

## 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) program funds as an “entitlement” community from the U. S. Department of Housing and Urban Development (HUD). In Program Year 2019, which begins October 1, 2019 and ends September 30, 2020, the City will receive \$680,998.

The primary objectives of the CDBG program are achieved by providing: (a) decent housing; (b) a suitable living environment; and (c) expanded economic opportunities. Each funded project/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; and
- Meet a need having a particular urgency (referred to as urgent need)

HUD establishes the income limits for San Marcos each year based on the Area Median Income (AMI) for a family of four in the Austin-Round Rock-San Marcos Metropolitan Statistical Area. The limits are adjusted based on family size so that the more people who are in the family the more income is allowed. A person or family is considered to be “low/mod” if their annual gross income does not exceed 80% of the AMI, adjusted for family size. The 2019 Income Limits are included in the appendix area of this document.

As an entitlement community, the City of San Marcos receives an annual allocation of CDBG funds provided the City continues to meet all eligibility and program requirements. One of the requirements is the production of a 5-year planning document known as a “consolidated plan”. In Program Year 2015 the City adopted the 2015-2019 CDBG Consolidated Plan, which included the 2015 Action Plan.

This Action Plan covers the fifth year of the five year plan; the program year begins October 1st and ends the following September 30th.

The CDBG-DR Disaster Recovery and CDBG-MIT Mitigation grants each have their own action plan that is separate from this document. These grants are mentioned in this document in the list of resources to provide a complete picture of the City’s CDBG program.

Amendment One moved funding from the Unsafe Structures Program to the Southside Owner-Occupied Housing Rehabilitation Project on March 3, 2020.

Amendment Two was considered by City Council on June 16, 2020. In response to the COVID-19 pandemic, HUD has allocated an initial \$425,261 in CDBG-CV Coronavirus funding which may be followed by additional allocations. This funding is to be used exclusively to prevent, prepare for, and respond to coronavirus. In order to receive this allocation, the City is amending this previously adopted 2019-2020 Action Plan to include the CDBG-CV funding.

Amendment Three is now open for public review and comment. A public hearing for was held by the City Council on June 16, 2020 to receive comments on the proposed projects and programs for Program Year 2020, and the proposal to reallocate \$125,000 in the 2019-2020 Action Plan from the Paul Pena Park Project to the newly proposed Substandard Home Demolition Program. City Council directed staff to include this proposal in the projects and programs available for review and comment from July 5 through August 4.

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

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

During the creation of the 2015-2019 Consolidated Plan, the City conducted an extensive outreach campaign that helped establish the High Priority Needs, which were set as:

- Affordable Housing
- Public Services
- Public Facilities / Infrastructure / Transportation
- Clearance Activities
- Program Administration

More information about Objectives and Outcomes is located in AP 20 of this document.

## **3. Evaluation of past performance**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

All projects included in this Action Plan and projects funded during the past five years have met a High Priority Need. The City has complied with its adopted Citizen's Participation Plan during this Action Plan process and last year's end-of-the-year report, the CAPER. There were no substantial amendments during the previous year.

The City expended CDBG funds in a timely manner in accordance with HUD regulations. On an annual basis, HUD review's the performance of all entitlement recipients to determine whether each recipient is carrying out its CDBG assisted activities in a timely manner. If sixty days prior to the end of the grantee's current program year, the amount of grant funds available to the recipient under grant agreements but undistributed by the U.S. Treasury is more than 1.5 times the entitlement grant amount for its current program year the grantee is considered to be noncompliant with HUD requirements. The City has met and is currently below the statutory timeliness expenditure ratio of 1.5 -- ahead of the July 29th test date.

The City continues to affirmatively further Fair Housing in a variety of ways. On Tuesday, May 5, 2019, the City published Fair Housing information ads in English and Spanish in the body of the San Marcos Daily Record. On April 1, 2019, the Mayor issued a Proclamation declaring April to be Fair Housing Month in San Marcos that was presented to City staff, representatives of the San Marcos Public Housing Authority, and local realtors. The City maintains Fair Housing information on their website.

The City has never exceeded the program limits for public services funding (15%) or for program administration spending (20%). All financial reports have been submitted as required.

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

*Summary from citizen participation section of plan.*

The City followed its Citizen Participation Plan (the plan is included in the Appendix) as it conducted the 2019 Action Plan process. Outreach methods included updating the CDBG website, issuing press releases, sending e-mail reminders, publishing notices, distributing a CDBG Needs Survey, 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,

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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.

In 2020, for Amendment Two, the Citizen Participation Plan was modified according to HUD guidance to allow for a comment period of at least five days for changes to this Action Plan. The 2019 Action Plan with proposed changes shown in redline was posted online for review and comment from June 7-13, 2020, and citizens were notified by a public notice more than fourteen days prior to the comment period.

For Amendment Three, a notice was posted in the San Marcos Daily Record on May 31, 2020, regarding the public hearing held at the City Council meeting on June 16, 2020. The 2019 Action Plan with proposed changes shown in redline will be posted online for review and comment from July 5 – August 4, 2020, and citizens were notified of this comment period by a public notice published June 21, 2020, fourteen days prior.

More information about Citizen Participation and Consultation process is located in AP-12 of this document.

### 5. Summary of public comments

*This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.*

Please see AP-12 for details of their comments and the appendix contains a comprehensive summary of all public comments and summary of the survey results.

No comments were received during the 30-day Action Plan Draft review period, July 9- August 9, 2019.

Amendment Two: No comments were received during the 30-day Action Plan Draft review period, June 7-13, 2020.

Amendment Three: A note about comments received will be placed here after the July 5-August 4, 2020 comment period.

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

No comments were received during the 30-day Action Plan Draft review period.

### 7. Summary

San Marcos has been an entitlement community for the CDBG grant program since 1994. During the past 24 years, the City has utilized over \$14,000,000 in CDBG funds to improve the quality of life, including quality of housing, for its low to moderate income residents. The City has installed sidewalks, created or upgraded neighborhood parks, supported services provided by local non-profit organizations, improved accessibility to public facilities and individual homes, and built or expanded community centers. With the addition of the CDBG-CV Coronavirus grant, the City will also be able to provide for response to the COVID-19 pandemic.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	SAN MARCOS	Planning & Development

**Table 1 – Responsible Agencies**

#### **Narrative (optional)**

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

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 and technical assistance to the City departments and non-profit organizations that are selected to receive CDBG funding (subrecipients). The City's Finance Department processes draws in the IDIS system, prepares financial reports, and participates 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, monitors progress, and reviews and approves all payment requests before they are submitted to the CDBG staff for processing. Other departments that have a supporting role in the CDBG program include Planning and Permitting Divisions, Legal office, and Purchasing Division.

#### **Consolidated Plan Public Contact Information**

For more information, contact:

Carol Griffith, Community Initiatives Program Administrator, [cgriffith@sanmarcostx.gov](mailto:cgriffith@sanmarcostx.gov), 512-393-8147, or [cdbg@sanmarcostx.gov](mailto:cdbg@sanmarcostx.gov)

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

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

### **1. Introduction**

The City's Action Plan was developed in accordance with its adopted Citizens Participation Plan, which is included in the Appendix. The City reached out to persons with limited English capacity by having bilingual translators available at public meetings, publishing key notices in Spanish, and having the Needs Survey available in both Spanish and English.

#### **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 CDBG staff works closely with the San Marcos Housing Authority (SMPHA) and local organizations that provide services to our residents by sharing information on grant opportunities, training opportunities, and community information. The City waives development and permit fees for SMPHA projects and the construction of affordable housing by Habitat for Humanity. The City provides approximately \$500,000 annually in city funds to local non-profit organizations. The City holds an open application process which allows housing and health service providers an equal opportunity to apply for funding. The City has participated in the construction / renovation of public facilities which serve the neighborhoods of San Marcos and have updated park facilities near public housing.

