

City of San Marcos, Texas – 2020-2021 Action Plan

Executive Summary

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

1. Introduction

The City of San Marcos receives Community Development Block Grant (CDBG) funds each year from the U.S. Department of Housing and Urban Development (HUD). The new funding year, Program Year 2020, will begin October 1, 2020 and end September 30, 2021. In order to receive the funding the City must create an Action Plan which details how the funds will be allocated and who will benefit from the funded programs and projects, and establishes performance goals for each project or program.

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

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

2. Summarize the objectives and outcomes identified in the Plan

In this 2020-2021 CDBG Entitlement Action Plan, the City has prioritized preserving existing affordable housing, supporting home ownership for low to moderate income families, providing services for abused children, and rehabilitating a historic building that provides programs for the community, including many low- to moderate-income families. Expected outcomes include the rehabilitation of seven homes, repair of eight homes, assistance of 12 households with down payments and closing costs, training for 100 individuals on the responsibilities of home ownership, and training for 61 advocates who serve 136 San Marcos foster children. In addition, one historic building will be rehabilitated to continue to provide programs for approximately 2,000 individuals annually, many of whom are in low- to moderate-income families.

3. Evaluation of past performance

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

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4. Summary of Citizen Participation Process and consultation process

The City followed its Citizen Participation Plan as it conducted the 2019 Action Plan process. Outreach methods included updating the CDBG website, issuing press releases, sending e-mail reminders, publishing notices and display advertisements, conducting workshops and a formal Council public hearing, and providing the Action Plan Draft for public review for a 30-day period. In addition to the traditional communication methods, the City utilizes social media tools including Facebook, Twitter, and YouTube. The key points in the City's press releases are posted on the City's social media accounts. Press releases are also posted in full on the City's webpage.

5. Summary of public comments

No public comments were received during the development of this Action Plan. (REVIEW AND CHANGE AS NEEDED AFTER COMMENT PERIOD)

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

No public comments were received during the development of this Action Plan. (REVIEW AND CHANGE AS NEEDED AFTER COMMENT PERIOD)

7. Summary

San Marcos has been an entitlement community for the CDBG grant program since 1994. During the past 26 years, the City has utilized over \$15,000,000 in CDBG funds to improve the quality of life, including quality and affordability of housing, for its low- to moderate-income citizens. The City has installed sidewalks, upgraded neighborhood parks, supported services provided by local non-profit organizations, rehabilitated homes, and improved accessibility to public facilities and individual homes.

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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 Services

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 program.

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

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

Action Plan Public Contact Information

For more information, contact:

Carol Griffith, Community Initiatives Program Administrator, cgriffith@sanmarcostx.gov, 512-393-8147, or cdbg@sanmarcostx.gov

Information can also be found on the City's website at: www.sanmarcostx.gov/cdbg

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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 Citizen Participation Plan, which governs the timing and frequency of public outreach. When the City prepares its five-year Consolidated Plan for grants from HUD and each year's Action Plan, staff consults with supporting agencies to ensure a depth of understanding of the needs of the community. This year's consultation was completed as part of the development of the 2020-2024 Consolidated Plan.

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

The City's CDBG staff works closely with the San Marcos Public Housing Authority (SMPHA) and local organizations that provide services to our residents by sharing information on grant and training opportunities, as well as providing data about the community. The City waives development and permit fees for SMPHA projects and the construction of affordable housing by Habitat for Humanity. The City provides over \$500,000 annually in City funds to local non-profit organizations. The City holds an open application process which allows housing and public service providers an equal opportunity to apply for City and CDBG funding. The City has participated in the construction and renovation of public facilities which serve the community, including the local women's shelter, and has updated park facilities near public housing. In addition, the City created a Housing Task Force comprised of individuals from the community to assist in creating a Strategic Housing Action Plan to address the city's housing affordability challenges. The Task Force included representatives from housing-related non-profit organizations, including the San Marcos Housing Authority, Habitat for Humanity, Southside Community Center, and HomeAid. The City has just created a Council Committee on Homelessness to continue to enhance coordination among providers.

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

The City of San Marcos and Hays County are covered under the Texas Balance of State Continuum of Care run by the Texas Homeless Network. The City works 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. In addition, the San Marcos City Council created a Council Committee on Homelessness in February 2020 to begin to address homelessness in San Marcos and create necessary partnerships.

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.

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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

See table below.

