

# Executive Summary

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

### 1. Introduction

The City of New Braunfels is an Entitlement City receiving a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). The CDBG Program Year 2021 (PY21) begins on October 1, 2021 and ends on September 30, 2022. To receive its annual entitlement funds, the City must produce an Annual Action Plan each year. The Annual Action Plan describes the City's planned activities for the coming program year, including proposed CDBG projects.

Through the use of CDBG federal funds, the City plans to carry out the objectives based on the goals for the 2020-2024 Consolidated Plan and set forth in this 2021 Annual Action Plan. Pursuant to the City's 5-year Consolidated Plan, the City has focused efforts on improving the quality of life for extremely low-, very low-, and low-income households – those households with incomes at or below 80% of the area median income. The City works in partnership with nonprofit agencies as well as internally, to implement activities and projects to improve the quality of life in New Braunfels, through public services, infrastructure, and housing activities. With COVID-19 and the increased needs and funding, the City also has expanded its programs to include additional assistance for public services to those affected financially by COVID-19 and to mitigation projects such as development of an emergency homeless shelter. While these funds are considered as amendments to the PY20 AAP and two rounds of funding have been implemented in PY20, if any additional funding is provided then it will be developed and implemented in PY21 as per HUD's requirements.

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

Following the City of New Braunfels' 2020-2024 Consolidated Plan key objectives and priorities, and information gathered through consultations, and the public participation process provides the basis for the programs and projects to be administered in the PY21 Annual Action Plan. Detailed project information can be found at AP-35. These priorities reflect the policies and programs that will best meet the needs within the city, and are listed as follows:

#### Identified High Priority Needs:

**Housing:** The housing needs in New Braunfels are the development of affordable housing (ownership and rental); housing repairs for low-moderate income homeowners including accessibility improvements to allow older homeowners the ability to "age in place"; assisting first time home buyers with down payment and closing cost assistance; expansion of affordable rental units for low-income renters through development of new multi-family properties; the expansion of the Housing Choice Voucher program; and increased landlord participation in the Housing Choice Voucher program.

**Homelessness:** The greatest homeless needs include emergency shelter, supportive services, transitional housing and rapid-rehousing programs and permanent supportive housing especially for special needs persons

and the chronically homeless. The City will continue to support and participate in the Comal County Homeless Coalition's planning process in an effort to expand homeless services and shelter/housing. For PY21, the City is providing CDBG funds to the Crisis Center of Comal County for the construction of transitional housing and to NB Housing Partners for support of the City's first emergency shelter. The City will support the social service agencies providing services to those experiencing homelessness when funds are available, and projects are financially feasible.

**Public Facilities:** Non-Housing Community Development: The need for funding to improve or develop public facilities both City-owned and privately owned was identified in the 2020-2024 Consolidated Plan. These projects would include but are not limited to community centers, parks, and emergency shelters. The City will provide the opportunity for a competitive grant process or a City Council directed process to fund eligible public facility projects.

**Public Services:** The need for continued and increased supportive services for low-moderate income persons including elderly services, special needs populations such as those with mental illness, HIV/AIDS, substance use disorders; emergency housing assistance programs; transportation assistance and food assistance is clearly identified in the 2020-2024 Consolidated Plan and expressed in meetings with stakeholders and comments from the general public. The City will continue to provide a competitive grant process, or a City Council directed process to fund eligible supportive service activities and agencies.

**Administration:** The City will continue to plan, monitor, and administer the HUD Entitlement Grant Programs and Fair Housing programs to ensure compliance with Federal Regulations.

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

The City of New Braunfels recognizes the importance of maintaining appropriate performance measurements of its CDBG projects and program, including any funding provided for special circumstances such as response to COVID-19. Staff provides management for the CDBG program and monitors activities and projects with developed guidelines that include performance measures to ensure regulatory compliance. The Consolidated Plan and Annual Action Plan also serve as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each Program Year funding allocation.

The City is generally on target for meeting its proposed accomplishments through PY 2020. It is anticipated that by the end of PY 2020, the City will have completed the objectives set forth in the PY 2020 Annual Action Plan and will have expended at least 85% of its PY 2020 award.

All projects including in the PY20 Annual Action Plan and projects funded during the past five years have met a High Priority Need as identified in the City's Consolidated Plans. The City has complied with the current Citizen Participation Plan. An updated Citizen's Participation Plan was developed during the 2020-2024 Consolidated Planning process.