The City reached out and consulted Hays Caldwell Women's Shelter, Southside Community Center, and the San Marcos Public Housing Authority.

Next year the City plans to consult neighboring communities in order to foster greater cooperation.

#### **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 not covered under a Continuum of Care. However, the City does work closely with the local non-profit organizations that provide shelter to specific targeted homeless populations and provide specific assistance in various forms to the homeless.

The City is in coordination with Census 2020 and facilitating cooperation between stakeholders.

The County does not perform a Point-In-Time count.

#### **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.

### **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**

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	San Marcos Public Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to complete electronic survey via email; invitations to attend workshops. Invited to attend lead-based paint strategy training put on by HUD.
2	<b>Agency/Group/Organization</b>	Hays Caldwell Women's Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussion with executive director. Invited to complete electronic survey via email

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3	<b>Agency/Group/Organization</b>	CASA of Central Texas
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussion with staff members. Invitation to workshops and surveys.
4	<b>Agency/Group/Organization</b>	SAN MARCOS
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Corrections programs/institutions
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussion with staff members. Invitation to workshops and surveys
5	<b>Agency/Group/Organization</b>	Texas General Land Office
	<b>Agency/Group/Organization Type</b>	Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussion with staff members

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6	<b>Agency/Group/Organization</b>	Habitat for Humanity San Marcos Area
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to complete survey and discussion with Staff members. Invitation to attend meetings
7	<b>Agency/Group/Organization</b>	Greater San Marcos Partnership
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to complete survey. Invitation to attend meetings
8	<b>Agency/Group/Organization</b>	HAYS COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Health Agency Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invitation to attend meetings.



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9	<b>Agency/Group/Organization</b>	SOUTHSIDE COMMUNITY CENTER
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Southside is an existing subrecipient and the City consults the executive director regularly via stakeholder meetings, applicant workshops, and public hearings.
10	<b>Agency/Group/Organization</b>	San Marcos Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to complete survey. Invitation to attend meetings

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11	<b>Agency/Group/Organization</b>	TEXAS GENERAL LAND OFFICE
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consult the Texas General Land Office regularly regarding community development strategy and disaster recovery efforts.
12	<b>Agency/Group/Organization</b>	Capital Area Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Transportation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to complete survey. Invitation to attend meetings - Regularly consulted regarding Transportation challenges in community development.

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13	<b>Agency/Group/Organization</b>	Community Action of Central Texas (CA)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to complete survey. Invitation to attend meetings
14	<b>Agency/Group/Organization</b>	Scheib Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

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	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to complete survey. Invitation to attend meetings
15	<b>Agency/Group/Organization</b>	Hays County
	<b>Agency/Group/Organization Type</b>	Designated Local Health Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Consultation Action Plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Emailed and called to set a time to consult; emailed the application for funding and other notices.
16	<b>Agency/Group/Organization</b>	Hill Country Mental Health and Developmental Disabilities Centers
	<b>Agency/Group/Organization Type</b>	Designated Local Mental Health Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Consultation Action Plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual meeting with the Executive Director and program directors. Outcomes include better understanding for City staff of resources available, and a service entity to include on email contact lists when grant funds become available. Hill Country considered applying for CDBG-CV grant funding.
<u>16</u>	<u><b>Agency/Group/Organization</b></u>	<u>City of San Marcos Neighborhood Enhancement Department, Code Compliance Division</u>
	<u><b>Agency/Group/Organization Type</b></u>	<u>Local Government</u>
	<u><b>What section of the Plan was addressed by Consultation?</b></u>	<u>Consultation</u> <u>Action Plan</u>

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<p><b><u>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</u></b></p>	<p><u>Virtual meetings with management staff to discuss the need for assistance when citizens are unable to afford demolition of a substandard home. The result is a proposed program to be implemented jointly by Code Compliance and CDBG staff.</u></p>
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### Identify any Agency Types not consulted and provide rationale for not consulting

No specific organizations were intentionally omitted from the participation process and the City makes every effort to consult all agency types.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

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

### Narrative (optional)

The City consulted with San Marcos Public Housing Authority concerning Lead-Based Paint Hazards, and HUD invited the PHA to attend HUD Environmental LBP Training. The PHA is currently undergoing a LBP Assessment in order to address what mitigation measures are required at this time. The City is not aware of any children who have been identified as lead-poisoned.

In May, 2020, to check for funding needs related to the COVID-19 pandemic, City staff contacted the Designated Local Health Authority, which for the City of San Marcos is Hays County. Tammy Crumley, Grants Administrator for the County, is the designated Local Health Director but the Local Health Authority has to be a medical doctor, so the County contracts with Dr. Charles Anderson. No comments were received.

In May, 2020, City staff also contacted the Designated Local Mental Health Authority, which for the City of San Marcos is Hill Country Mental Health and Developmental Disabilities Centers. The Hill Country Director and staff stated that they had received initial grants for the first sixty days of response, and they were in process of applying for a grant that would provide funding for nine months. With this funding their focus has been:

- Launching a COVID-19 support line (800#) to provide resource referrals
- Providing three no-cost counseling sessions to qualified applicants
- Providing information on self care, including to first responders
- Some rental and food support for their clients
- Some counseling for first responders (fire and emergency medical services)

Hill Country staff said that at first as people absorbed the impact, the demand for their services was lower, but now that the situation is continuing, they are seeing an increase in calls for help and in psychiatric hospitalizations.

Hill Country's purpose is to provide a safety net for people with Intellectual development disorder (IDD) diagnoses: case management, interactions with program providers. Individuals they serve live in a variety of settings: on their own, with family, group home, and host home/companion care. In each setting they receive support from a variety of funding sources. They noted that people with Intellectual Development Disorder (IDD) diagnoses are in the category of vulnerable population; they frequently have other medical issues. They said it may be the case that

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people (caregivers, for example) who have been functioning without support need more help now, due to job loss, etc., so some form of outreach to caregivers could be a need that would qualify for CDBG-CV funding.

For the **proposed** Substandard Home Demolition program, Code Compliance staff will identify homes with substandard conditions and CDBG staff will verify income levels to determine beneficiaries. Program details are described in section AP-35 below.

## 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 City conducted the Action Plan process in accordance with its adopted Citizens Participation Plan in an open and transparent manner. Staff began the process with a discussion of the CDBG program with the City Council to receive early direction on December 4, 2018. Applications were accepted from March 1, 2019 through April 5, 2019.

An Applicant Workshop was conducted on March 6th with ten persons in attendance. Handouts included copies of the presentation, an information sheet regarding public services funding, paper copies of the application, and blank survey forms (English/Spanish).

The City advertised the upcoming stakeholder workshop through the issuance of a press release, published legal notice March 3, 2019, posting of the release on the City's webpage, e-mailing the release to non-profit and neighborhood associations, and noting the meeting in the City's social media accounts. Non-profits that were contacted; Southside Community Center, Hays Caldwell Women's Center, SMCISD Age Parenting Program, Community Action, Scheib Opportunity Center, Combined Community Action, Hays County Homespun, Nosotros La Gente, Greater San Marcos Youth Council, Society of St. Vincent de Paul, Casa of Central Texas Inc., PALS of Central Tx, Unity Way of Hays County, Central TX Dispute Resolution Center, School Fuel, Hays County Child Protective Board, Salvation Army-San Marcos Service Center.

The workshop was scheduled for 6-8 p.m. March 6, 2019; five participants attended. At both workshops, a Spanish-speaking employee was present to provide assistance if needed.