Table 2 – Agencies, Groups, Organizations Who Participated			
Agency/Group/Organization	Type	Section Addressed	How was the group consulted
Southside Community Center	Services – Children, homeless, housing	Housing Need Assessment; Homeless Needs; Non-Homeless Special Needs	Called then sent a questionnaire
Greater San Marcos Youth Council	Services – Children	Housing Needs Assessment, Homeless Needs- Unaccompanied Youth & Strategy	Called then sent a questionnaire
San Marcos Public Housing Authority	Housing, PHA, Services- Housing, Children. Elderly persons	Housing Needs Assessment, Public Housing Needs	Conversed with Executive Director, met and led activity with Family Self Sufficiency participants
Hays Caldwell Women’s Center	Services-Children, Persons with Disabilities, Victims of Domestic Violence	Housing Needs Assessment, Homeless Strategy	Called then sent a questionnaire
Community Action of Central Texas	Services-Children, elderly, persons with HIV/AIDS, homeless, education	Homeless Needs – Families With Children, Homeless Strategy, Non-Homeless Special Needs, Anti-Poverty Strategy	Called then sent a questionnaire
Hays County Veterans Services Office	County Government	Homeless Needs – Veterans, Lead-Based Paint Strategy	Called then sent a questionnaire
Greater San Marcos Partnership	Business Leaders	Economic Development Market Analysis	Met to discuss the Economic Development Market Analysis section

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CASA of Central Texas	Services – Children, Child Welfare Agency	Homeless Needs – Unaccompanied Youth, Non-Homeless Special Needs	Called then sent a questionnaire
Rural Capital Area Workforce Solutions	Workforce Development	Economic Development Market Analysis	Conversed with Chief Strategy Officer about the Economic Development Market Analysis section
HomeAid	Housing Services	Housing Needs Assessment, Homeless Needs	Called then sent a questionnaire
Scheib Center	Mental Health and Mental Disability Services	Non-Homeless Special Needs, Homeless Needs	Called then sent a questionnaire
HOME Center of Central Texas	Services – Homeless	Homeless Needs	Contacted about Point in Time Count
Texas Homeless Network	Services – Homeless Continuum of Care	Homeless Needs	Virtual meeting

Table 3 – Agencies, groups, organizations who participated

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

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

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Table 4 – 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?
2020-2029 Capital Improvements Program	Engineering and Capital Improvements – City of San Marcos	<ul style="list-style-type: none"> • Coordination with CDBG-DR and CDBG-MIT projects • Funded vs Needed Park Improvements
2020 CDBG-MIT Action Plan	Planning and Development Services - City of San Marcos	<ul style="list-style-type: none"> • Infrastructure projects
2019 Update of the Affordable / Workforce Housing Policy	Planning and Development Services - City of San Marcos	<ul style="list-style-type: none"> • Affordable housing • Homebuyer assistance • Removal of regulatory barriers • Housing Renovation • Increase supply of sites available for new affordable housing
2019 Draft Workforce Housing Strategic Housing Action Plan	Planning and Development Services - City of San Marcos	<ul style="list-style-type: none"> • Affordable Housing • Expand opportunities for housing • Preserve and enhance existing housing stock • Leverage community and regional partners • Quantify and meet the housing need of current and future residents
2019 Parks, Recreation and Open Space Master Plan	Parks and Recreation – City of San Marcos	<ul style="list-style-type: none"> • Community Park Development • Acquisition of Park Land / Green Spaces • Trails
2018 Update to the 2015-2020 CAPCOG Comprehensive Economic Development Strategy	Capital Area Council of Governments	<ul style="list-style-type: none"> • Regional data, including home values, wages, job creation • Workforce development, entrepreneurship, and place building strategies and performance measures
2019 Housing Needs Assessment	Planning and Development Services - City of San Marcos	<ul style="list-style-type: none"> • Identified core housing needs
2018 Stormwater Master Plan	Engineering and Capital Improvements – City of San Marcos	<ul style="list-style-type: none"> • Coordination with CDBG-DR and CDBG-MIT projects

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2018 Transportation Master Plan	Engineering and Capital Improvements – City of San Marcos	<ul style="list-style-type: none"> • Bus shelters
2017 Analysis of Impediments to Fair Housing	Planning and Development Services - City of San Marcos	<ul style="list-style-type: none"> • Provided recommendations for actions related to affordable and fair housing issues
2017 CDBG-DR Action Plan	Planning and Development Services - City of San Marcos	<ul style="list-style-type: none"> • Housing programs • Infrastructure projects
2015 Vision 2020 5 Year Economic Development Plan	Greater San Marcos Partnership	<ul style="list-style-type: none"> • Supporting Job Growth in Target Sectors • Optimizing Local Talent Base
2013 Vision San Marcos: A River Runs Through Us (Comprehensive Plan)	Planning and Development Services – City of San Marcos	<ul style="list-style-type: none"> • Diversified housing options • Stable neighborhoods that are protected from blight • Public facilities and infrastructure that support economic development • Social services funding – including programs that help homeless and mental health
2013 Youth Master Plan	Parks and Recreation – City of San Marcos	<ul style="list-style-type: none"> • Increase economic opportunities and workforce training • Support child development • Provide access to developmental activities
2012 Arts Master Plan	Parks and Recreation – City of San Marcos	<ul style="list-style-type: none"> • Community cultural and performing arts center • Neighborhood recreation centers
2008 Downtown Master Plan	Planning and Development Services – City of San Marcos	<ul style="list-style-type: none"> • Assists with prioritizing community needs

Table 5 – Other local / regional / federal planning efforts

Narrative (optional)

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

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

Workforce Solutions Rural Capital Area is the state-designated workforce development board, and works closely with both the City's Economic Development Manager and the Greater San Marcos Partnership, which is contracted to do economic development for the City. Workforce Solutions also works with non-profits such as Community Action Partners to create or fund training classes offered locally.

