed, as lack of resources available for already struggling families. The agency struggles to assist families as service numbers increase every year, but funding decreases or stays the same. The agency feels that for better organization, the City should designate a representative or take a lead amongst all the agencies. Coalitions appear fragmented and need leadership to focus on a single community issue.

The Senior Citizen’s Center on Arizona identified that there are necessities SNAP doesn’t cover, diapers, cleaning products, toiletries. As the city grows, transportation becomes a challenge for seniors. Increasing routes and times for the bus system, especially if low-income housing occurs outside the City limits. There is insufficient affordable housing for people, such as seniors, on fixed income and the waiting list to get into housing is too long. The Senior Center partners with the food bank to provide necessities. The center also partners with CARTS and other networks to provide services and information to the City’s seniors.

**Identify any Agency Types not consulted and provide rationale for not consulting** - Not Applicable

**Other local/regional/state/federal planning efforts considered when preparing the Plan** – See Table Below

<b>Table 3 – Other local/regional/state/federal planning efforts considered</b>		
<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Texas Homeless Network	
2022 Homeless Needs Assessment	City of San Marcos	Coordination of and increase in services for homeless and potentially homeless individuals
2022 National Community Survey	City of San Marcos	Housing Affordability Housing Variety Recreational Opportunities
2023 City Council Strategic Plan	City of San Marcos	Community Engagement Parks, Open Space, and Recreation Neighborhood Revitalization Housing Affordability Resilient Infrastructure
2023 Community Needs Assessment	Community Action, Inc., of Central Texas	Achieving a Living Wage Combatting Homelessness Accessing Mental Health Resources
2020 CDBG-MIT Action Plan	Planning and Development Services - City of San Marcos	Infrastructure projects
2019 Draft Workforce Strategic Housing Action Plan	Planning and Development Services - City of San Marcos	Affordable Housing Needs: Expand opportunities for housing Preserve and enhance existing housing stock Leverage community and regional partners Quantify and meet the housing need of current and future residents
2019 Housing Needs Assessment	Planning and Development Services - City of San Marcos	Identifies core housing needs
2017 CDBG-DR Action Plan	Planning and Development Services - City of San Marcos	Housing program to replace flood-damaged houses Infrastructure projects
2017 Analysis of Impediments to Fair Housing	Planning and Development Services - City of San Marcos	Provides recommendations for actions related to affordable and fair housing issues

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

Texas State University is in San Marcos, and the students are actively involved in community projects. The University works directly with the San Marcos Housing Authority to implement resident training programs and youth enrichment. In addition, students conduct the annual “Bobcat Build” program that provides a day of service for more than 4,500 volunteers at more than 300 jobsites, with the goal of strengthening the bond between the University and the community. The painting and general clean-up provided by the students complements the City’s CDBG entitlement housing programs and City code enforcement efforts.

Most of San Marcos is located in Hays County, which provides a variety of services, some (such as infrastructure projects) in coordination with the City, and some particular to the County, such as the Veterans Services Office. The Veterans Services Office coordinates services for homeless veterans with the local non-profit service providers. In addition, the County coordinated the creation of the Hays County Hazard Mitigation Plan, from which the City of San Marcos Annex formed the basis for the CDBG-MIT action plan.

Workforce Solutions Rural Capital Area is the state-designated workforce development board and works closely with the City 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.

## **AP-12 Participation – 91.105, 91.200(c)**

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

*Summarize citizen participation process and how it impacted goal-setting.*

The 2024-2025 Action Plan was developed in accordance with the City’s Citizen Participation Plan. All dates in the following summary are in 2024:

A notice of funding availability was published March 31, which included the application period April 3-May 6, and a notice of the stakeholder workshop held April 11 at 4:00pm. The notice of funding availability also noted that City Council would review the applications on June 4 and make a final decision on August 5 after public hearings at both meetings. Staff emailed this notice and the application forms to a broad list of potential applicants and interested parties. A display ad was published March 31 to help publicize the application period and workshop. A notice of public hearing was published May 19, and a press release was published May 21 regarding the public hearing held June 4. On May 28, the press release was covered in the local paper as an article. On June 4, staff presented a recommended slate of projects for Council’s review and a public hearing was held. A notice of the comment period held June 7 -July 9 was published on May 19. A notice of the August 5 public hearing **will be** published July 14. At the August 5 City Council meeting, staff once again **will present** the recommended funding allocations and City Council **will hold** a public hearing **and make the final decision on funding allocations.**

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

Table 4 – Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Agency interviews (March 2024)	All social service agencies	5 responses	5 provided comments, summarized in the table above
2	Applicant and Stakeholder Workshop 04/11/2024 (notice 03/31/24)	Agencies interested in applying for program or project funding	11 attendees	No comments received.
3	Public Hearing – Action Plan 06/04/24 (notice 05/19/24)	All San Marcos residents, agencies, and businesses	3 member of the public, several Council members	From the public: more resources are needed for people related to special needs, substance abuse, and mental health. From the City Council: the City should consider funding to assist people with title issues.
4	Public Comment Period 06/07/24-07/09/24 (notice 05/19/24)	All San Marcos residents, agencies, and businesses	3 members of the public	Comments included recommendations for the restoration of several buildings in the Dunbar neighborhood, beautification of recreation areas in ways that would also enhance safety, support for Southside Community Center receiving the full amount requested, and a statement in favor of the Thorpe Lane sidewalk project as being long overdue and beneficial to citizens with disabilities.
5	Public Hearing – Action Plan 08/05/24 (notice 07/14/24)	All San Marcos residents, agencies, and businesses	<b>PENDING</b>	<b>PENDING</b>

**Table 2 – Citizen Participation Outreach**



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

**Introduction**

The City of San Marcos is allocated about \$715,000-765,000 in CDBG Entitlement funds annually. Generally, the City accepts applications for funding from local non-profits and City departments that are evaluated by staff based on scoring criteria. Other programs are also proposed by CDBG staff members. City Council chooses the final slate of funding recipients after hearing the staff recommendation. CDBG funds are generally used by the organizations and departments for specific projects or programs within the much larger scope of services they offer. Each entity has an array of additional resources they use in partnership with the CDBG funds, including fee-based activities, philanthropic and personal contributions, and other local, state, and federal grants.

The City’s CDBG Entitlement housing and public services programs are supplemented by several other resources within the City’s control.

Public services are enhanced by an additional \$550,000 in Human Services Grant funding awarded from the general fund to local agencies through an annual application process that is administered by the same staff who handle CDBG funding. Applications are reviewed by the Human Services Advisory Board, which creates a recommendation to City Council. City Council makes the final decision on funding allocations.

In 2020 the City received \$993,086 in CDBG-Coronavirus Response (CDBG-CV) funding. This funding was spent as follows: \$148,000 for small business recovery through a grant program, \$55,600 for advocacy for children in the backlog of cases created by the pandemic, \$33,000 on grant administration, and \$567,825 for a rent, mortgage, and utilities program. In 2023 the City Council allocated the remaining \$188,443 to an additional rent and utilities support program, and this program is currently open.

The City has been allocated \$18.1 million through the American Rescue Plan. \$3.2 million remains to be allocated. The rest has been allocated and spent as follows:

<b>Category</b>	<b>Allocated</b>	<b>Expended</b>	<b>%</b>
Affordable Housing	\$1,663,761	\$0	0%
Broadband	\$500,000	\$0	0%
City Operations	\$5,357,721	\$850,384	16%
Economic Development	\$1,418,000	\$407,602	29%
Homelessness	\$510,000	\$104,992	21%
Infrastructure	\$556,250	\$37,087	7%
Public Facilities	\$1,497,680	\$1,066,892	71%
Resiliency	\$1,228,085	\$1,082,842	88%
Social Services	\$1,771,915	\$810,957	46%
<b>Grand Total</b>	<b>\$14,503,412</b>	<b>\$4,360,756</b>	<b>30%</b>

The resiliency category is made up of three stormwater infrastructure projects. The broadband category is to be spent on improving public wi-fi at public facilities and parks. For homeless services, \$400,000 is allocated for projects to be determined based on the Homelessness Needs Assessment that was completed in partnership with Texas State University. \$100,000 was spent on emergency housing, and \$10,000 is for camp clean up. Affordable housing funding pays for two separate programs: \$860,000 for housing rehabilitation administered by the City, and \$800,000 for smaller and emergency repairs administered by a local non-profit.