Efforts were made to retain affordable housing stock by funding the Comal County Senior Foundation's and the Comal County Habitat for Humanity's minor home repair program which addresses issues of deferred maintenance and accessibility for low-income elderly and/or disabled homeowners. In order to increase homeownership opportunities for low to moderate income first-time homebuyers, the City funded Comal County Habitat for Humanity Homebuyer Program. The City provided funding for exterior improvements for Village Circle Apartments, a low-income subsidized apartment complex.

The City allocated funding for public facilities during the PY20. Funds were used to provide financial support for the development of transitional housing for the Crisis Center of Comal County.

The City allocated 15% of the PY20 CDBG grant to social service agencies that provide services to low-moderate income residents of New Braunfels. These funds were used to provide emergency rent and utility assistance, services for abused and neglected children, emergency food assistance, assistance to the homeless population, emergency shelter for victims of domestic violence, a community counseling program, homeless prevention activities and the Meals on Wheels program.

The City is on target for meeting its proposed accomplishments for all awarded CDBG-CV funding.

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

The citizen participation process is an on-going process whereby the City attempts to involve the residents and other stakeholders in its CDBG planning and activities to the greatest extent possible. The City has an established Community Development Advisory Committee that meets monthly discuss and review current CDBG projects as well as reviewing applications for CDBG funding and making funding recommendations to City Council. The 9-member CDAC, appointed by the City Council, is comprised of various community residents who have knowledge of and interest in providing housing and services to the low-moderate residents of New Braunfels as well as improvements in the low-moderate income areas of the City.

Due to continued COVID-19 restrictions, the City was unable to hold as many neighborhood meetings and focus groups as in previous years. In an attempt to solicit as much information as possible given the circumstances, multiple notices and emails were sent out asking all residents to complete an on-line survey. The survey link was listed on the City's website and there were English and Spanish versions.

In addition to holding a Stakeholder Meeting on June 1, 2021, and a meeting was held with the Comal County Homeless Coalition on May 17, 2021 through ZOOM. Public Hearings on the draft Annual Action Plan and funding recommendations were held on June 14, 2021, and June 28, 2021. Due to the continued concerns from COVID-19, the City provided both ZOOM and in-person meetings for the Stakeholder meeting and the public hearings. All meetings and public hearings are held in an accessible and convenient locations in order to accommodate and encourage attendance. During 2020 and 2021 due to the COVID-19 pandemic, public hearings and meetings were also available remotely by ZOOM.

A notice was placed in the local newspaper and on the City's website of the availability of the Plan. The draft Plan was made available to the public for review on June 6, 2021. The 30-day comment period was from June 7, 2021, through July 6, 2021. The PY21 Annual Action was available on the City's website and at City Hall and the Main Library.

**ui5. Summary of public comments**

This question will be completed after the public hearings.

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

The City accepts all comments and views presented. Comments related to the CDBG program are reviewed and responded to by City staff as quickly as possible. Comments received by CDBG staff related to other matters of the City are referred to the appropriate department.

**7. Summary**

The City of New Braunfels has been an entitlement community for the CDBG grant program since 1994. The City has utilized the CDBG funds to improve the quality of life, housing, and neighborhoods for its low-moderate income residents. Detailed descriptions of the funded activities can be found at AP-35.

During PY21, the City's CDBG program will fund the following projects:

**Public Services:**

- Big Brothers Big Sisters of South Texas - \$4,576.00
- CASA of Central Texas - \$12,000.00
- Family Life Center - \$8,128.00
- Hope Hospice - \$8,384.85
- NB Housing Partners - \$8,337.00
- River City Advocacy - \$6,500.00
- The Salvation Army - \$7,616.00
- San Antonio Food Bank - \$9,000.00

**Public Facilities:**

- Crisis Center of Comal County - \$105,310.00
- NB Housing Partners - \$241,667.00

**Housing:**

- Comal County Habitat for Humanity – Homeowner Assistance - \$13,434.38
- Comal County Habitat for Humanity – Home Repair Program - \$61,786.07