A "CDBG Needs Survey - 2019 Action Plan" was circulated in both English and Spanish seeking comments on the best use for CDBG grant funds during the next year. The forms were available at the applicant workshop, and were e-mailed to the public housing authority, local non-profit organizations. The survey's availability was also included in press releases about the Action Plan Process.

Council conducted a public hearing on June 4, 2019 on the 2019 Action Plan in which 8 people spoke. Notice for this public hearing was submitted in the Daily Record May 19, 2019. All comments were accepted. The discussion of the applications and award of projects to be funded in the 2019 Action Plan was held by the City Council in open session on June 18, 2019.

The comment period was held to allow public review and comments on the 2019 Action Plan Draft from July 9 through August 9, 2019. The draft was available on-line on the City's website and paper copies were available at the San Marcos Public Library, the City Hall Lobby, and the Planning and Development Services office. A notice was published in the San Marcos Daily Record on July 7, 2019.

All comments were accepted.

### **Summary of ~~2020~~ Public Outreach for Amendment Two**

Please see the table below for details on outreach during the 2020 addition of CDBG-CV funding to this action plan. May 1, 2020, the City published a display ad (not classified) in the San Marcos Daily Record to advise all potential applicants the City would be accepting applications for CDBG-CV funding from May 1-20, 2020. Staff also sent emails to 126 email addresses for social service organizations, business organizations, churches, City departments, and the county. The City's communications department sent press releases announcing that the City had been allocated the funding (May 5, 2020), to encourage people to apply (May 6, 2020), and announcing

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the public hearing and comment period (May 22, 2020). A public hearing was held at the City Council meeting on June 2, 2020, and no comments were received from the general public, although a letter of support was received from the board chair of the San Marcos Chamber of Commerce for the application made by the Chamber of Commerce. A public comment period was held June 7-13, in accordance with the shortened review times made possible through HUD waivers due to the urgency of the need for response to the COVID-19 pandemic.

### Summary of Public Outreach for Amendment Three

For Amendment Three, a notice was posted in the San Marcos Daily Record on May 31, 2020, regarding the public hearing held at the City Council meeting on June 16, 2020. The 2019 Action Plan with proposed changes shown in redline will be posted online for review and comment from July 5 – August 4, 2020, and citizens were notified of this comment period by a public notice published June 21, 2020, fourteen days prior.

### **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response and Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons
1	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community  Residents of Public and Assisted Housing	Council conducted a public hearing on June 4, 2019 on the 2019 Action Plan.	Minutes attached in the appendix.	All comments were accepted
3	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	Notice of CDBG application schedule March 3, 2019.	NA	NA
4	Newspaper Ad	Minorities  Residents of Public and Assisted Housing	Notice of Application Workshop and Application Availability, March		All comments were accepted.



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<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response and Attendance</b>	<b>Summary of Comments Received</b>	<b>Summary of Comments Not Accepted and Reasons</b>
		Applicants for CDBG funding	3, 2019. 10 persons attended the workshop.		
5	Community Needs Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The survey was printed in English and Spanish. The forms were provided to attendees at the application workshop, e-mailed to the PHA and local non-profit organizations, and neighborhood associations. The form was also available on the City's website where it could be downloaded. The surveys were also distributed to the public during the June 4, 2019 City Council meeting. This is the same meeting where the City held the Public Hearing.</p>	The City did not receive any submitted survey responses.	NA
6	Public Meeting	Potential applicants for funding	Application workshop had 10 in attendance.	Staff presentation regarding eligible activities, applicant responsibilities, the application process, and Action Plan process. Staff answer all questions from those in attendance.	All comments were accepted
7	Internet Outreach	Non-targeted/broad community	The CDBG website was continuously updated with	No comments received during 30-day comment	All comments were accepted

**City of San Marcos, Texas – 2019-2020 Action Plan**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response and Attendance</b>	<b>Summary of Comments Received</b>	<b>Summary of Comments Not Accepted and Reasons</b>
			information about the application process. Applications/surveys were available; announcements of meetings posted; draft posted for review.	period. All other comments addressed in other areas above.	
8	Internet Outreach	Minorities  Persons with disabilities  Residents of Public and Assisted Housing	E-Mails to non-profit organizations, neighborhood associations, city departments regarding CDBG processes.	Comments covered previously.	All accepted.
9	Social Media	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The City uses Twitter and Facebook to provide updates in a timely manner.	Comments are not directly attributed to this method of outreach.	N/A
10	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted	FAIR HOUSING: Bi-lingual ad in body of paper; issuance of Proclamation;	No comments received in response to ad. Those in attendance to accept proclamation spoke of the importance of Fair Housing in San Marcos.	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of Response and Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons
		Housing			
11	30-Day Public Comment Period	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Open public comment period. Posted July 7th and ran from July 9th - August 9th.	The City did not receive any submitted public comments. Comments received during the City Council Public hearing are submitted in the attachments (minutes) to this action plan.	
12	May 1, 2020, Display Ad	Potential creators of COVID-19 response programs	Contacted by six total potential applicants	NA	NA
13	May 1, 2020, Emails	Potential creators of COVID-19 response programs	Contacted by six total potential applicants	NA	NA
14	May 1, 2020, Social Media (Facebook)	Potential creators of COVID-19 response programs	Contacted by six total potential applicants	NA	NA
15	May 1-20, 2020 Website Posting	Potential creators of COVID-19 response programs	Contacted by six total potential applicants	NA	NA
16	May 5, 2020, Press Release	General public, to inform of funding	(Providing information only)	NA	NA
17	May 6, 2020, Press Release	Potential creators of COVID-19 response programs	Contacted by six potential applicants total	NA	NA
18	May 22, 2020, Press Release	General public, for comments	No comments were received.	NA	NA
19	June 2, 2020, Public Hearing	General public, for comments	Comments from Council only; no public comments; one support letter	Council comments were on potential program structure	NA

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Sort Order	Mode of Outreach	Target of Outreach	Summary of Response and Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons
20	June 7-13, 2020, Public Comment Period	General public, for comments	No comments were received.	NA	NA
<u>21</u>	<u>May 31, 2020, Notice of Public Hearing</u>	<u>General public</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>21</u>	<u>June 16, 2020, Public Hearing</u>	<u>General public, for comments</u>	<u>Comments from Council only; no public comments</u>	<u>Council directed staff to include the proposed program in the draft slate of projects</u>	<u>NA</u>
<u>22</u>	<u>July 5-August 4, 2020, Public Comment Period</u>	<u>General public, for comments</u>	<u>Pending</u>	<u>Pending</u>	<u>Pending</u>

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City anticipates continuing to receive an annual CDBG allocation of approximately \$500,000 and does not expect to become an entitlement community for HOME, ESG, or ADDI funding during the next five years.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected \$ Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	680,998	0	0	680,998	50,819	
CDBG funds will be used to address community housing and non-housing priority needs.								
CDBG-DR and CDBG-MIT	public - federal	Acquisition Admin and Planning Housing Public Improvements					55,000,000	One-time allocation
The San Marcos City Council is the governing body for the City, with the City Manager or his designee authorized to act on behalf of the Council in matters pertaining to the CDBG-DR grant. The City's Planning and Development Services Department Community Initiatives Division staff members are responsible for oversight and monitoring of the CDBG-DR funding. The City plans to contract with outside professionals to assist the city staff in reviewing several hundred applications for housing funds. The City will likely work with outside engineering and construction for the Infrastructure Program Amendment to the City of San Marcos Action Plan for Disaster Recovery Disaster Relief Appropriations Act of 2016 (Public Law 114-113, Approved Dec. 18th, 2015) (DR Action Plan) and FR-6109-N-02, CDBG-MIT allocation released August 30, 2019. The city will continue to receive draws from the IDIS system and set up a parallel system for draws from the DRGR system. Draws and financial reporting are handled through the City's Finance Department.								
CDBG-CV	public - federal	prevent, prepare for, and respond to coronavirus					\$425,261	One-time allocation
CDBG-CV funds will be used for response to the effects of the COVID-19 pandemic on the economy and low-to-moderate income individuals.								