In 2016, City Council approved a Community Enhancement Fee to be added to the City’s utility bills, and the fee is now \$1.50 per month for residential customers and \$5.50 per month for commercial customers. The monthly fee supports expanded community cleanup and beautification efforts throughout the city. Money raised by the fee is used to fund recurring community enhancement and beautification activities as well as one-time programs, which include:

- Matching fund program for dumpster enclosures
- Mowing and trash pick-up
- Increases the number of trash pick-ups and mowing along IH-35 and city rights-of-way, as well as in parks and other City common areas
- 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 San Marcos Housing Authority handles \$4.3 million in federal grant funds each year in administering its programs, along with \$1.3 million in rental income. Resident Opportunity and Self Sufficiency grants, along with City of San Marcos, United Way of Hays County, FEMA Emergency Food and Shelter Program, and the Lions Club, are providing \$223,099 in support of the Housing Authority’s Resident Services Program. This includes funding for 4 full-time equivalent positions for service coordination and program administration benefitting the residents.

The City has also received a CDBG-Disaster Recovery (CDBG-DR) allocation of \$33,794,000 due to flooding experienced in 2015, and is in process of spending it on housing reconstruction, along with stormwater infrastructure improvements to reduce the impacts of future flooding. HUD allocated an additional \$24,012,000 through the CDBG-Mitigation (CDBG-MIT) program to lessen the risk of harm to people and property caused by flooding, and this funding is being spent on infrastructure and acquisition of land to prevent flooding, as well as projects that provide warnings of potential flooding situations.

#### **Anticipated Resources**

See table below.

Table 6 – Anticipated Resources								
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available: Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG Entitlement	Federal	Administration, Affordable Housing, Public Services, Public Facilities	\$766,063		\$639,927	\$1,405,990	\$765,000	CDBG entitlement funds will be used to address community housing and non-housing priority needs.
CDBG-DR	Federal	Administration, Planning, Housing, Infrastructure, Acquisition	One-time				\$33,794,000	CDBG-DR funds must be used for disaster recovery related to the 2015 floods by December 2024.
CDBG-MIT	Federal	Administration, Planning, Addressing Repetitive Loss, Preservation of Land, Warning Systems, Signs and Barricades	One-time				\$24,012,000	CDBG-MIT funds must be used for Those activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters by 2032.

**Table 6 - Expected Resources – Priority Table**

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

No match is required for CDBG funding.

The City leverages the impact on the community of the federal funds it receives by supporting programs that provide services not covered by other agencies, such as maintaining and adding to the stock of affordable housing. The CDBG Entitlement, CDBG-DR, and CDBG-MIT federal funds received by the City primarily work to lessen the cost burden of housing and to prevent displacement of low- to moderate-income people, including due to flooding. This complements the services and support available to San Marcos residents through local agencies and those in Austin and elsewhere. Together the City and service agencies form a more holistic approach to assisting people in need than either could provide on their own.

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

For CDBG Entitlement, through March, 2024 the City was actively working to locate lots that could be purchased at a price that makes affordable housing financially feasible. This has proved difficult over the past few years since land prices are very high due to the high rate of growth in the metropolitan area. Funding for land acquisition will be reallocated to PY 2024 projects. When a City-owned lot becomes available for development, it is evaluated for use in future CDBG, HOME (through the state), or Habitat for Humanity housing programs.

On April 6, 2021, City Council authorized the conveyance, at no cost, of five City-owned lots to qualified buyers under applicable Community Development Block Grant-Disaster Recovery (CDBG-DR) Programs for the purpose of constructing affordable single-family homes. Three of these lots were re-platted into four lots. Home construction is complete.

Within the next several years, using CDBG-MIT funding, the City will also consider acquisition of land in order to provide additional unpaved open space as a flood control measure. This project has been allocated \$1.7 million in the CDBG-MIT Action Plan.

**Discussion (optional)**

Because of the depth of the need for affordable housing, the City has focused its efforts in the recent past on providing funding to preserve the existing affordable housing stock and providing additional affordable housing. The City's CDBG housing rehabilitation and repair program focuses on two main goals: preserving existing affordable housing for owners with low to moderate incomes and providing increased accessibility at home for people who are elderly or who have disabilities. This program restarted in August, 2023, using funding allocated in prior years.

For the 2024-2025 Program Year, the City is emphasizing upgrading park amenities, providing for infrastructure improvements and social services, and allocating additional funding for housing rehabilitation.

The City does not intend to use CDBG funding to address other housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing (i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents). The City supports public service agencies using approximately \$550,000 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 property is provided to the Boys and Girls Clubs of South-Central Texas as their location in San Marcos

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- The Paulina Espinosa City Recreation Hall hosts the Lion’s Club, which operates a tube rental station there that raises funding that supports more than 100 charities and individuals annually
- 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 Center provides activities open to all ages in the community, as well as an art gallery
- 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
- Cephas House is provided to the Calaboose African American History Committee for the African American History Museum annex

**Prior Year Resources reallocated to projects with this Action Plan:**

Program Year	Program	Amount	Notes
2018	Land Acquisition	\$164,900	Program cancelled
2019	Demolition	\$67,500	Partial funding moved to new projects
2021	Homebuyer Assistance	\$22,938	Program cancelled
2022	Rental Housing Rehabilitation	\$271,940	Program available; funding moved to be used on Owner-Occupied Rehab
2023	Homebuyer Assistance	\$96,000	Program cancelled
Misc	Misc left from prior years	\$16,649	Unallocated funds from prior years in IDIS (HUD software)
	<b>TOTAL</b>	<b>\$639,927</b>	

This reallocated funding cannot be used for administration or public services, since the full percentage allowed for those categories is spent annually.

**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

**CDBG-Entitlement**

<b>Table 7 - Goals Summary</b>						
<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
1	Housing Rehabilitation	2024	2025	Affordable Housing	\$260,470	7 households
2	Public Facility and Improvements	2024	2026	Public Facilities	\$877,398	1,922 households provided additional park amenities. 2,000 households use sidewalk.
3	Services for Children and Families	2024	2025	Public Services	\$78,909	Programs serve approximately 135 children with advocates, 13 families with rent assistance, and 1,100 people with family support services
4	Emergency Financial Assistance	2024	2025	Public Services	\$36,000	Programs serve 3,500 people with emergency assistance
5	Administration	2024	2025	Administration	\$153,213	Staff for support and creation of CDBG programs
	<b>TOTAL</b>				<b>\$1,405,990</b>	

**Goal Descriptions**

1. Owner Occupied Housing Rehabilitation – Repair and renovation assistance for homebuyers whose household income is at or below 80% of the Area Median Income.
2. Public Facility Improvements – Funding used to improve public facilities or make them more accessible to residents.
3. Services for Children and Families – Counseling, advocacy, and support programs to strengthen families and serve victims of domestic abuse.
4. Emergency Financial Assistance – Payments to service providers for utilities, shelter, prescription medicines, food, clothing, and transportation.

5. Administration - Creation and management of the CDBG program that ensures compliance with all program goals and policies.