**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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	City of New Braunfels, TX	Finance Department
CDBG Administrator	City of New Braunfels, TX	Finance Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of New Braunfels Finance Department is the lead administrative agency for the Consolidated Plan programs. This department provides fiscal and regulatory oversight of all CDBG programs and activities as well as other Federal and State grants for housing, economic and community development.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The CDBG division of the Finance Department coordinates CDBG-related activities with multiple city departments, including City Administration, the Economic Development, Parks & Recreation, Public Works and Planning divisions of the City. In addition, the City consults with of non-profit agencies and foundations to ensure funding priorities are aligned with the City's community needs. One of the effects of New Braunfels' relative size is that it must rely on the activities of other organizations for addressing the needs of the low-income, homeless, and special needs populations. As a result, the City actively consults with state, regional, county, and local entities. During the 2020-2024 Consolidated Plan development, the City made contact with multiple agencies and created partnerships to assist in the City's community development needs. The coordinated efforts are continuing with the various levels of government and the New Braunfels Public Housing Authority.

### **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 continues to pursue and maintain relationships with key community stakeholders and leaders in New Braunfels. The Community Development Advisory Board members are also involved in promoting the CDBG program and soliciting input from their circle of professional and personal contacts. Through public hearings and stakeholder meetings held throughout the year, the City continues to utilize a network of contacts, referrals, and partnerships to implement the strategies outlined in the 2020-2024 Consolidated Plan as re-enforced in this Action Plan. The City will continue to build its relationship with local housing and service providers and the Housing Authority to ensure that the current limited housing resources are utilized in the most efficient manner possible and to meet the housing needs of extremely low, very low, and low-income renters.

### **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 New Braunfels and the Comal County Homeless Coalition participates in the Texas Balance of State Continuum of Care that is managed by the Texas Homeless Network. The local homeless coalition meets for planning and updates on homelessness in the city and county. The Texas Homeless Network provides data from the Homeless Management Information System

(HMIS), Point-In-Time Count (PIT), the Housing Inventory County, and the Annual Homeless Assessment Report (AHAR) for planning and information purposes. This information is utilized to assist in determining the nature and extent of homelessness in New Braunfels and identifying potential projects that will eliminate gaps in housing and services. The Comal County Homeless Coalition holds regular meetings to discuss and strategize on ways to meet the needs of those experiencing homelessness. The City's Grants Coordinator, Outreach Coordinator of Westside Community Center and representatives from the Police Department are active in the coalition.

In January 2021, the first emergency homeless shelter was opened in New Braunfels providing housing and services to those experiencing homelessness in the City. The City provided \$230,167 of CDBG-CV funds to assist in the development and management of the shelter. Funds were provided as a mitigation activity to prevent the spread of COVID-19 amount the homeless and general population. Additionally, the Crisis Center of Comal County was awarded CDBG-CV funds to assist with housing victims of domestic violence who may have contracted or been exposed to COVID-19. CDBG and CDBG-CV funds were awarded to two agencies providing emergency rent and utility assistance as a homeless prevention activity.

The City has funded an emergency rent and utility programs to subrecipients for the past five years and will fund a program for PY21. The CDBG funds are used to prevent eviction and the discontinuation of utilities that could result in homelessness for the household.

Additionally, the City received two CDBG-CV grants to assist low-moderate income residents whose household income has been negatively affected by COVID-19. The cumulative Round 1 and Round 3 funding awarded was \$666,921; the City allocated \$68,923 in previously unallocated CDBG funding for a total available amount of \$735,844. The City has awarded \$191,337 to Comal County Habitat for Humanity and \$20,839 to the Family Life Center for housing and utility assistance which helps to prevent homelessness due to eviction or utility disconnection; \$15,419 to the Comal County Crisis Center for emergency shelter and food for victims of domestic violence; \$100,000 to the Food Bank for emergency food assistance; \$55,600 to CASA to provide advocacy and services to children who have been abused or neglected due to COVID-19 issues in the household; and \$122,482 to Hope Hospice for staff and personal protective equipment required to assist hospice clients during COVID-19.