Table 51 - 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**

The City of San Marcos utilizes both CDBG and General Fund dollars to provide assistance to local non-profit organizations who provide services in the San Marcos area. Although CDBG funds for “public services” are limited to 15% of the annual allocation (approx. \$75,000 for a \$500,000 allocation), the City leverages these limited resources with approximately \$500,000 in local funds. Citizen advisory boards review applications for both funding sources and make recommendations to the City Council on funding awards.

San Marcos was selected to receive Disaster Recovery funding (CFR date June 17, 2016) as a direct recipient to help with the recovery from the two federally-declared flood disasters that occur in calendar year 2015. The Federal Register notice for this funding was published on June 17, 2016 with an effective date of June 22nd. San Marcos has created a separate Action Plan for the use of these disaster funds. These funds will help the City address the unmet needs of the community damaged by the flood – eligible activities are in the areas of housing and infrastructure, with an emphasis on resiliency.

August 30, 2019 the City received the Federal Notice regarding CDBG-MIT Mitigation allocation of \$24,012,000. These funds will be used to address future disaster mitigation needs.

The City does not require that funded projects/programs provide “matching” funds. However, it is common for CDBG-funded infrastructure and public facility projects to include the use of non-federal funds.

Regarding the COVID-19 response, no private, state, or local funds are planned to be used to leverage the CDBG-CV funds specifically. However, entities are forming partnerships to address the issues, as is shown by the joint Chamber of Commerce-City application to fund a small business support program with CDBG-CV funding. The City continues to explore partnerships that may result in leveraging other funds.

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

Funding for publicly owned land is included in the 2019 Action Plan. A total of \$125,000 is proposed for rehabilitation of a neighborhood park located in a low/mod community.

**Discussion**

The City will use all resources available to address the needs of the community.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG Owner-Occupied Housing Rehabilitation	2015	2019	Affordable Housing	Affordable Housing	CDBG: <del>\$195,000</del> <u>\$262,142</u>	Homeowner Housing Rehabilitated: 17 Household Housing Unit
2	<del>CDBG Parks, Sidewalks and Public Facilities Clearance of Spot Slum and Blight</del>	<del>2015</del> <u>2020</u>	<del>2019</del> <u>2021</u>	<del>Non-Housing Community Development Clearance</del>	<del>Public Facilities, Infrastructure, Transportation Blight Removal</del>	CDBG: \$125,000	<del>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 515 Persons Assisted</del> <u>10 homeowners assisted</u>
3	CDBG Public Services	2015	2019	Non-Housing Community Development	Public Services	CDBG: \$73,656	Public service activities other than Low/Moderate Income Housing Benefit: 185 Persons Assisted Homelessness Prevention: 10 Persons Assisted
4	<del>CDBG Clearance of Spot Slum &amp; Blight</del>	<del>2017</del>	<del>2019</del>	<del>Clearance</del>		<del>CDBG:</del> <del>\$67,142</del>	<del>Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 2 Household Housing Unit</del>
5	CDBG Program Administration	2015	2019	Program Admin	Program Administration	CDBG: \$136,200	Other: 0 Other
6	CDBG First Time Homebuyer Program	2016	2019	Affordable Housing	Affordable Housing	CDBG: \$84,000	Direct Financial Assistance to Homebuyers: 12 Households Assisted
8	CDBG-DR Owner-Occupied Rehab/Recon	2015	2019	Affordable Housing	Affordable Housing	CDBG - DR, \$2,000,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit

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<b>9</b>	CDBG-DR Rental Rehab/Recon DR	2015	2019	Affordable Housing	Affordable Housing	CDBG - DR, \$500,000	Rental units rehabilitated: 0 Household Housing Unit
<b>10</b>	CDBG-DR Infrastructure	2015	2019	Public Infrastructure	Public Facilities, Infrastructure, Transportation	CDBG - DR, \$10,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 192 Persons Assisted
<b>11</b>	CDBG-MIT Repetitive Loss Infrastructure	2020	2031	Public Infrastructure	Reduce risks associated with flooding	\$16,000,000	Measurably reduced risks
<b>12</b>	CDBG-MIT Land Preservation Program	2022	2031	Public Infrastructure	Reduce risks associated with flooding	\$2,849,600	Measurably reduced risks
<b>13</b>	CDBG-MIT Hazard Warning System	2020	2021	Public Infrastructure	Reduce risks associated with flooding	\$300,000	Measurably reduced risks
<b>14</b>	CDBG-MIT Signs & Barricades	2020	2021	Emergency Operations	Reduce risks associated with flooding	\$60,000	Measurably reduced risks
<b>15</b>	CDBG-MIT Planning	2020	2022	Planning	Reduce risks associated with flooding	\$3,601,800	Measurably reduced risks
<b>16</b>	CDBG-MIT Administration	2019	2031	Administration	Program Administration	\$1,200,600	Other
<b>17</b>	CDBG-CV Economic Development	2020	2020	Economic Development	Retention of jobs for low-to moderate-income people	\$200,000	Number of jobs retained in small businesses
<b>18</b>	CDBG-CV Public Services	2020	2020	Non-Housing Community Development	Counseling for abused and neglected children	\$55,600	Percent of qualified children who are provided with an advocate
<b>19</b>	CDBG-CV Administration	2020	2020	Program Administration	Program Administration	\$64,131	Other

**Table 62 – Goals Summary**



## City of San Marcos, Texas – 2019-2020 Action Plan

### Goal Descriptions

1	<b>Goal Name</b>	Owner-Occupied Housing Rehabilitation
	<b>Goal Description</b>	<p>Providing housing rehabilitation services through a subrecipient, Southside Community Center, to low/mod owner-occupied single-family housing. The scope of work is determined on a site-by-site basis, but typically includes repairing/replacing damaged roofs, siding, sheetrock, cabinets; correcting plumbing and electrical code deficiencies; improving accessibility; painting; and updating floor coverings.</p> <p>The City will provide emergency home repair assistance to low/mod owner-occupied single-family housing.</p>
2	<b>Goal Name</b>	<del>Clearance of Spot Slum and Blight</del> <del>Parks, Sidewalks and Public Facilities</del>
	<b>Goal Description</b>	<del>The City will continue its program of updating and improving neighborhood parks in 2019 by rehabilitating Paul Pena Park. This park will benefit the entire City of San Marcos (The City has a majority LMI population). City staff will identify substandard structures in need of demolition to eliminate spot slum and blight, and will use CDBG funds to demolish the structures when homeowners are unable to due to financial constraints.</del>
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City will use CDBG funds to support programs that benefit victims of family violence, abused and neglected children, and the low/mod youth in San Marcos. In 2018 the following agencies are funded: CASA - Child Advocacy Program; and Habitat for Humanity Housing Counseling Program.
4	<b>Goal Name</b>	<del>Clearance of Spot Slum &amp; Blight</del>
	<b>Goal Description</b>	<del>Unsafe Structures Program</del> <del>Unfunded by Amendment No. 1</del>
5	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	This activity provides funding for the oversight and management of the CDBG grant program.
6	<b>Goal Name</b>	First Time Homebuyer Program
	<b>Goal Description</b>	Down Payment and Closing Cost housing assistance for eligible families to purchase a home within the City limits of San Marcos
8	<b>Goal Name</b>	Owner-Occupied Rehab/Recon DR
	<b>Goal Description</b>	Due to flooding damage, the city will rehabilitate with elevation if needed, or reconstruct houses that are substantially damaged after the storm due to disaster related impacts of single family owner occupied homes damaged during the storm.