Goals for CDBG-DR and CDBG-MIT funding include the following:

Sort Order	Goal Name	Start Year	End Year	Category	Funding	Goal Outcome Indicator
1	CDBG-DR	2024	2025	Infrastructure	\$0	Complete infrastructure construction and prepare for grant closeout
2	CDBG-MIT	2024	2025	Infrastructure/Planning	\$13,300,000	Complete infrastructure construction and planning projects except for the land acquisition activity, which will occur in approximately 2026

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Table 8 – Income Level by Program

INCOME LEVEL	CDBG – REHAB	CDBG-DR – REHAB	CDBG-DR – RECONSTRUCTION and NEW CONSTRUCTION
Extremely Low	0	0	0
Low	7	0	0
Moderate	0	0	0

**CDBG-DR**

The goal of the City’s use of CDBG-DR funding is to provide for disaster recovery work in the most impacted and distressed areas of the City. This has benefited both the individuals impacted by the 2015 flood events and the neighborhoods in which they live.

The CDBG-DR Needs Assessment evaluated the three core aspects of disaster recovery – housing, infrastructure, and the economy – and assisted in prioritizing funds by type and location based on concentration of damage and community needs, with a particular focus on low- and moderate-income areas, households with special needs, and displaced populations. Based on the need’s assessment, a portion of the funding was allocated to housing and the rest to infrastructure. Hundreds of low income families will benefit from the infrastructure improvements to reduce flooding in the area.

Table 9 – CDBG-DR Programs and Projects								
Sort Order	Goal Name	Start Year	End Year	Category	Funding	Estimated Expenditure as of 09/30/24	Remaining	Goal Outcome Indicator
1	Disaster Recovery	2017	Dec 2024	Housing and Infrastructure	\$33,794,000	\$33,794,000	\$0	Recovery from the 2015 disaster and protection from future events

CDBG-DR Projects	Start Year	End Year	Budget	Goal Outcome Indicator
<b>Category: Housing</b>				
Single-Family Owner-Occupied Reconstruction	2017	2024	\$3,005,537	Recovery from the 2015 disaster and protection from future events
Single-Family Owner-Occupied New Construction	2023	2024	\$1,122,367	
Demolition	2023	2024	\$70,030	
Public Housing Authority Reimbursement	2021	2022	\$688,103	
<b>Category: Infrastructure</b>				
Midtown/Aquarena Springs	2023	2024	\$3,398,547	
Blanco Gardens	2022	2024	\$12,095,151	
Uhland Road	2021	2023	\$6,826,350	
Blanco Riverine	2022	2024	\$3,650,213	
<b>Planning</b>	2017	2022	\$1,248,002	
<b>Administration</b>	ongoing	ongoing	\$1,689,700	
<b>TOTAL</b>			<b>\$33,794,000</b>	

**CDBG-MIT**

Priority categories were set for the CDBG-MIT grant funding with the approval of the Action Plan by City Council on March 3, 2020. Specific projects have been designated through two amendments to the Plan. Grant funding is available through 2032, but the City expects to expend all funds much sooner than that, most likely by the end of 2026. An estimated \$754,852 will be spent in the 2024-2025 program year.



Table 10 – CDBG-MIT Programs and Projects								
Sort Order	Goal Name	Start Year	End Year	Category	Funding	Estimated Expenditure as of 9/30/24	Remaining	Goal Outcome Indicator
1	Disaster Mitigation	2020	2032	Infrastructure and Risk Mitigation	\$24,012,000	\$15,488,845.58	\$8,523,154.42	Recovery from the 2015 disaster and protection from future events

CDBG-MIT Projects	Start Year	End Year	Funding	Goal Outcome Indicator
Blanco Riverine Regional Flood Mitigation	2022	2024	\$15,500,000	Projects will result in the reduction of the risk of loss of people and property due to flooding
Blanco Gardens Neighborhood Flood Mitigation	2022	2024	\$3,350,000	
Public Space Acquisitions	2024	2026	\$1,749,600	
Enhanced Flood Warning System	2023	2024	\$300,000	
Purchase of Signs, Barricades, and Similar Devices	2023	2024	\$113,087	
Planning	2023	2024	\$1,798,713	
Administration	ongoing	2026	\$1,200,600	
<b>TOTAL</b>			<b>\$24,012,000</b>	

**Table 10 -CDBG-MIT Projects**

**Goal Descriptions**

1. Flood Mitigation Stormwater Infrastructure Projects - The purpose of this program is to reduce the number of homes damaged by floodwaters, thereby decreasing direct flooding impacts for San Marcos households. There will likely be many co-benefits to addressing flooding in homes through infrastructure improvements, which may include improved mobility, aesthetic improvements, recreational benefits, property value increases, and life cycle cost savings.
2. Public Space Acquisition - The purpose of this program is to acquire properties to reduce the damage by floodwaters, thereby decreasing direct flooding impacts for San Marcos households. There will likely be many co-benefits to land preservation, which may include reduced water quantity and improved water quality, mobility, aesthetic improvements, recreational benefits, property value increases, and life cycle cost savings.
3. Flood Emergency Warning System – This program is a crucial component of a comprehensive, long-term recovery strategy to improve advanced warning of residents to reduce or eliminate the number of lives lost. It will pay for the installation of additional flood gauges in the rivers, which are connected to the tracking system used by both Hays County and the City of San Marcos.

4. Signs and Barricades - This program is a crucial component of a comprehensive, long-term recovery strategy to improve advanced warning of residents to reduce or eliminate the number of lives lost. It will provide for the installation of permanent gates at low water crossings, and accompanying signage.
5. Planning - The City's planning costs will not exceed 15% of the total CDBG-MIT allocation. These costs are necessary for the planning activities to identify and further mitigation efforts for the city. These costs may include, but not be limited to the evacuation and comprehensive planning efforts.
6. Administration - Oversight and administration of the CDBG-MIT program to ensure compliance with all program goals and policies.

CDBG-MIT funding will not be used for housing because of the purpose of the grant.

CDBG-MIT projects will provide area benefit to low/mod income people across the city. Although impacts from flooding and extreme weather events vary from one area of the community to the next, the relative disaster-related losses experienced in low- to moderate-income (LMI) communities is disproportionately high. The City of San Marcos is committed to leading an effort that is equitable and serving all residents, particularly the most vulnerable in LMI areas, which have been prioritized for CDBG-MIT activities. The requirement for CDBG-MIT funds is to expend at least 50% of CDBG-MIT on activities benefiting LMI persons, and the City expects to exceed this requirement.

The City of San Marcos has prioritized infrastructure projects funded with CDBG-MIT that address flooding in LMI neighborhoods. Decreasing flood risk in neighborhoods, especially LMI neighborhoods, will positively affect residents of the city, of all protected classes, and increase the ability of individuals and households to recover from future flood events more quickly. Decreasing flood risk will also reduce disruptions at a larger scale, allowing residents to return to normalcy more quickly while reducing the negative social and economic consequences of flooding. Minimizing flooding in neighborhoods through mitigation infrastructure projects will also protect housing and make neighborhoods safer and more desirable places to live.