**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 New Braunfels is not a recipient of 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**

1	<b>Agency/Group/Organization</b>	SAN ANTONIO FOOD BANK
	<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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Households that are food insecure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency staff attended the stakeholder's meeting where needs, gaps in services and priorities were discussed. Agency provided information on the number and needs of New Braunfels residents that are experiencing food shortages. Food Bank staff also provide information on the increased need for food due to the financial impact of COVID-19. The anticipated outcome was met providing information for PY21 Annual Action Plan.
2	<b>Agency/Group/Organization</b>	Connections Individual and Family Services, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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>	Agency participated in the Action Plan meeting at the Comal County Homeless Coalition and provided information their emergency shelter and transitional housing programs for homeless children, children aging out of foster care and homeless and runaway youth. The anticipated outcome was met providing information and data for the Annual Action Plan.
3	<b>Agency/Group/Organization</b>	Comal County Senior Citizens Foundation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs 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>	Agency staff attended the stakeholder meeting and provide information about senior needs, nutrition, the senior center, in-home assistance, and accessibility issues. During PY20, the Senior Citizens Foundation received funds for a minor home repair program and provided monthly reports on those assisted and the needs of elderly low-income homeowners. The anticipated outcome was met providing information for the Annual Action Plan.
4	<b>Agency/Group/Organization</b>	Comal County Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs 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>	Agency staff attended a stakeholder meeting and the Homeless Coalition meeting where housing issues were discussed. Agency also provided information on the number and needs of low-income homeowners and first-time homebuyers. The anticipated outcome was met providing information for the Annual Action Plan.

5	<b>Agency/Group/Organization</b>	Prospera Property Management
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Needs of Subsidized Housing and Tenant
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency is funded for PY20 activities provided information on the needs of renters in subsidized housing and the rehabilitation needs of subsidized housing. The anticipated outcome was met providing information for the Annual Action Plan.
6	<b>Agency/Group/Organization</b>	New Braunfels Independent School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children 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>	The Homeless Liaison attended the Action Plan meeting at the Comal County Homeless Coalition and also provided information on the needs of children and youth experiencing homelessness and those in foster care. The anticipated outcome was met providing information for the Annual Action Plan.
7	<b>Agency/Group/Organization</b>	Comal Independent School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children 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>	The Homeless Liaison attended the Action Plan meeting at the Comal County Homeless Coalition and also provided information on the needs of children and youth experiencing homelessness and those in foster care. The anticipated outcome was met providing information for the Annual Action Plan.
8	<b>Agency/Group/Organization</b>	CASA of Central Texas
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims
	<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>	Agency attended a stakeholder meeting and provided information on the needs of abused and neglected children that are in custody of the Child Protection Services department, foster care and/or the court systems. Agency is currently CDBG & CDBG-CV funded and provides information to the City monthly. The anticipated outcome was met providing information for the Annual Action Plan.
9	<b>Agency/Group/Organization</b>	River City Advocacy
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Agency attended a stakeholder meeting and is currently funded by CDBG provides information and statistics monthly on the mental health needs of low-moderate income New Braunfels residents. The anticipated outcome for information for the Annual Action Plan was met.

10	<b>Agency/Group/Organization</b>	Family Life Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Agency staff attended the stakeholder meeting and the Comal County Homeless Coalition Action Plan meeting. Agency is currently funded with CDBG and CDBG-CV funds and provides monthly information on their emergency rent and utility assistance program as well as case management program. Information on the increased need for assistance due to COVID-19 was also provided. The anticipated outcome of information for the Annual Action Plan was met.
11	<b>Agency/Group/Organization</b>	Hill Country Community MHDD Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Agency participated in the Action Plan meeting at the Comal County Homeless Coalition and the stakeholder meeting and provided information the needs of people with mental illness and developmental disabilities. The anticipated outcome was met providing information and data for the Annual Action Plan.
12	<b>Agency/Group/Organization</b>	City of New Braunfels Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Law Enforcement Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	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>	The Police Department regularly attends and is an active member of the Comal County Homeless Coalition. They participated in the Action Plan meeting at the Comal County Homeless Coalition and provided information on their work with the homeless population and the efforts between the homeless shelter and the Police Department. The anticipated outcome was met providing information and data for the Annual Action Plan.
13	<b>Agency/Group/Organization</b>	Family Promise of Greater New Braunfels
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children 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>	Agency participated in the Action Plan meeting with the Comal County Homeless Coalition and provided information the housing and services need of families with children who are experiencing homelessness. The anticipated outcome was met providing information and data for the Annual Action Plan.
14	<b>Agency/Group/Organization</b>	McKenna Foundation
	<b>Agency/Group/Organization Type</b>	Planning organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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>	Foundation staff attended the stakeholder meeting and the Comal County Homeless Coalition Action Plan meeting. The McKenna Foundation works with local housing and service providers and facilitates interaction and cooperation between agencies. The anticipated outcome of information for the Annual Action Plan was met.