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9	<b>Goal Name</b>	Rental Rehab/Recon DR
	<b>Goal Description</b>	Due to flooding damage, the city will rehabilitate, with elevation if needed, or reconstruct SF 1-4 Unit Rental uses that are substantially damaged after the storm due to disaster related impacts during the storm.
10	<b>Goal Name</b>	Infrastructure
	<b>Goal Description</b>	<p>Intersection improvements are proposed including curb cuts and inlet improvements adjacent to the low point locations and inlets for the north side/Rehab facility. Clearing of the existing TxDOT ditch is also proposed as it is currently overgrown, and not well-maintained. Downstream at Davis Road, the existing dual 8'x4' culverts will be supplemented with 2 additional culverts as not to constrict flow. Lastly the City will consider a future channel along Davis Road or the Railroad near the Lake to connect to the Blanco River, as the Lake is reported to overflow both west and east in heavy events. The project will require coordination with TxDOT for these improvements.</p> <p>By adding a new central storm drain system to Conway &amp; Barbara Drives connected to the existing storm drain system, and providing a new 60-inch outfall to the San Marcos River (supplementing the existing 60-inch outfall); both the existing and proposed systems meet the City's required 25-year criteria. Additional 24-inch connections across River Road into the Woods Apartment Ditch are proposed to provide additional relief during lesser events. Road regrading is proposed for this reach of River Road from Linda to Cape Rd. revising the roadway cross-section to drain towards the Woods apartment ditch. Lastly, there is a potential buyout property on Conway that may be purchased for use as a drainage easement to add an inlet and lead system to drain the alley/easement between Barbara &amp; Conway.</p> <p>Adding a new storm drain system to Clarewood Dr. with a connection to both the Bugg Lane system and with a connection to the existing Highway 80 ditch (where ponded water currently flows), the system will meet criteria, and runoff will be captured by the storm drains and ditches instead of ponding in the roadway. Barbara Drive will be regraded to drain to Bugg Lane for adequate drainage.</p> <p>By converting the roadways to depressed curb-and-gutter sections with adequate grading, and adding a new storm sewer system with a new 48-inch outfall to the Blanco River, this area would be brought into compliance meeting the City's 25-year design criteria.</p>
11-16	<b>Goal Name</b>	All CDBG-MIT Projects
	<b>Goal Description</b>	All CDBG-MIT Mitigation grant projects have the same goal. The purpose of this funding is to increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters.

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<b>17</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The COVID-19 pandemic and related business closures are having an unprecedented effect on the economy and may have a disproportional effect on low-to-moderate income individuals who work in retail and service industries, as well as on small businesses that necessarily operate with low reserves. CDBG-CV funding will be used to provide technical assistance, personal protective equipment, and business modifications to help prevent the spread of COVID-19.
<b>18</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City will use CDBG-CV funds to provide additional support to Court Appointed Special Advocates (CASA) because child abuse cases are rising due to stay-at-home orders and school and business closures.
<b>19</b>	<b>Goal Name</b>	CDBG-CV Administration
	<b>Goal Description</b>	This portion of CDBG-CV funding pays for City staff oversight and management of the CDBG-CV grant program. Staff members track their hours spent per grant and are paid by the applicable grant.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of San Marcos conducted an open application process in accordance with its Citizens Participation Plan. All applications were reviewed for completeness and eligibility by City Staff.

The City provides funding to support programs benefitting its citizens through three funding sources: Public Services through CDBG; Human Services Funding; and San Marcos Commission on Children and Youth funding. The latter two are funded using City funds.

This City's Disaster Recovery Action Plan is available at: <http://www.smtxfloodrecovery.com/> The DR Action Plan priorities are: Housing (SF Owner Occupied Rehab/Recon & SF Rental Rehab/Recon), Infrastructure, Planning, and Administration.

#### Projects

#	Project Name
1	<a href="#">CDBG - Program Administration</a>
2	<a href="#">CDBG - CASA - Child Advocacy Program 2020</a>
3	<a href="#">CDBG - <del>City - Paul Pena Park</del>City – Substandard Home Demolition</a>
4	<a href="#">CDBG - City - Homebuyer Assistance</a>
5	<a href="#">CDBG - Southside Community Center Rehab Program</a>
6	<a href="#">CDBG - Habitat for Humanity - Housing Counseling</a>
7	<del>CDBG - City - Unsafe Structures Program</del> <a href="#">Unfunded by Amendment No. 1</a>
8	<a href="#">CDBG - City - Emergency Repair Program</a>
9	<a href="#">CDBG-DR – Owner Occupied Housing Rehabilitation and Reconstruction</a>
10	<a href="#">CDBG-DR – Infrastructure</a>
11	<a href="#">CDBG-MIT Repetitive Loss Infrastructure</a>
12	<a href="#">CDBG-MIT Land Preservation Program</a>
13	<a href="#">CDBG-MIT Hazard Warning System</a>
14	<a href="#">CDBG-MIT Signs &amp; Barricades</a>
15	<a href="#">CDBG-MIT Planning</a>

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#	Project Name
16	CDBG-MIT Administration
17	CDBG-CV - COVID-19 Small Business Recovery
18	CDBG-CV – Advocacy Services for Abused and Neglected Children
19	CDBG-CV – Program Administration

**Table 73 - Project Information**

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

All projects and programs funded meet one of the identified high priority needs of the City. The primary obstacle to addressing underserved needs remains a lack of adequate federal funding. The City has chosen to focus on affordable housing for the PY 2019 including owner-occupied housing rehab program and homebuyer assistance. Due to ever-increasing costs, the City has chosen to fund program administration at the full 20% maximum and is funding two applications for public service projects (CASA & Housing Counseling).

The City is currently working to reimburse the Public Housing Authority under the CDBG-DR grant for cost associated with the flooding of 2015.

Land Acquisition for LMI Housing remains a priority as outlined in PY18's AAP.

The City Council has determined to continue the Rental Rehabilitation Program in the CDBG-DR Action Plan.

In response to the COVID-19 pandemic, Amendment Two of this 2019 Action Plan adds Economic Development as a high priority for the City. This is a high priority for several reasons. The business closures are having a direct impact on individual incomes, in particular the low-to-moderate employees of the retail and service industry sectors. These closures will also lead to indirect impacts (a ripple effect) that will only become clear as time goes on. The pandemic itself is also taking a toll on the health of individuals. In addition, government entities and healthcare systems have had added expenses caused by the response to the pandemic, and it is expected that public service providers such as shelters will see additional request for service. The City has had to choose carefully to make the optimal use of CDBG and CDBG-CV money available to respond to these needs that exceed funding. Obstacles include not knowing all the impacts of a currently unfolding situation and being able to document accurately the need of individuals, businesses, and programs requesting assistance.

The existence of substandard and dangerous homes in various locations throughout San Marcos continues to be a negative influence on the safety and property values of nearby homeowners. Code Compliance staff have identified the need for financial assistance for the owners of a number of the homes so the structures can be demolished. The use of CDBG funding up front enables the City to eliminate the blight. A lien will be placed on the properties so that the funding can possibly be recovered upon sale of the property.