**AP-35 Projects – 91.220(d) –**

**Introduction**

**Final Allocation – BELOW IS A DRAFT PROJECTS LIST PENDING FINAL DECISION**

**CDBG FUNDING ALLOCATIONS in the 2024-2025 ACTION PLAN – Subject to availability of funds**

Agency	Program	Type	Total Allocation	Funding Source	
				Prior Years Funding	2024-2025 Funding
COSM-Parks	Swift Park	PUBLIC FACILITIES	\$127,775	\$127,775	
COSM-Public Works	Thorpe Lane Sidewalk Improvements	PUBLIC FACILITIES	\$645,788	\$147,847	\$497,941
Outsiders Anonymous	Outsider Housing Program	PUBLIC FACILITIES	\$45,420	\$45,420	
SMCISD	Barrio Pescado Fitness Trail	PUBLIC FACILITIES	\$58,415	\$58,415	
COSM-Planning	Housing Rehabilitation	HOUSING REHABILITATION	\$260,470	\$260,470	
CASA of Central Texas, Inc	Advocacy for San Marcos Children and Youth	PUBLIC SERVICES	\$37,909		\$37,909
Greater San Marcos Youth Council	Family and Youth Success	PUBLIC SERVICES	\$13,000		\$13,000
Hays-Caldwell Women's Center	Family Violence Shelter Program	PUBLIC SERVICES	\$28,000		\$28,000
Salvation Army	Emergency Services	PUBLIC SERVICES	\$12,000		\$12,000
Southside	Emergency Services	PUBLIC SERVICES	\$12,000		\$12,000
St Vincent de Paul	Emergency Services	PUBLIC SERVICES	\$12,000		\$12,000
COSM-Planning	CDBG Administration	ADMINISTRATION	\$153,213		\$153,213
<b>TOTALS</b>			<b>\$1,405,990</b>	<b>\$639,927</b>	<b>\$766,063</b>

**PROJECTS IN OTHER CDBG PROGRAMS:** Information posted online at [www.sanmarcostx.gov](http://www.sanmarcostx.gov)

**CDBG-DR** Refer to the CDBG-DR Action Plan and the 2020-2024 Consolidated Plan

<https://sanmarcostx.gov/3160/CDBG-Disaster-Recovery>

<https://sanmarcostx.gov/1130/5-Year-Consolidated-Plan>

**CDBG-MIT** Refer to the CDBG-MIT Action Plan and the 2020-2024 Consolidated Plan

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

<https://sanmarcostx.gov/1130/5-Year-Consolidated-Plan>

## **REASONING**

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

A slate of programs **will be** approved by City Council on August 5, 2024, as those that best balance meeting the needs identified in the Consolidated Plan with funding projects that provide additional services to the community, and which will provide the most direct and cost-effective impact to city residents at this time.

“High Priority needs” are the needs emphasized in the Strategic Plan section of the City’s 2020-2024 Consolidated Plan. High priority needs that are a focus of the 2020-2024 Consolidated Plan for CDBG entitlement funding are affordable housing, public services, and public facilities, and economic development.

The CDBG-DR Action Plan includes a housing program intended to assist people of low-to-moderate incomes recover from the 2015 floods without duplication of benefits. The high priorities for CDBG-DR funding are housing reconstruction, and design, acquisition, and construction of infrastructure projects that will reduce the risk of future flooding in the city. Because more than 1,500 homes in several low-to-moderate income neighborhoods were seriously impacted by the floods, some of the homes that would have ordinarily qualified for CDBG entitlement rehabilitation have now been rehabilitated or reconstructed using insurance proceeds or CDBG-DR funds, freeing up CDBG entitlement funds to be used in the rest of the city. However, the need for housing rehabilitation and affordable housing in general still exceeds the amount of funds available for assistance. Following is a link to the CDBG Disaster Recovery web page: <https://sanmarcostx.gov/3160/CDBG-Disaster-Recovery>

CDBG-MIT funds can be used solely for those activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters. Therefore, CDBG-MIT funds are being used for significant infrastructure projects that would not be accomplished using CDBG entitlement funds because of the cost involved. CDBG-MIT funds will also

be used for the purchase of items such as signs and barricades, which do not match the affordable housing and social services focus of the projects and programs generally selected in San Marcos as high priorities for CDBG entitlement funds. Following is a link to the CDBG Mitigation web page: <https://sanmarcostx.gov/3016/CDBG-Mitigation>

CDBG-CV funds were used solely in response to the impacts of the coronavirus (COVID-19) pandemic. Following is a link to the CDBG Coronavirus web page: <https://sanmarcostx.gov/3295/CDBG-CV-Coronavirus>

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

### **OBSTACLES**

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

**AP-38 Project Summary ALL AMOUNTS ARE TENTATIVE, PENDING FINAL APPROVAL BY CITY COUNCIL AUGUST 5**

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$260,470
	<b>Description</b>	Up to seven homes repaired: Four homes to receive a \$25,000 grant for repairs, three to receive a \$50,000 forgivable loan for rehabilitation, plus contingency
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 low- to moderate-income families
	<b>Location Description</b>	Throughout San Marcos
	<b>Planned Activities</b>	Provide homebuyer assistance to 7 families
<b>2</b>	<b>Project Name</b>	Thorpe Lane Sidewalk Improvements
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Neighborhood Park Facilities
	<b>Funding</b>	\$645,788
	<b>Description</b>	Upgrading a thirty-year-old sidewalk with ADA accessibility on Thorpe Lane, between Robbie and Loop 82. This connects low-income apartments and students to amenities such as grocery stores and the library.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	575 households served, of which more than 89.6% are low to moderate income families.
	<b>Location Description</b>	Thorpe Lane, between Robbie and Loop 82.
	<b>Planned Activities</b>	Upgrade amenities in neighborhood that serves 4,500 linear feet
<b>3</b>	<b>Project Name</b>	Outsider Housing Program
	<b>Goals Supported</b>	Facility Improvements
	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	\$45,420
	<b>Description</b>	Recovery supportive living facility
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50
	<b>Location Description</b>	TBD within San Marcos City Limits
	<b>Planned Activities</b>	Renovation of a facility to house individuals with mental and substance use issues in recovery supportive living facility
<b>4</b>	<b>Project Name</b>	Swift Memorial Park (City of San Marcos)
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Neighborhood Park Facilities
	<b>Funding</b>	\$127,775

	<b>Description</b>	Install turf to replace mulch, install shade structure, resurface basketball court, add ADA access entries, add bottle filler fountain. This provides additional funding to continue the PY23 project.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	162 households served, of which more than 60% are low to moderate income families
	<b>Location Description</b>	200 Monterrey St, San Marcos, TX 78666
	<b>Planned Activities</b>	Construct amenities in neighborhood park that serves .11 square miles
<b>5</b>	<b>Project Name</b>	Barrio Pescado Fitness Trail
	<b>Goals Supported</b>	Public Facility Improvement
	<b>Needs Addressed</b>	Health
	<b>Funding</b>	\$58,415
	<b>Description</b>	Addition of exercise equipment
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,500 unduplicated individuals will have access to the area which has limited access to other parks.
	<b>Location Description</b>	Entrance is on Staples Road between De Zavala Elementary and Goodnight Middle school.
	<b>Planned Activities</b>	Install equipment at 10 fitness stations around a 1-mile loop.
<b>6</b>	<b>Project Name</b>	CASA Services (Court Appointed Special Advocates)
	<b>Goals Supported</b>	Services for Children and Families



	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$37,909
	<b>Description</b>	Partial funding for staff and utilities for CASA, which trains volunteers who are voices in the courts, in schools, and in the child welfare system to ensure representation of the children and youth's best interests in terms of their medical, educational, mental health, housing, and long-term needs for permanency.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 135 children who are wards of the state
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Partial funding to support staff and utilities
<b>7</b>	<b>Project Name</b>	Family Violence Shelter Program (Hays-Caldwell Women’s Center)
	<b>Goals Supported</b>	Services for Children and Families
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$28,000
	<b>Description</b>	A portion (less than 20%) of the salary for two of HCWC's shelter staff providing services to victims of family violence. Two months’ rent for families moving into their own home/apartment in San Marcos after leaving HCWC's family violence shelter.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 13 families who have low to moderate incomes

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Partial funding to support staff and rent payments for client families
<b>8</b>	<b>Project Name</b>	Family and Youth Success Program (Greater San Marcos Youth Council)
	<b>Goals Supported</b>	Services for Children and Families
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$13,000
	<b>Description</b>	Reduce the wait list and expand services to San Marcos families with children ages 6-17; increase the numbers served through our National Family Support Network program with the purchase of supplies, space rental, and a portion of the funding for the lead Family Support Specialist responsible for the program.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Partial support for a program that serves approximately 1,100 low to moderate income people
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Partial funding to support staff and space for the program
<b>9</b>	<b>Project Name</b>	Emergency Services (Society of St Vincent de Paul)
	<b>Goals Supported</b>	Emergency Financial Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$12,000