15	<b>Agency/Group/Organization</b>	Crisis Center of Comal County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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>	Agency staff attended the stakeholder meeting and the Comal County Homeless Coalition Action Plan meeting. Agency is currently funded with CDBG and CDBG-CV funds and provides monthly information on their shelter and services programs. Information on the increased need for assistance due to COVID-19 was also provided. The anticipated outcome of information for the Annual Action Plan was met.
16	<b>Agency/Group/Organization</b>	Community Development Advisory Committee
	<b>Agency/Group/Organization Type</b>	Planning organization City Committee
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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>	City Council appointed committee of nine New Braunfels residents. Monthly meetings between committee and City staff; reviews CDBG funding applications from subrecipients and makes recommendations to City Council. The anticipated outcome of providing funding recommendation to City Council for the Annual Action Plan was met.
17	<b>Agency/Group/Organization</b>	United Way of Comal County
	<b>Agency/Group/Organization Type</b>	Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs 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>	Information on community needs was gathered from their website and from Comal County Needs Assessment report. The anticipated outcome of information for the Annual Action Plan was met.
18	<b>Agency/Group/Organization</b>	Comal County Health Department
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy 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>	The Health Department provided information and data reports. Primary purpose of having accurate data for the Annual Action Plan on the occurrences of lead-based paint hazards and cases was met.
19	<b>Agency/Group/Organization</b>	Methodist Healthcare Ministries of South Texas
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs 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>	The agency provides a Wesley nurse in the New Braunfels area. She is active in the Comal County Homeless Coalition and attended the Action Plan meeting at the Coalition. She provided information on the health needs of low-moderate income and homeless people. The anticipated outcome was met by providing information on health needs and discharge planning.
20	<b>Agency/Group/Organization</b>	Comal County Sheriff's Department
	<b>Agency/Group/Organization Type</b>	Other government - County

	<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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Sheriff's Department manages the county jail. Coalition members and Sheriff Department staff have and will continue to discuss discharge planning for newly released inmates. The City of New Braunfels does not operate a city jail. The anticipated outcome was met providing information for the Annual Action Plan.
21	<b>Agency/Group/Organization</b>	City of New Braunfels City Council
	<b>Agency/Group/Organization Type</b>	Other government - Local Business and Civic Leaders Elected Officials
	<b>What section of the Plan was addressed by Consultation?</b>	Goals, Priorities, and Funding for the PY21 Annual 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>	Presentations by staff started in June continued through July when City Council approved the Annual Action. The Council provided guidance in identifying priorities and approved CDBG funding for the Annual Action Plan. The anticipated outcome of having viable plan and funding decisions approved by City Council was met.
22	<b>Agency/Group/Organization</b>	Comal County Probation
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy 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>	Agency staff provided information and data on the number of persons on adult and juvenile probation and the barriers of locating housing, employment, 7u and services for these populations. The anticipated outcome of having current information for the development of the Annual Action Plan was met.

23	<b>Agency/Group/Organization</b>	Community Solutions TX
	<b>Agency/Group/Organization Type</b>	CDBG Consultant for the City of New Braunfels
	<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 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>	Community Solutions TX provides consulting services to the City of New Braunfels in the development and management of the CDBG program. The anticipated outcome is the development of a viable PY21 Annual Action Plan.
24	<b>Agency/Group/Organization</b>	Alamo Area Council of Governments
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization Funding Opportunities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis 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>	Regional planning agency providing information and access to funding for projects; collaboration with other governmental entities in the area. The anticipated outcome was met by providing information and data for the Annual Action Plan.
25	<b>Agency/Group/Organization</b>	Homeless Network of Texas dba Texas Homeless Network
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Planning organization