San Marcos is located within the regional planning area of the Capital Area Council of Governments (CAPCOG), which among other things offers training for local government emergency management staff, creates the areas Comprehensive Economic Development Study (CEDS), and provides some data collection for the region. The Area Agency on Aging is housed at CAPCOG as well, providing services that complement the goals of the Consolidated Plan.

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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

Citizen participation has been an essential element of the Consolidated Plan and this Action Plan. An invitation to participate in the public workshop held February 19, 2020, and the survey regarding priority needs and fair housing issues, was emailed to 574 people, and they were asked to distribute it to others. Included in the 574 original emails were representatives of agencies that serve seniors, veterans, and the general public; organizations centered on education, real estate, regional and county government, transit, small business, and economic development; churches, mortgage lenders, and neighborhood groups; and participants in recent public outreach regarding affordable housing and disaster recovery efforts. The Greater San Marcos Partnership economic development organization forwarded the email to all its members, the City's senior services coordinator forwarded it to 373 program participants, and it was sent to all followers of the City's Planning and Development Services Department webpage. City staff liaisons sent the survey link to all members of the City's boards and commissions. Availability of the survey was also publicized through social media. The survey was in English and Spanish. Paper copies of the survey were available at the City library and City Hall. Eleven people attended the public workshop and 192 responded to the survey.

The same workshop was also held with members of the SMPHA's Family Self Sufficiency Program as attendees.

A public hearing regarding the potential priority needs to be designated for CDBG funds in the Consolidated Plan was held at the City Council meeting March 3, 2020.

The three top priority needs stated in the survey were in the public services category, with 59% of respondents ranking youth programs as a high priority, followed by homeless services at 49% and services for abuse victims at 46%. However, by CDBG –Entitlement regulations we are only allowed to spend 15%, or \$108,000 on Public Services. Regarding the other categories that were ranked as high priority by respondents: 44% considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%. In the comments, the most needed public service cited was for youth and children, including recreational programs and services for abused children (10 comments). Services related to mental health and seniors were also important (5 comments each), as well as for families and homeless (4 comments each). Affordable housing was the single most needed item, with 30 comments. Infrastructure comments mentioned hike and bike trails, bus routes, and parking downtown. Public facilities comments mostly referred to additional park and recreation facilities. Comments on economic development centered on vocational training (8 comments).

The survey drilled into more detail on housing issues and also asked questions about Fair Housing practices. Sixty-six percent of respondents considered the cost of housing to be a serious issue, and 60% said the lack of affordable housing, including various housing types, was a serious issue. Fifty-six percent considered local incomes to be too low compared to the price of available housing. Regarding fair housing issues, 33% of respondents believe there is a serious need for mediation, and 28% ranked the need for housing consumers to know their

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rights and issues with predatory lending as serious. Happily, unfair treatment, for example based on race or disability status, is not seen by most as a serious problem here.

The draft Consolidated Plan was posted for public comment on the City's webpage from March 15, 2020 through April 14, 2020, along with a summary in English and Spanish. Its availability for review was publicized in a display ad in the local newspaper, the San Marcos Daily Record, a press release March 13, 2020, and through social media posts in the City's various outlets. No comments were received from the public from the beginning of the review period through the public hearing held at the City Council meeting May 19, 2020, just prior to City Council's adoption of the Consolidated Plan.

A notice of funding availability for the 2020-2021 CDBG Entitlement Program Year was published March 15, 2020 as a display ad in the San Marcos Daily Record, with an invitation to the applicant and stakeholder workshops that were held April 2, 2020. The notice provided instructions for accessing the workshops online as virtual meetings due to restrictions on gatherings in response to the COVID-19 pandemic. The City also released a press release to try to gain broad exposure to funding availability. Application materials were published online March 27, 2020 and were emailed to a contact list of social service agencies and other service providers who might be interested in applying for funding.

Due to the COVID-19 pandemic, the applicant and stakeholder workshops were held online as advertised, with the ability of participants to ask questions. Five participants attended the morning applicant workshop, and two participants attended the evening workshop, and the same presentation was provided at each meeting. The presentation provided information on the application process and types of programs and projects that were eligible for funding.

May 31, 2020, a public notice was published in the San Marcos Daily Record advertising the public hearing to be held at City Council on June 16, 2020, to accept comments on proposed projects after a presentation by staff of the applications received. The notice contained instructions on how to participate in the meeting, which was held virtually. No public comments were received at the meeting. The City Council reviewed the applications and provided direction to staff on which to include in the draft 2020-2021 CDBG Entitlement Action Plan as those that would potentially be funded.