	<b>Description</b>	Emergency assistance with utility bills, medical costs, prescriptions, gasoline, bus tickets, emergency food, emergency shelter, rent. Payments are made to service providers and cover a few days at most.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Partial support for a program that serves approximately 2,000 low to moderate income people: serving approximately 25 low to moderate income people
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Emergency assistance payments
<b>10</b>	<b>Project Name</b>	Emergency Services (Salvation Army)
	<b>Goals Supported</b>	Emergency Financial Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$12,000
	<b>Description</b>	Financial assistance with utilities, shelter, prescription medicines, food, clothing, and transportation. Assistance with financial planning and budgeting. Payments are made to service providers and cover a few days at most.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Partial support for a program that serves approximately 1,500 low to moderate income people: serving approximately 25 low to moderate income people
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Emergency assistance payments
<b>11</b>	<b>Project Name</b>	Emergency Services (Southside Community Center)

	<b>Goals Supported</b>	Emergency Financial Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$12,000
	<b>Description</b>	Financial assistance with utilities, shelter, prescription medicines, food, clothing, and transportation. Assistance with financial planning and budgeting. Payments are made to service providers and cover a few days at most.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Partial support for a program that serves approximately 1,000 low to moderate income people: serving approximately 25 low to moderate income people
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Emergency assistance payments
<b>12</b>	<b>Project Name</b>	Program Administration (City of San Marcos)
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$153,213
	<b>Description</b>	City staff provide technical assistance to funded programs, ensure the appropriate use and documentation of funds, and monitor and report progress to HUD.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administration and monitoring of CDBG Entitlement grant funds

**Table 13 - Project Summary**

**AP-50 Geographic Distribution – 91.220(f)**

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

Most census tracts in San Marcos have a majority low- to moderate-income population; therefore, CDBG Entitlement programs in San Marcos are not targeted to one specific part of town.

**Geographic Distribution**

Target Area	Percentage of Funds
City Limits	100%

**Table 14 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

The City prioritizes serving low to moderate income families, especially elderly and disabled people.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

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

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

CDBG funding from Program Years 2019-2022 for owner-occupied houses totals \$860,000, which is expected to fund the rehab and repair of approximately 16 houses. American Rescue Plan Act funding of \$863,000 will provide for another 16 houses through the same program. Housing Rehabilitation and Repair was on hold for several years – first due to lack of staffing, then for a complete revamp of the program, and then for procuring contractors and estimators. It re-opened for applications in August 2023, and the first homes were completed in May. The entire \$1.6 million is expected to be spent during the 2023-2024 program year.

The Homebuyers Assistance Program was funded by CDBG for the 2023-2024 program year for \$96,000. This program provided up to \$12,000 per applicant to pay allowed closing costs and up to 50% of the required down payment. The program served two families in 2023-2024 using 2021-2022 funding by March 2024, at which time the City Council approved discontinuing the program and reallocating remaining funds to projects in the 2024-2025 year.

<b>One Year Goals for the Number of Households by Category</b>			
	<b>CDBG</b>	<b>CDBG-DR</b>	<b>TOTAL</b>
Homeless	0	0	<b>0</b>
Non-Homeless	6	0	<b>6</b>
Special-Needs	1	0	<b>1</b>
<b>Total</b>	<b>7</b>	<b>0</b>	<b>7</b>

**Table 15 - One Year Goals for Affordable Housing by Category**

<b>One Year Goals for the Number of Households by Support Type</b>			
	<b>CDBG</b>	<b>CDBG-DR</b>	<b>TOTAL</b>
Rental Assistance	0	0	<b>0</b>
The Production of New Units	0	0	<b>0</b>
Rehab of Existing Units	7	0	<b>7</b>
Acquisition of Existing Units	0	0	<b>0</b>
<b>Total</b>	<b>7</b>	<b>0</b>	<b>7</b>

**Table 16 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

Estimates do not include emergency shelter, transitional shelter, or social service activities.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The San Marcos Housing Authority (“Housing Authority”) provides decent, safe, and affordable housing for approximately 610 low-income households, including elderly and disabled.

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

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

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

### **Actions planned during the next year to address the needs of public housing.**

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

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

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

Each public housing complex has a resident Council or Assembly group which holds periodic meetings to provide information on programs, gather input, and encourage communication among residents. Springtown Villa is the only site with an active Resident Assembly currently. Chapultepec maintains a Program Coordinating Committee as part of the FSS program and has a resident involved with this. Allen Woods, CM Allen, and Chapultepec are actively working to reinvigorate participation in the Resident Assembly meetings. Resident organizations are actively supported by the Housing Authority Resident Services department. Service coordinators collaborate with other organizations in support of social gatherings, presentations, and fundraising efforts.

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

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

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

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

The Family Self-Sufficiency program provides residents an opportunity to learn new life and career skills, to save for future needs, get connected with educational and training resources and, ideally, to move out of public housing. Formerly only open to residents at one of the locations, it was later made available to public housing residents at all sites. About 75 families participate annually. Homeownership is a goal of many families participating in the Family Self-Sufficiency (FSS) program. First-time homebuyer presentations are included in FSS classes on a regular basis. Helping participants improve their credit scores and manage their budgets more effectively is a major focus of the program. This is essential for participants to be able to secure financing. The FSS Escrow account and other asset-building activities help participants to be able to have the necessary down-payment for a home when they are ready to buy. The significant increase of private-market housing costs has made homeownership and even apartment rentals much less affordable, even for FSS graduates. More graduates choose to remain in housing while they can. The Low-Income Tax Credit Housing program has put apartment rentals into the reach of more families but new units in this program have not kept up with the growing demand for affordable housing in this area.

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

The San Marcos Housing Authority is NOT designated as troubled.

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

The City sets aside \$550,000 each year for Human Services Grants that provide funding for a variety of programs, including those which serve non-homeless special needs persons. The Community Initiatives Division administers this grant application review process and the subsequent contracts and payments.

- **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

In September of 2021, the City of San Marcos contracted with Texas State University to identify needs among those experiencing homelessness in the City and make recommendations to best address those needs. The final Homeless Needs Assessment Report was issued in March 2022. One of the key recommendations of the Needs Assessment was the creation of a strategic plan. In 2023, the City contracted with a consultant to create a strategic action plan that would provide practical next steps. This plan was presented to City Council at their July 3, 2023, meeting, and Council directed staff to create an implementation plan.

The current actions of City staff for reducing and ending homelessness are described in the Homeless Needs Assessment report (p. 45). Following is an update:

### City of San Marcos

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

### Waste Removal and Remediation

Homeless encampments generate significant debris (including sharps) and cause environmental harm, including to endangered species living in and near the river, which City staff and volunteers clean up repeatedly. City staff and volunteers have cleaned up encampments nearly 50 times over the past two years.

### San Marcos Police Department Mental Health Unit

The Police Department Mental Health Unit aids individuals suffering from mental health illness and crisis through counseling and diversion, medical help and stabilization, coordination for placement in mental health facilities or treatment centers and connecting individuals with resources and referrals for continuity of care. The goal is to have a full time Homeless Outreach Team to facilitate transporting people to shelters and other treatment centers. A city owned van would be used to pack property/ belongings safely.

### Job Training and Identification Services, Homeless Management Information System

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

### Outreach

Homeless Outreach Team (HOT) is comprised of police officers, City marshals, and Code Compliance staff who provide direct outreach to homeless residents.

City staff also work to support area businesses and help them cope with and understand homelessness.

### Animal Sheltering

Animal Shelter staff provide pet food and dog collars and shelter the pets of incarcerated homeless residents. The Fur-Get-Me-Not program also provides basic veterinary care, emergency vet care, spay/neuter, and boarding for the homeless.