## AP-38 Project Summary

1	<b>Project Name</b>	Program Administration
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$136,200
	<b>Description</b>	Administrative activities include preparation of all environmental reviews, publication of required notices, monitoring program subrecipients, monitoring for Davis Bacon and Related Acts compliance; monitoring for lead hazard compliance, providing a Subrecipient Training workshop and ongoing technical assistance as needed, furthering fair housing, and other activities that ensure compliance with all program requirements.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Administrative activities include preparation of all environmental reviews, publication of required notices, monitoring program subrecipients, monitoring for Davis Bacon and Related Acts compliance; monitoring for lead hazard compliance, providing a Subrecipient Training workshop and ongoing technical assistance as needed, furthering fair housing, and other activities that ensure compliance with all program requirements.
2	<b>Project Name</b>	CASA - Child Advocacy Program 2020
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	CASA volunteers serve as Guardians Ad Litem to represent the children's best interest and are present at every court session and attend meetings with CPS, treatment centers, foster placement agencies, and schools. CASA makes recommendations on actions needed to protect the children, to provide for their medical, educational, and therapeutic care, and works to find safe and permanent homes for the children. No fees are charged to the

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		clients. Planned Activities: The CDBG funds will be used for operating expenses, specifically salaries and fringe benefits for staff that serve clients in San Marcos. Funding is on a reimbursement basis.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 Abused Children are proposed to benefit from this activity.
	<b>Location Description</b>	1619 Common St #301, New Braunfels, TX 78130
	<b>Planned Activities</b>	CASA volunteers serve as Guardians Ad Litem to represent the children's best interest and are present at every court session and attend meetings with CPS, treatment centers, foster placement agencies, and schools. CASA makes recommendations on actions needed to protect the children, to provide for their medical, educational, and therapeutic care, and works to find safe and permanent homes for the children. No fees are charged to the clients. Planned Activities: The CDBG funds will be used for operating expenses, specifically salaries and fringe benefits for staff that serve clients in San Marcos. Funding is on a reimbursement basis.
<b>3</b>	<b>Project Name</b>	<u>CDBG - City – Substandard Home Demolition</u> <del>City – Paul Pena Park</del>
	<b>Goals Supported</b>	<u>Clearance of Spot Slum and Blight Parks, Sidewalks and Public Facilities</u>
	<b>Needs Addressed</b>	<u>Public Facilities, Infrastructure, Transportation</u> <u>Blight Removal</u>
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	<u>City staff will identify substandard structures in need of demolition to eliminate spot slum and blight, and will use CDBG funds to demolish the structures when homeowners are unable to due to financial constraints. A lien will be placed on the property to recover funds if possible when the property sells. Funds will be used to construct a concrete assessable path within an existing park and install a new play structure.</u>
	<b>Target Date</b>	<u>9/30/2021</u> <del>10</del>
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<u>Area Benefit – LMI population of Census Tract is 4,520. Ten homeowners with low to moderate incomes who cannot afford to clear substandard structures from their land</u>
	<b>Location Description</b>	<del>1209 Crystal River Parkway</del> <u>San Marcos, TX 78666</u> <u>Throughout San Marcos</u>

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	<b>Planned Activities</b>	<del>Funds will be used to construct a concrete assessable path within an existing park and install a new play structure.</del> <u>Substandard home demolition</u>
<b>4</b>	<b>Project Name</b>	City - Homebuyer Assistance
	<b>Goals Supported</b>	First Time Homebuyer Program
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$84,000
	<b>Description</b>	Down Payment and Closing Cost housing assistance for eligible families to purchase a home within the City limits of San Marcos
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twelve LMI families are proposed to benefit from this activity.
	<b>Location Description</b>	Within the City limits of San Marcos
	<b>Planned Activities</b>	Down Payment and Closing Cost housing assistance for eligible families to purchase a home within the City limits of San Marcos
<b>5</b>	<b>Project Name</b>	Southside Community Center Rehab Program
	<b>Goals Supported</b>	Owner-Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: <del>\$125,000</del> \$192,142 <i>Funding moved from Unsafe Structures by Amendment No. 1</i>
	<b>Description</b>	The rehabilitation of seven owner-occupied, low-to-moderate income single-family residences.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seven LMI families are proposed to benefit from this activity.
	<b>Location Description</b>	Within the City limits of San Marcos.



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	<b>Planned Activities</b>	The rehabilitation of seven owner-occupied, low-to-moderate income single-family residences.
<b>6</b>	<b>Project Name</b>	Habitat for Humanity - Housing Counseling
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$23,656
	<b>Description</b>	Provide high quality (HUD Certified) financial and housing workshops and one-on-one counseling, designed to increase the financial capability and confidence of low-to-moderate income individuals/families, assisting them in obtaining and maintaining safe, stable and affordable homes.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	750 persons are estimated to benefit from this activity.
	<b>Location Description</b>	630 E. Hopkins, San Marcos, TX 78666
	<b>Planned Activities</b>	Provide high quality (HUD Certified) financial and housing workshops and one-on-one counseling, designed to increase the financial capability and confidence of low-to-moderate income individuals/families, assisting them in obtaining and maintaining safe, stable and affordable homes.
<b>7</b>	<b>Project Name</b>	<del>City Unsafe Structures Program</del> <i>Unfunded by Amendment No. 1</i>
	<b>Goals Supported</b>	<del>Clearance of Spot Slum &amp; Blight</del>
	<b>Needs Addressed</b>	<del>Clearance Activities</del>
	<b>Funding</b>	<del>CDBG: \$67,142</del>
	<b>Description</b>	<del>Program is the removal or safeguarding of deteriorated, substandard structures that create a public health and safety hazard.</del>
	<b>Target Date</b>	<del>9/30/2020</del>
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<del>Four LMI families are proposed to benefit from this activity.</del>

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	<b>Location Description</b>	<del>Within the City Limits of San Marcos.</del>
	<b>Planned Activities</b>	<del>Program is the removal or safeguarding of deteriorated, substandard structures that create a public health and safety hazard.</del>
<b>8</b>	<b>Project Name</b>	City - Emergency Repair Program
	<b>Goals Supported</b>	Owner-Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Grant up to \$5,000 to assist with specific home repairs Eligible Repairs including but not limited to: Heating/cooling system, electrical problems, plumbing problems, accessibility improvements, roofing.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ten LMI families are projected to benefit from this activity.
	<b>Location Description</b>	Within the City Limits of San Marcos.
	<b>Planned Activities</b>	Grant up to \$5,000 to assist with specific home repairs Eligible Repairs including but not limited to: Heating/cooling system, electrical problems, plumbing problems, accessibility improvements, roofing.
<b>9</b>	<b>Project Name</b>	CDBG-DR – Owner Occupied Housing Rehabilitation, Reconstruction, and Reimbursement
	<b>Goals Supported</b>	Owner-Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing/Disaster Recovery
	<b>Other Information</b>	See the CDBG-DR Action Plan
<b>10</b>	<b>Project Name</b>	CDBG-DR – Infrastructure and Acquisition
	<b>Goals Supported</b>	Infrastructure Construction and Acquisition of Property for Infrastructure Projects
	<b>Needs Addressed</b>	Disaster Recovery