This 2020-2021 CDBG Entitlement Action Plan was published on the City's website from July 5-August 4, 2020, for public review and comment.

ADD ANY COMMENTS RECEIVED HERE

AUGUST 4, 2020 THE CITY COUNCIL WILL VOTE ON THE FINAL SLATE OF PROJECT TO BE FUNDED.

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Table 6 – Citizen Participation Outreach				
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Public Meetings – Consolidated Plan 02/19/20 03/01/20 03/03/20	All San Marcos citizens, agencies, and businesses	02/19 – 8 attendees 03/01 – 6 attendees 03/03 – 0 attendees	<ul style="list-style-type: none"> • Lack of housing affordability compared to income • Need for home maintenance and accessibility in existing stock • Desire for workforce development to increase income
2	Survey – Consolidated Plan February, 2020	All San Marcos citizens, agencies, and businesses	192 respondents	Top priority needs are public services for youth, homeless, and abuse victims. Top priority needs in other categories are affordable housing, job training, and transportation for the elderly and disabled.
3	Applicant Workshop 04/02/20	Agencies interested in applying for program or project funding	5 attendees	No comments or questions received
4	Stakeholder Workshop 04/02/20	All San Marcos citizens and agencies	2 attendees	No comments or questions received
5	Public Hearing and Council Discussion 06/16/20	All San Marcos citizens, agencies, and businesses	0 attendees	No comments or questions received from the public. The City Council discussed the applications and provided direction to staff on which to include in the draft Action Plan.
6	Public Comment Period 07/05/20-08/04/20	All San Marcos citizens, agencies, and businesses	PENDING	PENDING
7	City Council Decision 08/04/20	All San Marcos citizens, agencies, and businesses	PENDING	PENDING

Table 7 – 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 \$700,000 and does not expect to become an entitlement community for HOME, ESG, or ADDI funding during the next five years.

Anticipated Resources

See table below.

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Table 5 – 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 Entitlement	Federal	Administration, Affordable Housing, Public Services, Public Facilities	\$722,904	\$0	\$0	\$722,904	\$2,800,000	CDBG entitlement funds will be used to address community housing and non-housing priority needs.
CDBG-DR	Federal	Administration, Planning, Housing, Infrastructure, Acquisition	One-time				\$33,794,000	CDBG-DR funds must be used for disaster recovery related to the 2015 floods by 2022.
CDBG-MIT	Federal	Administration, Planning, Addressing Repetitive Loss, Preservation of Land, Warning Systems, Signs and Barricades	One-time				\$24,012,000	CDBG-MIT funds must be used for Those activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters by 2032.

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HOME	Federal, through state allocation	Rehabilitation of up to 7 houses	Flexible amount				Flexible Amount	The purpose of the HOME program is to expand the supply of decent, safe, affordable housing and strengthen public-private housing partnerships between units of general local governments, public housing authorities, nonprofits, and for-profit entities.
CDBG-CV	Federal	To Be Decided	One time				\$425,261	CDBG-CV funds must be used to prevent, prepare for, and respond to Coronavirus
Public Services	City	Human Services Social Services Funding	\$500,000				\$2,000,000	General fund money granted to local social service agencies through a competitive process
Community Enhancement Fee	City	A monthly fee to fund expanded community cleanup and beautification efforts in the city that is applied to City utility customers.						Current rate: Residential: \$1.50 Commercial: \$5.50 The money raised by the fee will be used to fund recurring community enhancement and beautification activities, including the elimination of unsafe structures.
Impact and Utility Fees	City	Stormwater, electric, water, wastewater, infrastructure, parks	Varies				Varies	San Marcos is growing very quickly and these fees help provide needed infrastructure and services to the community

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Payment in Lieu of Taxes – LIHTC	Private							Low Income Housing Tax Credit Properties on tax exempt land pay a PILOT to be used for additional affordable housing
Private and Philanthropic Donations to Agencies	Private	Programs, rehabilitation, and construction projects						Funds received from foundations, fund-raising organizations, and individuals

Table 5 - Expected Resources – Priority Table

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

No matches are required; however, the \$500,000 contributed by the City from the general fund is considered to be the match for CDBG entitlement grants.

Discussion

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

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AP-20 Annual Goals and Objectives

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
CDBG ENTITLEMENT ANNUAL PROGRAMS FOR 2020-2021							
1	CDBG Owner-Occupied Housing Rehabilitation	2020	2021	Affordable Housing	Preserve Existing Housing	CDBG: \$100,000	7 homes rehabilitated
2	CDBG Priority Repair	2020	2021	Affordable Housing	Preserve Existing Housing	CDBG: \$43,248	8 homes repaired
3	CDBG Homebuyer Assistance	2020	2021	Affordable Housing	Support Home Ownership	CDBG: \$84,000	12 Households Assisted
4	CDBG Housing Counseling	2020	2021	Affordable Housing	Support Home Ownership	CDBG: \$23,656	100 participants in 25 households
5	CDBG Advocates for Foster Children	2020	2021	Public Services	Serve Abused Children	CDBG: \$60,000	61 advocates trained for 136 children
6	CDBG Cultural Center Rehabilitation	2020	2021	Public Services	Serve Low to Moderate Income People	CDBG: \$268,000	1 historic building rehabilitated as a cultural center with a variety of programs for low to moderate income people
7	CDBG Program Administration	2020	2021	Program Administration	Program Administration	CDBG: \$144,000	Other