### City Council Committee

Three City Council members comprise the Council's Committee on Homelessness. Staff Liaison is the City's Environmental Health and Safety Manager (who is over Code Compliance).

In addition to providing ongoing services to its clients, HOME Center of Central Texas conducts outreach to people who are currently homeless, to assess their needs and begin a case management process.

The 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 staff created 2021-24 Texas Homeless Network (THN) Texas Balance of State Continuum of Care Strategic Plan. The Needs Assessment recommends that any strategic plan put into place by the Homeless Coalition of Hays County should be in coordination with the THN Strategic Plan.

The Homeless Coalition of Hays County is led by local non-profit agencies. The Coalition is encouraging its members to use the Unite Us data platform to share referrals for service. The Coalition's goals include being an advocate and voice for people who are homeless in San Marcos, providing networking opportunities to service agencies, and providing a venue for notifying members of funding opportunities. Their goal is to provide an accurate picture of homelessness by conducting the annual Point in Time Count. This allows the member organizations to meet the needs that are identified and seek funding based on the results.

The HOME Center continues to conduct street outreach and utilize Homeless Management Information Systems (HMIS) to set goals and determine an action plan for addressing the needs of unhoused individuals. They have expanded their services to prioritize veteran households to ensure Hays County/San Marcos is able to reach functional zero homelessness for the unhoused veteran population.

The Homeless Coalition of Hays County, HOME Center of Central Texas, and City staff conduct the annual Point in Time count.

- **Addressing the emergency and transitional housing needs of homeless persons**

Southside Community Center receives part of its funding for direct services to homeless persons from a Human Services Grant through the City's general fund. Southside is capable of providing emergency shelter for up to 45 people in times of critical need, such as when the weather is below freezing. Southside also has a building that provides transitional housing for up to three months as clients save in order to afford permanent housing. The agency's goals are to establish outreach programs to connect with homeless individuals and understand their specific needs while implementing comprehensive assessments to identify factors contributing to homelessness. During the program year, Southside Community Center plans to increase access to affordable housing options through partnerships to reduce housing instability while advocating for policy changes to address systemic issues.

Blanco River Regional Recovery Team (BR3T) is administering a \$3 million grant through Texas Department of Housing and Community Affairs that provides for housing stability services, including motel stays in eligible situations.

The City provides land to the Hays Caldwell Women's Center for the current shelter and an additional eighteen units of transitional housing for a \$1.00 per year lease. In addition, for CDBG 2023-2024 program year, \$35,000 was funded for services to families at this facility.

HOME Center occasionally uses its funding to provide temporary emergency shelter (motel room) to people who are waiting on approval for more permanent housing or income. The HOME Center also connects clients to community resources; provides case management, job search assistance, transportation, and supplies. HOME Center provides ongoing case management to some of the people who are in transitional housing in San Marcos.

The San Marcos Police Department's Blue Angel Program reimburses officers when they provide a hotel room, a meal, gasoline, bus ticket, or similar expenses for people in immediate need.

The Homeless Coalition of Hays County is working to create a county wide conversation to develop rapport and a collaborative and systematic approach/plan to meet the needs of the entire county. They currently work with Southside Community Center with the support of the entire coalition and COAD to provide winter and summer emergency services.

HOME Center currently refers unhoused individuals to various area programs to assist with emergency and transitional housing. The agency funds motel stays for those with emergency related medical needs or for veterans who are working towards veteran housing goals. HOME partnered with the Veterans Administration and San Marcos Public Housing Authority to provide case management for unhoused veterans. The agency assists with temporary motel stays and referrals to short term shelter projects while they conduct case management to assist individuals with their permanent housing goals.

- **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.**

Local non-profit Blanco River Regional Recovery Team (BR3T) applied for and received \$3 million in funding for Housing Stability Services through the state of Texas. This funding is targeted to people who are homeless or at risk of experiencing homelessness, and who have experienced financial hardship due to or during the Covid-19 pandemic. It provides grants for rental security and pet deposits, utility deposits, rental application fees, short term housing (motel stays), and other assistance needed to obtain permanent housing. It does not pay for rent or utilities. Funding is expected to last through part of 2024.

The City of San Marcos allocated the remaining \$188,443 CDBG Coronavirus Relief (CDBG-CV) funding to a program to pay for rent or utilities for people who meet the qualifications for the Housing Stability Services program. This program will open in June 2023, and will be administered by BR3T.

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 provides wholistic case management based on the needs of the individual, with the goal of moving people into housing as a first step, then ensuring they have services, so they remain stably housed. As part of this goal, case managers help with applications for services, transportation, medical needs, meal plans, etc.

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.

The Homeless Coalition of Hays County works diligently 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 housing first policies.

Southside Community Center provides emergency shelter and transitional housing programs to help individuals moves into permanent housing. The agency collaborates with other organizations to expand the reach of effectiveness of housing programs. Southside Community Center allocates funding from the government to support emergency and transitional housing. The agency engages with the community to raise awareness about homelessness to garner support and encourage volunteer involvement.

The Police Department Mental Health Unit provided for 15 people through bus rides to reunite them with families out of state.

- **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.

The San Marcos Housing Authority has two Section 8 vouchers to be used by people who have aged out of the foster care system and are now attending Texas State University, located in 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 some funds available through the Scheib Board to provide short term transitional shelter; this provides up to 3 days in a hotel for individuals who may need very short-term shelter while transitioning from one facility or home to another. 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.

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 designed to give residents skills to obtain in-demand occupations including HVAC Technician, EMT, Nurse Aide, Phlebotomy Technicians, Medication Aides, and other entry level jobs. 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. For seniors 60 years old and above, CAI's San Marcos Senior Citizen Center provides fellowship, activities, and congregate meals to enhance the quality of life, support independence, and encourage continued involvement in and with the community.

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.



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

### **Introduction:**

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

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

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

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

1. Lack of affordability of the housing stock
2. Insufficient income for the local cost of housing
3. Low-income residents have limited resources to maintain homes and neighborhood stability

In addition, the 2018 San Marcos Housing Needs Assessment conducted by Root Policy Research found the following top core housing needs:

1. Additional affordable rentals for residents earning less than \$25,000
2. Displacement prevention
3. Starter homes and family homes priced near or below \$200,000 and increased ownership product diversity
4. Improve condition and accessibility of existing housing stock

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

The 2013 AI included specific recommendations for remedial activities centering on creating partnerships, identifying new federal resources, and leveraging private funding. In 2014 an AI Action Plan was adopted by the City to guide implementation of those recommendations, as well as an Affordable / Workforce Housing Policy that identified 5 housing issues, established goals, and provided strategies for accomplishing the goals. The 2017 AI provided a progress update for each action item and recommendations for additional actions.