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	<b>Other Information</b>	See the CDBG-DR Action Plan
<b>11-16</b>	<b>Project Name</b>	All CDBG-MIT Projects
	<b>Goals Supported</b>	All CDBG-MIT Mitigation grant projects have the same goal. The purpose of this funding is to increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters.
	<b>Needs Addressed</b>	Mitigation of risks from future disasters.
	<b>Other Information</b>	See the CDBG-MIT Action Plan
<b>17</b>	<b>Project Name</b>	CDBG-CV - COVID-19 Small Business Recovery
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Retention of jobs for low-to moderate-income people
	<b>Funding</b>	\$200,000
	<b>Description</b>	The COVID-19 pandemic and related business closures are having an unprecedented effect on the economy and may have a disproportional effect on low-to-moderate income individuals who work in retail and service industries, as well as on small businesses that necessarily operate with low reserves. CDBG-CV funding will be used to provide technical assistance, personal protective equipment, and business modifications to help prevent the spread of COVID-19.
	<b>Target Date</b>	Begins as soon as notice to proceed is issued by the City after required reviews, ends when funding is expended on COVID-19 pandemic related business impacts
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The low- to moderate-income employees of 36 businesses will be assisted.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Technical Assistance and Funding for small businesses and microenterprises</li> <li>• Up to \$5,000 per business for: <ul style="list-style-type: none"> <li>i. Operational Safety - Redesign physical space in order to ensure safety and social distancing.</li> <li>ii. Sanitation Training and PPE</li> <li>iii. Digital Redesign for Social Distancing</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>• Mandatory workshop on best practices for recovery</li> <li>• By: City Economic Development Department, Main Street, and Chamber of Commerce</li> </ul>
18	<b>Project Name</b>	CDBG-CV – Advocacy Services for Abused and Neglected Children
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Counseling for abused and neglected children
	<b>Funding</b>	\$55,600
	<b>Description</b>	The City will use CDBG-CV funds to provide additional support to Court Appointed Special Advocates (CASA) because child abuse cases are rising due to stay-at-home orders and school and business closures.
	<b>Target Date</b>	Begins as soon as notice to proceed is issued by the City after required reviews, ends when funding is expended on COVID-19 pandemic related cases
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 low- to moderate-income children
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Partial funding for additional Case Supervisor, Team Lead, Technology</li> <li>• Recruit and train volunteer caseworkers to advocate for children removed from their homes</li> <li>• Advocating for mental health, medical, education, housing, and permanency in safe, stable homes</li> <li>• Scalable program model depending on need</li> <li>• Increased need due to family stress due to economic impact and stay-at-home orders</li> <li>• By: Court Appointed Special Advocates</li> </ul>
19	<b>Project Name</b>	CDBG-CV – Program Administration
	<b>Goals Supported</b>	CDBG-CV Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	\$64,131
	<b>Description</b>	This portion of CDBG-CV funding pays for City staff oversight and management of the CDBG-CV grant program. Staff members track their hours spent per grant and are paid by the applicable grant.

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	<b>Target Date</b>	Begins as soon as HUD provides approval to use funds, ends when funds have been expended and all projects have been formally closed
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<ul style="list-style-type: none"><li>• Provide technical assistance to funded programs</li><li>• Ensure the appropriate use and documentation of funds</li><li>• Monitor and report progress to HUD</li></ul>

## 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

The City of San Marcos does not have any specific target areas for CDBG expenditures -- essentially, the entire City has a low-mod population, spread throughout most of the Census Tracts. Area-benefit projects will be located in areas where the beneficiaries to be served are predominately low-to-moderate income families. All service areas will be at least 51% low/mod as established by HUD.

### Geographic Distribution

Target Area	Percentage of Funds

Table 84 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City does not allocate investments geographically.

### Discussion

The City strives to improve low-income residential neighborhoods, especially those with high concentrations of minorities and other protected classes, by improving parks and other public facilities and infrastructure. These public improvements bring the areas up to standards equal to other areas of the City and make the neighborhoods safer and more desirable.

## 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 and affirmatively furthering fair housing. The City helps maintain the value of existing housing through its housing rehabilitation partnership with Southside Community Center programs. The City provides construction permit fee waivers for the construction of affordable housing and for rehabilitation programs funded through the CDBG grant. The City anticipates that at least 2 of the beneficiaries assisted through the housing rehabilitation program will include a person with a special need.

Households supported through: CDBG - Rehab = 17, CDBG DR = 15, Total 32.

The City will also address affordable housing needs through the homebuyer assistance program and for eligible LMI households. (One year goal - 12 Homebuyers)

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	2
<b>Total</b>	<b>32</b>

**Table 96 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	32
Acquisition of Existing Units	0
<b>Total</b>	<b>32</b>

**Table 107 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City has focused its 2019 funds on housing programs:

Southside's program helps (7) low/mod property owners, many who will be elderly or persons with a disability, remain in their homes by providing rehabilitation activities that improve accessibility as needed, remove dangerous code deficiencies, remove lead-paint hazards, and improve the quality of life/property values.

The City will address affordable housing through the homebuyer assistance program and for (12) eligible LMI households.

The City will provide emergency home repair for LMI Housing benefit for (10) households.

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

### **Introduction**

The San Marcos Housing Authority administers the Housing Choice (Section 8) Voucher Program and Public Housing. The City works closely with the Housing Authority regarding public housing issues. There is a definite need for additional public housing / Section 8 vouchers in San Marcos as is evidenced by the long waiting lists both programs typically maintain. The City's Mayor appoints members to the Housing Authority's Board of Directors.

The City's Substantial Amendment No. 7 to the Disaster Recovery Action Plan included a reimbursement activity for the San Marcos Public Housing Authority. This activity would reimburse the PHA for eligible expenses related to the 2015 disaster events.

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

The greatest need of the public housing program in 2019 remains the on-going determination of the unmet needs of the Housing Authority as it relates to the recovery from the 2015 flood disaster. The City approved Amendment #8 to the CDBG-DR Action Plan in the past year to include a Reimbursement as an eligible expense for the PHA from the flooding of 2015. The PHA is currently providing compliance documentation in order to receive reimbursement from the CDBG-DR Program.

The City provides Technical Assistance (TA) and works closely with the SMHA to provide whatever assistance may be necessary to enhance public and affordable housing options and Section 8 programs.

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

Several years ago the City partnered with the PHA to construct a new adult learning center for its FSS campus at Chapultepec Homes. The City provides City funds to the FSS program. The City also provides scholarships for PHA children for recreation fee expenses through a CDBG-funded scholarship public service program.

A five-member board, including a resident board member, oversees the PHA. Each public housing complex has a resident Council or Assembly group which holds periodic meetings. A youth development program serves about 90 youth at three sites providing mentors, tutors, homework assistance, computer labs, a hot meal during the after-school program, and social opportunities. The PHA continues to partner with local agencies, faith-based organizations, and the City to bring resources to its residents.

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

The San Marcos Public Housing Authority is NOT designated as troubled.

### **Discussion**



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

### **Introduction**

The City of San Marcos does not anticipate receiving any private or public funding / resources in 2019 that specifically target homeless needs and / or prevention.

### **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**

The City provides over \$500,000 to support non-profit organizations that provide shelter and serve the low income and/or homeless populations in San Marcos. These organizations include the Hays County Area Food Bank; the Scheib Opportunity Center - Development Disability/Mental Health services; Hays Caldwell Council on Alcohol and Drug Abuse; the Society of St. Vincent De Paul; Southside Community Center; the Salvation Army; Greater San Marcos Youth Council; San Marcos Public Housing Residents Services, and Hays Caldwell Women's Center. The City also uses CDBG funds to support the Hays Caldwell Women's Center and CASA child advocacy programs.

The County does not perform a PIT homeless count.

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

Three agencies provide shelters for specific homeless populations in San Marcos: (a) the Southside Community Center operates an emergency shelter; (b) the Hays-Caldwell Women's Center accepts victims of domestic violence -- women, men, adults, and children; and (c) the Greater San Marcos Youth Council accepts youth ages 5 to 17 that are at-risk, homeless, neglected or abused. The City has allocated \$57,000 out of City funding to support the greater San Marcos Youth Council. This Council provides, Youth and Family Counseling, Parenting Education Classes, Truancy Intervention, and Delinquency Prevention. Southside Community Center operates a shelter for families and recently began accepting individuals. In addition to overnight shelter, Southside also provides a daily supper that is open to anyone and the opportunity for the homeless to shower and launder their clothing. Transitional housing is recognized as an unmet need in San Marcos.

San Marcos is supporting Hays Caldwell Women's Center by investing CDBG funds to renovate the center to increase offices in order to enhance the level of services the Center provides.