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	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
OTHER CDBG PROGRAMS							
	CDBG-DR	Refer to the CDBG-DR Action Plan and the 2020-2024 Consolidated Plan					
	CDBG-MIT	Refer to the CDBG-MIT Action Plan and the 2020-2024 Consolidated Plan					
	CDBG-CV	Refer to the 2019 CDBG Entitlement Action Plan and the 2015-2019 Consolidated Plan					

Table 6 – Goals Summary

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Goal Descriptions

CDBG ENTITLEMENT ANNUAL PROGRAMS FOR 2020-2021		
1	Goal Name	CDBG Owner-Occupied Housing Rehabilitation
	Goal Description	The rehabilitation of owner-occupied single-family housing targeted to homeowners with a family income less than 80% of AMI. The program reduces construction code violations, thus increasing safety of the residents, preserves property values, improves accessibility, and reduces risk of the occupant families becoming homeless.
2	Goal Name	CDBG Priority Repair
	Goal Description	This program provides repair of safety and other high-priority repair issues in owner-occupied homes.
3	Goal Name	CDBG Homebuyer Assistance
	Goal Description	The City provides down payment and closing cost housing assistance to help eligible families purchase a home within the city limits of San Marcos
4	Goal Name	CDBG Housing Counseling
	Goal Description	Home ownership counseling helps ensure that new homeowners in low- to mod-income categories can successfully buy and maintain a home.
5	Goal Name	CDBG Advocates for Foster Children
	Goal Description	Court Appointed Special Advocates recruits and trains volunteer caseworkers to advocate for children removed from their homes.
6	Goal Name	CDBG Cultural Center Rehabilitation

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	Goal Description	This building, located at 211 Lee Street, is a Texas Historic Commission Landmark. The programs in this building are open to the public, and the rehab would provide a safer, more comfortable, and more energy efficient place to hold them.
7	Goal Name	CDBG Program Administration
	Goal Description	This funding provides for the oversight and management of the CDBG grant program.

Table 7 – Goal Descriptions

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AP-35 Projects – 91.220(d)

Introduction

On June 16, 2020, staff presented possible City projects along with program and project applications received to the City Council for direction to staff on which projects should receive funding for the 2020-2021 CDBG Program Year. A public hearing was held to receive public comment; however, no comments were received. **The following projects are proposed to receive funding, pending final approval by City Council on August 4, 2020.**

Projects

	Project Title	Amount
1	Owner-Occupied Home Rehabilitation (Southside Community Center)	\$100,000
2	Priority Repair (City of San Marcos)	\$43,248
3	Homebuyer Assistance (City of San Marcos)	\$84,000
4	Housing Counseling (Habitat for Humanity)	\$23,656
5	Advocacy Services for Abused and Neglected Children (Court Appointed Special Advocates)	\$60,000
6	Making Centro More Accessible and Energy Efficient through Renovation (Centro Cultural Hispano de San Marcos)	\$268,000
7	Program Administration (City of San Marcos)	\$144,000
	TOTAL	\$722,904

Table 8 - Project Information

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

Five applications were received from outside entities and several unfunded City project needs were considered as well. All funding possibilities were evaluated based on four general criteria:

- Activity Need and Justification
- Consolidated Plan Priority
- Impact and Cost Effectiveness
- Ability to Implement

Staff recommended the above slate of programs as those that best balance meeting the needs identified in the Consolidated Planning process with providing funding for projects that provide additional services to the community. For example, the project to rehabilitate Centro Cultural Hispano de San Marcos helps preserve an historic building for current use and provides programs that are open to all, including low to moderate families. Staff recommended programs listed above for funding as the ones that will provide the most direct and cost-effective impact to our citizens at this time.

The various needs in the community, including the need for affordable housing, advocacy for foster children, and services to homeless people continue to exceed the support available. At this time the City tries to overcome this obstacle by providing support for all identified needs to some level, rather than fully funding some to the exclusion of others.