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

1. Lack of affordability

- a. The City funded a homebuyer program for closing cost and down payment assistance for several years. CDBG funds are now used to support this program.
  - b. The City waives construction permitting and impact fees for Habitat for Humanity housing construction and City or non-profit rehabilitation projects.
  - c. This impediment was also addressed in the recent update of the City’s Development Codes. Zoning and development codes were amended to better accommodate affordable housing types such as duplexes, condominiums, and accessory dwelling units.
2. Insufficient income
- a. The City has a contract with The Greater San Marcos Partnership, a non-profit economic development organization, to provide economic development services, including bringing new jobs to San Marcos. The City’s Economic and Business Development Manager, coordinates with the Greater San Marcos Partnership and the San Marcos Area Chamber of Commerce.
  - b. The City provides a \$25,000 homestead exemption for homeowners sixty-five and older or with a disability, thus reducing their property tax burden.
  - c. The Utilities Conservation Department provides programs that reduce utilities costs: The primary objective of the San Marcos Utilities Conservation Department is to implement the City Council's goal of environmental stewardship through the promotion of energy and water efficiency programs such as school education, public outreach, and financial incentives. The long-term goal is to increase water and energy efficiency and reduce per capita usage. The City’s energy conservation programs also help reduce living expenses, and include the following programs for single family residential SMTX utility customers:
    - i. Energy Efficient Home Rebate – rebates for installing efficient HVAC systems, attic and wall insulation, duct sealing or replacement, EnergyStar windows and doors, solar window film and screens, and EnergyStar window AC units.
    - ii. Solar PV Rebate – rebates for installation of grid-tied solar photovoltaic (PV) systems and buying back any excess solar power that customers return to the grid
    - iii. Shade Tree Rebate - rebates for planting shade trees
  - d. The City also has other programs to help reduce utility-related living expenses, including:
    - i. Home Energy Analysis: Free energy, water and irrigation evaluations provide recommendations on reducing utility consumption and costs.
    - ii. Energy Efficient Home Heating/AC Rebate Program offers rebates for purchase of eligible energy efficient products.
    - iii. Budget Billing: A Bill Averaging Program that allows residents to equalize energy costs over a 12-month period, preventing peak bills in the winter and summer months.
    - iv. Utility Assistance Program: The City provides \$120,000 annually to Community Action for utility assistance to low-income families, elderly residents on fixed incomes, or disabled residents on a fixed income. This program provides a one-time yearly payment of the electric, water, and wastewater portions of their monthly utility bill.
3. The issue of limited resources for housing maintenance
- a. CDBG Entitlement provides funding for housing rehabilitation and emergency repair programs.

- b. The City waives construction permitting fees for CDBG-funded housing rehabilitation projects.
- c. Every spring semester through the Texas State University student initiative “Bobcat Build”, students volunteer their time to complete various service projects throughout the community such as landscaping, painting, or clean-ups at residents’ homes, local schools, parks, churches, and neighborhoods with nearly 4,500 volunteers annually at over 300 jobsites within the San Marcos community.
- d. The City sponsors neighborhood-wide cleanup activities, and provides opportunities for brush drop-off, household hazardous waste collection, and a recycling program through Green Guy Recycling that accepts tires, Freon-containing appliances, and electronics.

The City has developed a Strategic Housing Action Plan with 4 goals, 6 strategies, and 23 action items to address the top needs in San Marcos. A status update was presented to City Council at the July 3, 2023, Work Session and Council directed staff to make minor updates to the data and then bring it back for formal consideration.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As part of the creation of the City’s 2020-2024 Consolidated Plan, citizen comments were received through a survey that was available February 2-23, 2020, at a public meeting held February 19, 2020, and at a meeting of Family Self Sufficiency Program participants March 1, 2020. 192 people responded to the survey. The three top priority needs requested in the survey were in the public services category, with 59% of respondents ranking youth programs as a high priority, followed by homeless services at 49% and services for abuse victims at 46%. However, by CDBG –Entitlement regulations the City is only allowed to spend 15% of the annual funding on Public Services. In the comments, the most needed public service cited was for youth and children, including recreational programs and services for abused children (10 comments). Services related to mental health and seniors were also important (five comments each), as well as for families and homeless (four comments each). Affordable housing was the single most needed item, with 30 comments. Infrastructure comments mentioned hike and bike trails, bus routes, and parking downtown. Public facilities comments mostly referred to additional park and recreation facilities. Comments on economic development centered on vocational training (eight comments). 44% considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%. The survey drilled into more detail on housing issues and asked questions about fair housing practices. 66% of respondents considered the cost of housing to be a serious issue, and 60% said the lack of affordable housing, including various housing types, was a serious issue. 56% considered local incomes to be too low compared to the price of available housing. Regarding fair housing issues, 33% of respondents believe there is a serious need for mediation, and 28% ranked the need for housing consumers to know their rights and issues with predatory lending as serious. Unfair treatment, for example based on race or disability status, is not seen by most as a serious problem here.

In 2022 the City conducted The National Community Survey to gather information from residents about the livability of San Marcos. The report provides the opinions of a representative sample of 242 residents of the City of San Marcos collected September-November 2022. Survey results are compared to benchmarks formed by surveys of more than 600 other communities. Regarding housing, perception of the variety of housing options and the availability of affordable quality housing were lower than the benchmark communities. In addition, mobility in San Marcos is a challenge, and several facets scored much lower than the national benchmarks. San Marcos’ natural environment and recreational opportunities scored high.

In 2023, Community Action Inc. of Central Texas conducted a Community Needs Assessment and found the following to be top needs in the Community Action service area:

- Employment Needs: Assistance finding work that pays enough to support a family
- Housing Needs: Access to Affordable Housing
- Medical Needs: Access to affordable health & dental care
- Medical Needs: Counseling Services for Adults (mental health and well-being)
- Housing Needs: Assistance Paying Utility Bills
- Housing Needs: Assistance Paying Rent

**Actions planned to address obstacles to meeting underserved needs.**

In addition to allocating CDBG funding to provide for the needs described above, the City continues to fund approximately \$550,000 in public service programs to serve the community’s needs through the Human Services Grant program administered by the Human Services Advisory Board.

The SMTX Mental Health Coalition (established in 2018) is facilitated by the Youth Services Director at Community Action, Inc. of Central Texas in partnership with the Core 4 Partnership. The Core 4 is a partnership between the City of San Marcos, Hays County, San Marcos Consolidated Independent School District and Texas State University. This partnership was formalized through a city ordinance that Council approved on February 18, 2020. This ordinance created the provision for Youth Services which allows for Community Action, Inc. of Central Texas to hire a Youth Services Director. Through this The San Marcos Commission on Children and Youth (SMCCY) and the San Marcos Youth Commission formally transitioned to the Core 4 Policy Group, Core 4 Task Force, and Youth Task Force. The Youth Services Director will be leading, implementing, and working with the entities to implement the visions and goals of the partnership. The Core Four Partnership has prioritized the following areas: SMTX Mental Health Coalition, Youth Task Force, and Youth Coalition. These initiatives emphasis youth mental health, positive youth development and coalitions that focus on youth voice to ensure the Core Four Partnership is actively engaging youth and young people and providing opportunities for them to be part of the decision-making process.

**Actions planned to foster and maintain affordable housing.**

The City is investing in housing rehabilitation. Current funding available includes:

- \$860,000 CDBG Entitlement funding for rehabilitation of owner occupied housing
- \$868,000 American Rescue Plan funding for rehabilitation of owner occupied housing

Affordable housing is generally accepted to mean that no more than 30% of a household’s gross annual income is spent on housing, including utilities. Several studies in the past several years have reviewed the housing market in San Marcos and have determined that for the most part regulatory barriers to affordable housing have been removed in San Marcos. The City is in the process of developing a Strategic Housing Action Plan with four goals, six strategies, and 23 action items to address the top housing needs in San Marcos, which center on a conflict between housing prices and local income. (Housing prices are being pushed upward due to high demand overflowing from Austin, but the cost of living does not match the typical income of a family in San Marcos.) The Strategic Housing Action Plan is being reviewed and considered for adoption by the San Marcos City Council. It includes recommendations for an enhancement to the permitting process and for zoning additional land for higher density uses – proactive measures that go beyond simply removing barriers.

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

**Actions planned to reduce lead-based paint hazards.**

Per the 2019 Housing Needs Assessment, 28% of the homes in San Marcos were constructed prior to 1980. All houses that were constructed before 1978 that participate in CDBG Entitlement or CDBG-DR funded housing rehabilitation programs are tested for lead paint hazards by a qualified firm, and the test results determine which houses require lead-based paint interim control measures and clearance reports. Participants in these programs receive a copy of the “Protect Your Family from Lead in Your Home” booklet. The City’s 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 planned to reduce the number of poverty-level families.**

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 2024-2025 CDBG Action Plan includes funding allocations in the Affordable Housing, Public Services, and Public Facilities categories, for the projects shown in a previous section.