	<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 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>	Agency staff was consulted to discuss the Balance of State CoC goals, and the PIT and HIC documents that they provide to the Comal County Homeless Coalition. The anticipated outcome of having accurate data and aligning priorities and goals with the state plan for the Annual Action Plan.
26	<b>Agency/Group/Organization</b>	Workforce Housing Advisory Committee
	<b>Agency/Group/Organization Type</b>	Housing City Council Appointed Committee
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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>	City Council appointed committee of 15 New Braunfels representatives from the Community Development Advisory Committee, Four Rivers Association of Realtors, GNB Home Builders Association, local bank or mortgage lending industry, McKenna Foundation, GNB Chamber of Commerce, NBEDC, NB Housing Authority, New Braunfels Utilities, Planning Commission, NB Housing Partnership, and Habitat for Humanity; plus 3 at-large members to will raise awareness about the challenges of affordable and available workforce housing and to advise the City Council on providing solutions for a full range of workforce housing choices for households of all incomes, ages, and abilities. The anticipated outcome of providing information on affordable housing and workforce housing for the Annual Action Plan was met.

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

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

No agencies were excluded from participating in the public meetings and stakeholder meeting or attending the monthly Community Development Advisory Committee meetings.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Comal County Homeless Coalition	Using the Continuum of Care as a reference, the City has aligned the goals in the homeless section of the Annual Action Plan with the local Continuum of Care plan.
Comprehensive Plan	City of New Braunfels, TX	The long-range plans in the Comprehensive Plan support the goals in the Action Plan by addressing affordable housing and activities that enhance the livability and desirability of New Braunfels
New Braunfels Workforce Housing Study	New Braunfels Economic Development Corporation	Study identified issues that affect housing costs, viability of housing, new single and multi-family housing development, affordable housing and market trends which provides data when developing the Strategic Plan and affordable housing programs
Comal County Needs Assessment	United Way of Comal County	Provided information on identified needs, gaps in service and priorities.
Community Needs Assessment	Community Council of South-Central Texas, Inc.	Provided information on identified needs, gaps in service and priorities.
State of Texas Balance of State Continuum of Care	Texas Homeless Network	Coordination of homeless services and housing programs with the lead agency for the Balance of State CoC goals; provided information from the Point in Time count and Housing Inventory Count.

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

**Narrative (optional)**

The City of New Braunfels has included agencies, residents, and organizations in the development of the PY21 Annual Action Plan in order to develop a plan that truly reflects the needs and priorities identified in the 2020-2024 Consolidated Plan. Through the Alamo Area Council Governments, New Braunfels works in collaboration with other governmental entities in the area.

**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 Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Homeless Service & Housing Providers	28 representatives from agencies, foundations and city departments were in attendance	Priorities identified are the need for transitional, rapid re-housing and permanent supportive housing programs; public transportation; increased services	All comments were accepted	
2	Public Meeting	Non-targeted/broad community Stakeholder Meeting	8 representatives from 8 agencies were in attendance	Priorities were affordable housing for all populations and transportation	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Notices in English and Spanish published in local newspaper and on City's website of the time, dates and locations of public hearings and the availability of the draft Action Plan	Will complete after the comment period ends		
4	Internet Outreach	Non-targeted/broad community	Housing and services survey posted on City's website and on social media.	Will complete in July		
5	Public Hearing	Non-targeted/broad community	The 1 <sup>st</sup> Public hearing held during the City Council meeting regarding the draft Annual Action Plan; _____ citizens had comments	Will Complete after the public hearing.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Hearing	Non-targeted/broad community	The 2 <sup>nd</sup> Public hearing held during the City Council meeting regarding the draft Annual Action Plan; _____ citizens had comments	Will Complete after the public hearing.		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### 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	Housing; Public Facilities/ Improvements; Public Services	<b>\$430,279</b>	0	<b>\$56,460.30</b>	<b>\$486,739.30</b>	<b>\$1,290,837</b>	The amount of resources available for the PY21 CDBG allocation is \$430,279 with reallocated funds from PY20 of \$56,460.30 for a total of \$486,739.30. Amount expected for the remainder of the Con Plan is based on the PY21 allocation times the 3 remaining years of the Con Plan

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**

Subrecipients of CDBG funding from the City of New Braunfels are expected to leverage the CDBG funds with other private, state, or local funds. This information is built into applications for funding and taken into consideration when funding recommendations are made by the Community Development Advisory Committee to City Council. CDBG does not require matching funds. When CDBG funds are used for city projects such as parks, community centers and infrastructure improvements, these projects are generally funded from other resources also such as the general fund or other grant 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**

The City of New Braunfels has used and will continue to use CDBG funding for park and public facilities in low-mod areas to improve the quality of life for residents.