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AP-38 Project Summary

1	Project Name	Owner-Occupied Home Rehabilitation (Southside Community Center)
	Goals Supported	CDBG Owner-Occupied Housing Rehabilitation
	Needs Addressed	Preserve Existing Housing
	Funding	CDBG: \$100,000
	Description	Southside Community Center provides housing rehabilitation services for owner-occupied single-family housing owned by people with low to moderate incomes. 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.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	7 low- to moderate-income families
	Location Description	Throughout San Marcos
	Planned Activities	Rehabilitate 7 homes
2	Project Name	Priority Repair (City of San Marcos)
	Goals Supported	CDBG Priority Repair
	Needs Addressed	Preserve Existing Housing
	Funding	CDBG: \$43,248

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	Description	The City will provide emergency home repair assistance for owner-occupied single-family housing owned by people with low to moderate incomes.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	8 low- to moderate-income families who cannot otherwise afford home repair will have home repair provided to them
	Location Description	Throughout San Marcos
	Planned Activities	Repair 8 homes identified by Code Enforcement
3	Project Name	Homebuyer Assistance (City of San Marcos)
	Goals Supported	CDBG Homebuyer Assistance
	Needs Addressed	Support Home Ownership
	Funding	CDBG: \$84,000
	Description	The City provides down payment and closing cost assistance for new homebuyers whose household income is at or below 80% of the Area Median Income.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	12 low- to moderate-income families
	Location Description	Throughout San Marcos

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	Planned Activities	Provide down payment and closing cost assistance to eligible applicants on a first come first served basis
4	Project Name	Housing Counseling (Habitat for Humanity)
	Goals Supported	CDBG Housing Counseling
	Needs Addressed	Support Home Ownership
	Funding	CDBG: \$23,656
	Description	Habitat for Humanity provides home ownership preparation workshops and one-on-one housing counseling to help families understand the financial and maintenance responsibilities involved in home ownership.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 individuals in approximately 25 low- to moderate-income families are proposed to benefit from this activity.
	Location Description	Throughout San Marcos
	Planned Activities	Workshops and one-on-one home ownership preparation counseling
5	Project Name	Advocacy Services for Abused and Neglected Children (Court Appointed Special Advocates)
	Goals Supported	CDBG Advocates for Foster Children
	Needs Addressed	Serve Abused Children
	Funding	CDBG: \$60,000

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	Description	The caseworkers advocate for mental health, medical, education, housing, and permanency in safe, stable homes for the children. The program model is scalable depending on need. This service is leveraged with other funding to keep CDBG cost low.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	61 advocates trained for 136 abused and neglected children, who are presumed by HUD regulations to be low to moderate income since they are wards of the state
	Location Description	Throughout San Marcos
	Planned Activities	Each volunteer will provide 100+ hours of donated casework per child/per year, including monthly (or more) visits with the children, written case recommendations and court testimony; phone calls and meetings with CPS caseworkers, schools, medical and mental health professionals. Case Supervisors prepare monthly case data (reports), including new case assignments, number of children served, number of volunteers assigned to cases, and case status.
6	Project Name	Making Centro More Accessible and Energy Efficient through Renovation (Centro Cultural Hispano de San Marcos)
	Goals Supported	CDBG Cultural Center Rehabilitation
	Needs Addressed	Serve Low- to Moderate-Income People
	Funding	CDBG: \$268,000
	Description	Centro Cultural Hispano de San Marcos is located in a building owned by the School District, which is knowledgeable and supportive of this application to rehabilitate the building. Typically for a building rehab like this, the building must be used for CDBG-eligible purposes for five years after the end of construction.

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	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2,000 individuals are expected to benefit from this activity, the majority of whom are in low- to moderate-income families.
	Location Description	211 Lee Street, San Marcos
	Planned Activities	Air conditioning and heating update, door and window replacements, hallway corridor construction, asbestos abatement, flooring for abated areas, increasing the energy efficiency of the building and the comfort of program participants.
7	Project Name	Program Administration (City of San Marcos)
	Goals Supported	CDBG Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$144,000
	Description	City staff provide technical assistance to funded programs, ensure the appropriate use and documentation of funds, and monitor and report progress to HUD.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Throughout San Marcos
	Planned Activities	Administration and monitoring of CDBG Entitlement grant funds

Table 9 - Project Summary

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AP-50 Geographic Distribution – 91.220(f)

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

Almost every census tract in San Marcos has a majority low- to moderate-income population; therefore, CDBG Entitlement programs in San Marcos are not targeted to one specific part of town.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not allocate investments geographically.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

- educating the public on fair housing issues and rights
- affirmatively furthering fair housing
- maintaining the value of existing housing
- providing support for homeownership through counseling and down payment and closing cost assistance

One Year Goals for the Number of Households by Category	
Homeless	0
Non-Homeless	52
Special-Needs	0
Total	52

Table 11 - One Year Goals for Affordable Housing by Category

One Year Goals for the Number of Households by Support Type	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The City has focused \$250,904, or 35% of its 2020 funds on the housing programs described in Section AP-38 Project Summary above.

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AP-60 Public Housing – 91.220(h)

Introduction

The San Marcos Public Housing Authority (SMPHA) administers the Housing Choice (Section 8) Voucher Program and Public Housing. The City works closely with the SMPHA 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, especially for 1- and 2-bedroom units. 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 SMPHA. 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

Funding for SMPHA programs provided through the City's general fund has declined in recent years and may decline further in the 2020-2021 fiscal year because of losses in revenue due to business closures and other impacts of the COVID-19 pandemic. In addition, a change in timing of the City's general fund application process will result in the absence of funding for one quarter. Consequently, the SMPHA may need to apply for CDBG support next year to fund programs previously supported by the City.