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 and programs when making the funding allocation decision. Housing Affordability continues to be a strategic initiative of the City Council, with sub-initiatives as follows:

- HOUSING AFFORDABILITY - Facilitate safe and affordable housing for all, including those experiencing or who are at risk of homelessness or displacement.
  - Update Housing Data and Adopt Strategic Housing Action Plan
  - Complete and implement the recommendations from the Homeless Needs Assessment
  - Identify and implement methods to provide affordable housing

These Council initiatives guide staff actions to implement them.

**Actions planned to develop institutional structure.**

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

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

The Hays Interagency Group meets monthly to provide an arena for non-profits and other local service providers to collaborate, network, highlight services available, and share resources. This helps enhance coordination between agencies by enabling them to know what services are available to the public in greater detail.

The Homeless Coalition of Hays County has worked to enhance coordination between social service agencies, the City, and the Public Housing Authority over the past year, and plans to continue its efforts in the coming year. Focus is on building membership and enhancing the communication across the network of providers across Hays County. As meetings occur each month, the various members are getting to know what the others do, how each can contribute to combating homelessness, the various eligibility requirements of each organization, what funding is available among the partners, and what other resources and support services each can provide. Among the agencies involved, some can help with addiction and drug/alcohol abuse. Others can help with transitional, short-term, and long-term housing. Still others can provide record expungement, food assistance, mental health services, veterans services, utility assistance, career training, and other types of support services. Between all the organizations working together in a coordinated effort, the Coalition can truly do a lot in bringing individuals out of homelessness and into self-sufficiency.

Coalition members are encouraging agencies to use the Unite Us communication platform to share referrals for services. The Unite Us data platform is not just for homeless providers and is seen as a potential solution to provide coordination across all agencies in town. The platform is designed to help streamline the process of sending and receiving social care referrals to each other. This platform not only provides an efficient way to communicate clients' needs to other providers, but also offers the opportunity to develop new partnerships and stay connected to ongoing partners. For example, a utility assistance client may also need mental health counseling, which the utility assistance agency does not provide. The Unite Us platform helps streamline the referral process by allowing direct connection to the mental healthcare provider that has the counseling resources to meet that mental health need.

The Homeless Coalition of Hays County and the San Marcos Mental Health Coalition are working on resource mapping and resource matrices to help all parties understand service gaps.

The City has a contract with The Greater San Marcos Partnership, a non-profit economic development organization, to provide economic development services, including bringing new jobs to San Marcos. The City's Economic and Business Development Manager, coordinates with the Greater San Marcos Partnership and the San Marcos Area Chamber of Commerce.

Southside Community Center establishes formal partnerships between the City and other nonprofit organizations to streamline delivery and support. They are one of the agencies that implemented the HMIS system to share client data, identifying overlapping services. The agency holds regular meetings to share best practices and develop joint strategies for addressing housing and social service needs. Southside provides cross-training opportunities for staff members of various agencies to understand various roles and increase communication. Resource Coordination, policy advocacy and community engagement are other ways to address housing and social service needs.

HOME center currently utilizes HMIS, which allows better coordination with area resources that are listed in the system. The agency will begin using UniteUs by July 2024 and have a list of partner agencies and area resources that we refer to when making referrals to area agencies.

## **Resilience**

### COAD-SMTX

For the past couple of years, local agencies have worked together to bring the Community Organizations Active in Disaster (COAD) model to San Marcos. COAD-SMTX is an umbrella organization that organizes non-governmental organizations like non-profits, businesses, and community groups, to create coordinated response to disasters. The mission of the COAD-SMTX is to coordinate effective, efficient service to people and organizations in the targeted region affected by disaster, while eliminating unnecessary duplication of effort, by mobilizing the four phases of disaster response: Preparation, Response, Recovery, and Mitigation. COAD-SMTX is a partner of the Hays County Office of Emergency Services and San Marcos Office of Emergency Services. COAD-SMTX meets quarterly to provide opportunities for training, planning, and coordination among members (which include representatives from the City and County). The COAD has a board of directors and six working groups. The Chair functions as a single point of contact for City and County emergency response staff. Governmental entities are the lead agencies in disaster response, and COAD-SMTX works to enhance the response effort by coordinating all its members. In time of disaster, needs and communication between the lead governmental agency and the COAD are funneled through the COAD chair.

To better coordinate efforts during winter weather, the Homeless Coalition of Hays County and COAD-SMTX have been working with churches and local organizations to establish a unified process for sheltering people. The COAD and HCHC Winter Emergency Shelter Program was created as a result and includes a written plan detailing how winter sheltering and related services will be coordinated.

The City Emergency Management Division has created a draft donation management plan and has provided it for COAD-SMTX review so its members can understand the plan and know their role within it.

### Hazards Mitigation Plan

CDBG-MIT planning funding is currently being used to update the City's Hazard Mitigation Plan to meet the planning requirements outlined in 44 CFR, Parts 201 and 206. This mitigation planning subaward will result in a FEMA-approved mitigation plan adopted by the jurisdiction, and the risk assessment and mitigation strategy will reflect current disaster recovery goals and may result in FEMA-approved planning-related activities. Hazard Mitigation Plans evaluate the historical occurrences of natural hazards and identify mitigation strategies and projects with the goal of minimizing or eliminating the long-term risk to human life and property from known hazards. Plans must be updated and receive FEMA approval every 5 years. A FEMA-approved Hazard Mitigation Plan is required for eligibility for grant funds through FEMA's Hazard Mitigation Assistance (HMA) programs. Funds from these federal grant programs may be awarded directly to the jurisdiction to implement mitigation projects identified in the Plan Update. The plan will help:

- Protect public safety and prevent loss of life and property during disasters
- Identify cost-effective mitigation measures
- Build partnerships by involving people, organizations, and businesses
- Align risk reduction with other community objectives
- Leverage FEMA funding



## **Broadband**

Based on information gathered for the 2020-2024 Consolidated Plan, it appears that San Marcos has generally adequate broadband for personal use, although speeds could be improved now that people are working from home and conducting schoolwork all at the same time. Speeds for businesses could be improved.

The City is investing approximately \$500,000 in American Rescue Plan funding to improve wi-fi connection at the public library, three parks, and the downtown mobility hub. Improvements at the library are complete, and a survey was conducted to discover other technology used and how citizens would best benefit from Wi-Fi in parks. The three parks, Dunbar, Conway, and City Park all serve low-moderate income neighborhoods. Wi-Fi will be turned off during the late hours of night to discourage unwanted activity. A contract was negotiated in April 2024 and installation started June 4.

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

**Introduction:**

HUD has allocated \$766,063 in CDBG Entitlement funds to San Marcos for Program Year 2024-2025. In addition, \$639,927 will be reallocated from prior programs to different projects for the 2024-2025 year.

In addition, the City is in process of expending CDBG-Disaster Recovery (CDBG-DR) and CDBG-Mitigation (CDBG-MIT) funding:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
<b>TOTAL PROGRAM INCOME EXPECTED</b>	<b>\$0</b>

**Table 18 – Total Program Income Expected**

**Other CDBG Requirements**

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

An estimated 90% of CDBG funds will be used for activities that benefit people who have low to moderate incomes, both this year and as a three-year average for Program Years 2023-2025. This high estimate is possible because a high percentage of the households in the City of San Marcos are in the low to moderate income range and because the City focuses its programs and projects on activities that specifically benefit low to moderate income people.

Overall Benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. One program year was included in this calculation, Program Year 2024-2025.

The amount of urgent need activities	\$0
The estimated percentage of CDBG funds that will be used for activities that benefit people who have low to moderate incomes	90%
Overall Benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. One program year was included in this calculation, Program Year 2024-2025.	90%

**Table 19 – Other CDBG Requirements**