### **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**

There are very few resources available in San Marcos to address these issues. There are no transitional housing units available and the Public Housing usually has a six-month waiting period and the Section 8 Voucher program has a waiting period of two or more years. The Hays County Veterans Services Office works to ensure that homeless veterans have access to services available in nearby larger communities such as Austin and San Antonio. Local faith-based organizations also provide specific assistance to those in need as they are able. The lack of resources for the homeless is an unmet need in San Marcos.

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

Families living below the poverty level and those on a fixed income are often unable to afford to maintain their homes, which puts them at risk of becoming homeless. The City will continue to use CDBG funds to support housing rehabilitation. In addition, the city offers several programs designed to lower housing costs including: providing free water and energy audits with recommendations on how to reduce utility usage and a bill averaging option that helps equalize energy costs over a 12-month period. The City uses non-federal funds to provide utility assistance to low income, elderly or disabled residents that allows a once-per-year payment of electric, water, and wastewater portions of their monthly utility bill. The City also provides a \$25,000 homestead exemption for homeowners sixty-five or older or with a disability, thus reducing their property tax burden.

### **Discussion**

The City is assisting persons with special needs who are not homeless through several programs in the 2019 Action Plan. The City will provide a Housing Counseling Program. Also, the City provides housing rehab assistance to homeowners through Southside Community Center. The clients served in this program are often elderly and/or have a person with a disability in the household.

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

### **Introduction:**

San Marcos maintains its commitment to preserve, maintain, and increase the stock of affordable housing. Housing affordability is a key component to the quality of life of San Marcos residents. A number of factors create a barrier to affordable housing, which is generally accepted to mean that no more than 30% of a household's gross income is spent on housing, including utilities. A housing cost burden exists when the household's housing costs exceeds 30% of their income.

**Actions it 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 City adopted an Affordable / Workforce Housing Policy in 2014. This policy identified five housing issues, established goals, and provided strategies for accomplishing the goals. This policy was reviewed during the creation of the Consolidated Plan.

The City updated and amended the 2013 Analysis of Impediments to Fair Housing Choice in June of 2017 and found that the City has been very active in addressing the strategies with many of the issues already covered by ongoing programs utilizing the city resources, CDBG funds, and attracting additional funds to support activities.

The AI update team did not identify any barriers to affordable housing resulting from the public policies of the City and encouraged a more regional approach to looking at housing. The City intends to coordinate with the San Marcos ISD and the San Marcos Greater Partnership to conduct the next AFH.

The 2013 AI established three impediments that create barriers to affordable housing were found: (1) Lack of affordability of the housing stock; (2) Insufficient income for the local cost of housing; and (3) limited resources are available to help low income families maintain their homes.

The Housing Policy directs staff to review existing codes in an effort to reduce the cost of constructing housing, to allow diversity in housing stock, and to look for incentives to encourage the creation of affordable housing. During Program Year 2017 the City's Development Code was updated and adopted. The City strives to implement strategies to increase the number of new affordable housing units constructed.

The City continues a strong policy for economic development using non-federal funds, and has a contract with a consulting firm that is tasked with bringing new jobs to San Marcos. This has been a successful partnership and the City anticipates a continued growth in jobs. The City amended the Economic Development Policy to define "Family Living Wage" that will apply to all jobs created through the receipt of a City economic incentive. The definition is: "A wage of \$15.00 per hour, plus employer-sponsored health insurance available to the employee and dependents that provides coverage equal to that offered to any other full-time employee of the company".

The City also continues to support housing rehab using CDBG funds to help low income families maintain their homes.

Three City of San Marcos Community Initiatives staff attended multiple training conferences that discussed the barriers to affordable housing.

### **Discussion:**

Additional information about the City's efforts to eliminate barriers to affordable housing can be found in the Strategic Plan Section 55 of the 2015-2019 Consolidated Plan. The City has completed its update of the 2013 Analysis of Impediments (AI) to Fair Housing Choice and is available to the public.

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

### **Introduction:**

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

There are two primary obstacles to meeting the underserved needs of San Marcos residents: inadequate funding and lack of capacity. Organizations and government programs that provide supportive services are finding it increasingly difficult to maintain their current funding levels or to obtain new sources of revenue. Losses of revenue lead to program elimination or reduction in the level of services provided or the number of clients that can be served.

The City will continue to use non-federal and CDBG funds to support the programs offered by local non-profit organizations that serve the low/mod families in San Marcos. They will continue to offer City sports and leisure activity scholarships to low/mod youth so that they have an equal opportunity to participate in these programs. They will continue to provide public facility and infrastructure improvements to low/mod areas.

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

The City assists low-to-moderate-income homebuyers acquire their first home through the Homebuyer Assistance Program. The City supports the construction of affordable housing by providing development and construction fee waivers for Habitat for Humanity and the CDBG-sponsored housing rehab programs. The City will update its infill housing development program to incentivize the construction of affordable housing.

The City offers a \$25,000 homestead exemption for the elderly and disabled homeowners. The City has a number of rebate and incentive programs to help lower utility bills to reduce housing cost burden.

The City participates in the TDHCA's HOME Program funds during the Program Year 2019 in order to further foster and maintain affordable housing.

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

The City's housing programs will comply with all lead-based paint hazard reduction requirements including risk assessment, notifications, using the appropriate level of control/mitigation measures, and obtaining clearance for houses found to contain lead paint that will be disturbed by the rehab program. All houses included in the housing rehab program are tested for lead paint hazards by a qualified firm.

Lead-based paint hazard identification and reduction strategies include education, outreach, and conformance with 24 CFR Part 35 regulations. When they are available, the City's staff attend lead-based paint training courses, and when possible will invite subrecipients with housing programs to participate in the training.

#### **Actions planned to reduce the number of poverty-level families**

The City believes that education and job opportunities are paths that lead families out of poverty.

The City has adopted an Economic Development Incentives Policy that provides construction and utility infrastructure incentives, fee waivers, project tax abatement and sales tax rebates that can be made available to expanding or new industries / businesses. The City has contracted with a private firm to provide economic development services for the community. Their responsibilities includes attracting employers to San Marcos offering living-wage jobs.

#### **Actions planned to develop institutional structure**

The City will provide subrecipient training prior to the execution of Subrecipient Agreements. City staff will

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participate in HUD-sponsored training opportunities as they become available. When appropriate, the City will invite its subrecipients to attend training to strengthen their understanding of the rules and regulations applicable to the CDBG program. The City will maintain its webpage with up-to-date information as a resource for other City staff and subrecipients.

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

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

The City Council is proposed to allocate more than \$500,000 in grant awards from the general fund budget to support 20 local social service agencies, including the San Marcos Housing Authority.

Regarding the programs proposed for CDBG-CV funding: The Chamber of Commerce, City Economic Development Department, and City Main Street Program, are working as partners to provide the small business assistance program to be funded by CDBG-CV.

### **Discussion:**

City staff will continue to seek partnerships and information exchange with local public service providers and economic development organizations.

## Program Specific Requirements

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

#### Introduction:

The City expects to have the following CDBG funding available during PY19: \$680,998 + \$50,818.91 = \$731,816.91

The City anticipates completing a minor amendment during the last year of the Con Plan to expend the \$50,818.91.

The City expects to receive an allocation of \$425,261 in CDBG-CV funding upon approval of this amended Action Plan by HUD.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

It is possible that a portion of the Disaster Recovery funds (CDBG-DR) might use the Urgent Need national objective; the CDBG-DR Action Plan will delineate which, if any, programs are using Urgent Need as the national objective.

The CDBG-funded housing rehabilitation programs are provided as a grant to the homeowner and do not generate program income.