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

A five-member board, including a resident board member, oversees the SMPHA. Each public housing complex has a resident Council or Assembly group which holds periodic meetings. These resident organizations are actively supported by the SMPHA Resident Services department. Service coordinators collaborate with the organizations in support of social gatherings, presentations, and fundraising efforts.

The Resident Services office publishes a monthly newsletter, which is distributed to all residents. It is also published on the SMPHA website. The newsletter, occasional flyers, public hearings, postings at SMPHA buildings, the website, and a Facebook page are the various means used by the SMPHA to share information with residents and give them an opportunity to be involved.

Homeownership is a goal of many families participating in the Family Self-Sufficiency program. The FSS programs serves 80+ families a year, almost all of whom are in public housing. First-time homebuyer presentations are included in FSS classes on a regular basis. Helping participants improve their credit scores and manage their budgets more effectively is a major focus of the program. This is essential for participants to be able to secure financing. The FSS Escrow account and other asset-building activities helps participants to be able to have the necessary down-payment for a home when they are ready to buy.

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.

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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.

Response for all of the above:

The City will continue to support local service agencies that serve the homeless and provide services to prevent homelessness, using CDBG entitlement funds and the general fund, through annual funding application processes.

The City of San Marcos and Hays County are covered under the Texas Balance of State Continuum of Care run by the Texas Homeless Network. The recently created HOME Center of Central Texas (Homeless Outreach, Mitigation, and Emergency Center) is located in San Marcos. Its mission is to unite community efforts comprehensively to prevent and address homelessness and to educate the community about it as an issue. The organization currently recommends services and seeks resources for those in need. Its members are all volunteers. The City works 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. In addition, the San Marcos City Council has created a Council Committee on Homelessness in February 2020 to begin to address homelessness in San Marcos and create necessary partnerships.

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

Introduction:

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

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

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

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

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

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

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

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 studies discussed above have not found that public policies in San Marcos present barriers to affordable housing. The City continues to explore ideas that will proactively increase the supply of affordable housing, both rental and owner-occupied.

City of San Marcos, Texas – 2020-2021 Action Plan

Discussion

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

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

1. Lack of affordability
 - a. The City provides a first-time homebuyer program for closing cost and down payment assistance.
 - b. CDBG funds have been used to purchase land for Habitat for Humanity.
 - c. The City waives construction permitting and impact fees for Habitat for Humanity projects.
 - d. This impediment was also addressed in the recent update of the City's development codes.
2. Insufficient income
 - a. The City has a contract with a consulting firm to provide economic development services, including bringing new jobs to San Marcos. A new City position, Economic and Business Development Manager, has been filled, which will increase the City's coordination with the Greater San Marcos Partnership, a non-profit economic development organization.
 - b. The City provides a \$25,000 homestead exemption for homeowners sixty-five and older or with a disability, thus reducing their property tax burden.
 - c. The City has programs to help reduce living expenses, such as utility bills, including:
 - i. Home Energy Analysis providing recommendations on how to reduce electric energy consumption and monthly costs.
 - ii. Energy Efficient Home Heating/AC Rebate Program offers rebates for purchase of eligible energy efficient products.
 - iii. A Bill Averaging Program that allows residents to equalize energy costs over a 12-month period, avoiding peak bills in the winter and summer months.
 - iv. Utility Assistance Program – Low-income families, elderly residents on fixed incomes, or disabled residents on a fixed income are eligible to apply for assistance with a one-time yearly payment of the electric, water, and wastewater portions of their monthly utility bill.
 - d. The City's Water/Wastewater Department (W/WW) sponsors several programs that help encourage families to conserve and lower utility bills, including:
 - i. Water Surveys generating a report with specific water conservation strategies.

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- ii. Flush-Smart (toilet) Rebate Program
 - iii. Wash-Smart (washing machine) Rebate Program
 - iv. Rainwater Harvesting Rebate Program
3. The issue of limited resources for housing maintenance
- a. CDBG, CDBG-DR, and HOME funds provide housing rehabilitation programs. A HOME fund grant was received by the City in 2019 through the Texas Department of Community and Housing Affairs for the rehabilitation of up to 7 homes.
 - b. The City continues to support the Southside Community Center housing rehabilitation program with both City and CDBG funds.
 - c. The City waives construction permitting fees for CDBG-funded housing rehabilitation projects.
 - d. Every spring semester through the Texas State University student initiative “Bobcat Build”, students volunteer their time to complete various service projects throughout the community such as landscaping, painting, or clean-ups at residents’ homes, local schools, parks, churches, and neighborhoods. to nearly 4,500 volunteers annually at over 300 jobsites within the San Marcos community.
 - e. The City sponsors neighborhood-wide cleanup activities, and provides opportunities for brush drop-off, household hazardous waste collection, and a recycling program through Green Guy Recycling that accepts tires, Freon-containing appliances, and electronics.

The City is currently developing a Strategic Housing Action Plan with goals, strategies, and action items to address the top needs in San Marcos. This plan is being reviewed and considered for adoption by the San Marcos City Council.

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AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Citizen comments were received through a survey that was available February 2-23, 2020, at a public meeting held February 19, 2020, and at a meeting of Family Self Sufficiency Program participants March 1, 2020. One hundred and ninety-two people responded to the survey. The three top priority needs requested in the survey were in the public services category, with 59% of respondents ranking youth programs as a high priority, followed by homeless services at 49% and services for abuse victims at 46%. However, by CDBG –Entitlement regulations we are only allowed to spend 15%, or \$108,000 on Public Services. In the comments, the most needed public service cited was for youth and children, including recreational programs and services for abused children (10 comments). Services related to mental health and seniors were also important (five comments each), as well as for families and homeless (four comments each). Affordable housing was the single most needed item, with 30 comments. Infrastructure comments mentioned hike and bike trails, bus routes, and parking downtown. Public facilities comments mostly referred to additional park and recreation facilities. Comments on economic development centered on vocational training (eight comments). Forty-four percent considered job training to be a high priority, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%. The survey drilled into more detail on housing issues and also asked questions about fair housing practices. Sixty-six percent of respondents considered the cost of housing to be a serious issue, and 60% said the lack of affordable housing, including various housing types, was a serious issue. Fifty-six percent considered local incomes to be too low compared to the price of available housing. Regarding fair housing issues, 33% of respondents believe there is a serious need for mediation, and 28% ranked the need for housing consumers to know their rights and issues with predatory lending as serious. Unfair treatment, for example based on race or disability status, is not seen by most as a serious problem here.

In addition to allocating CDBG funding to provide for the needs described above, the City also continues to fund up to \$500,000 in public service programs to serve the community's needs.

Actions planned to foster and maintain affordable housing

Please refer to the projects and programs described above. The City offers a few additional programs not mentioned above:

- \$25,000 homestead exemption for the elderly and disabled homeowners.
- A number of rebate and incentive programs to help lower utility bills to reduce housing cost burden.
- TDHCA's HOME Program funds as a funding source for rehabilitation or reconstruction of up to seven homes.

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Actions planned to reduce lead-based paint hazards

All houses in housing rehabilitation programs are tested for lead paint hazards by a qualified firm, and the test results determine which houses require lead-based paint interim control measures and clearance reports. The City's First Time Homebuyer Program applicants receive a copy of the "Protect Your Family from Lead in Your Home" booklet (also available in Spanish). Houses constructed prior to 1978 must pass a lead hazard evaluation inspection prior to loan closing.

Actions planned to reduce the number of poverty-level families

Workforce Housing and Workforce Development were named by the City Council in 2019 as three of their five strategic initiatives, continuing the focus on these issues that has been evident for some time. These two issues are complementary, since the issues of affordable housing in San Marcos are a combination of high prices due to growth pressure and generally low incomes in the city.

Workforce Housing: In 2013, the City Council adopted a comprehensive plan that included information and goals for diversified housing options, stable neighborhoods that are protected from blight, public facilities and infrastructure that support economic development, and social services funding – including programs that help homeless and mental health. The process for updating this plan has started and will continue over the next two years. Since 2013, the City has taken action on each issue in the plan. The City has consistently focused on creating a policy and procedure framework to address the housing affordability issues facing the City of San Marcos. The policies, assessments, and draft action plan created are listed in section PR-10 and the needs assessment sections above. The action plan is under review by City Council at this time, pending a vote on its adoption.

Workforce Development: To date, the City's role has been to help coordinate community-wide conversations about workforce development needs; identifying and supporting local programs for General Equivalency Diplomas, English as a Second Language, and computer skills; and helping identify challenges and unmet needs in the business community. In November, the City created a new Economic Development Manager position to supplement the economic development work done by the Greater San Marcos Partnership on behalf of the City.

Actions planned to develop institutional structure

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

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

City staff will continue to seek partnerships and to exchange information with local public service providers and economic development organizations by reaching out to meet with various organizations throughout the program year.

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

Introduction:

The City expects to have the following CDBG funding available during Program Year 2020:

2020 CDBG Entitlement Allocation	\$722,904
2019 CDBG Entitlement Allocation	\$125,000
2018 CDBG Entitlement Allocation	\$151,000
TOTAL CDBG FUNDING AVAILABLE	\$998,904

Table 13 – Total CDBG Funding Currently Available

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

No program income is expected to be available for use in the projects, as shown below:

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
TOTAL PROGRAM INCOME EXPECTED	\$0

Table 14 – Total Program Income Expected

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Other CDBG Requirements

The amount of urgent need activities	\$0
The estimated percentage of CDBG funds that will be used for activities that benefit people who have low to moderate incomes	90%

Table 15 – Other CDBG Requirements