**Discussion**

City general funds and other state and federal funds are used to support city projects in which CDBG funds are proposed and are also the sole funding source for some projects located in low-moderate income areas of the City.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOUSING NEEDS (HN) 1.1	2020	2024	Affordable Housing	City Wide	HOUSING NEEDS	CDBG: \$13,434	Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	HOUSING NEEDS (HN) 1.3	2020	2024	Affordable Housing	City Wide	HOUSING NEEDS	CDBG: \$61,786	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	HOUSING NEEDS (HN) 1.7	2020	2024	Homeless	City Wide	HOUSING NEEDS PUBLIC FACILITIES & INFRASTRUCTURE	CDBG: \$105,310	Overnight/Emergency Shelter/Transitional Housing Beds added: 48 Beds
4	HOUSING NEEDS (HN) 1.6	2020	2024	Homeless	City Wide	HOUSING NEEDS	CDBG: \$241,667	Homeless Person Overnight Shelter: 250 Persons Assisted
5	PUBLIC SERVICES (SLE) 2.7	2020	2024	Non-Housing Community Development	City Wide	PUBLIC SERVICES	CDBG: \$8,128	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
6	PUBLIC SERVICES (SLE) 2.8	2020	2024	Non-Housing Community Development	City Wide	PUBLIC SERVICES	CDBG: \$6,500	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	PUBLIC SERVICES (SLE) 2.10	2020	2024	Non-Housing Community Development	City Wide	PUBLIC SERVICES	CDBG: \$12,000	Public service activities other than Low/Moderate Income Housing Benefit: 112 Persons Assisted
8	PUBLIC SERVICES (SLE) 2.11	2020	2024	Non-Housing Community Development	City Wide	PUBLIC SERVICES	CDBG: \$8,385	Public service activities other than Low/Moderate Income Housing Benefit: 52 Persons Assisted
9	PUBLIC SERVICES (SLE) 2.6	2020	2024	Non-Housing Community Development	City Wide	PUBLIC SERVICES	CDBG: \$9,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
10	PUBLIC SERVICES (SLE) 2.13	2020	2024	Non-Housing Community Development	City Wide	PUBLIC SERVICES	CDBG: \$4,576	Public service activities other than Low/Moderate Income Housing Benefit: 33 Persons Assisted
11	PUBLIC SERVICES (SLE) 2.12	2020	2024	Non-Housing Community Development	City Wide	PUBLIC SERVICES	CDBG: \$8,337	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
12	PUBLIC SERVICES (SLE) 2.9	2020	2024	Non-Housing Community Development	City Wide	PUBLIC SERVICES	CDBG: \$7,616	Public service activities other than Low/Moderate Income Housing Benefit: 8 Persons Assisted
13	ADMINISTRATION (AD) 5.1	2020	2024	Non-Housing Community Development	City Wide	ADMINISTRATION	CDBG: \$0	

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	HOUSING NEEDS (HN) 1.1
	<b>Goal Description</b>	Provide down payment and closing costs assistance to first time low-moderate income homebuyers for properties within the New Braunfels city limits.
2	<b>Goal Name</b>	HOUSING NEEDS (HN) 1.3
	<b>Goal Description</b>	Provide weatherization and accessibility improvements (Aging in Place) to low-moderate income homeowners for properties within the New Braunfels city limits.
3	<b>Goal Name</b>	HOUSING NEEDS (HN) 1.7
	<b>Goal Description</b>	Provide funding for the development of transitional housing for victims of domestic violence and sexual assault.
4	<b>Goal Name</b>	HOUSING NEEDS (HN) 1.6
	<b>Goal Description</b>	Provide funding for an overnight emergency shelter for people experiencing homelessness in New Braunfels.
5	<b>Goal Name</b>	PUBLIC SERVICES (SLE) 2.7
	<b>Goal Description</b>	Provide emergency rent and utility assistance to low-moderate income New Braunfels residents to prevent eviction and homelessness.
6	<b>Goal Name</b>	PUBLIC SERVICES (SLE) 2.8
	<b>Goal Description</b>	Provide mental health services including individual and group counseling for low-moderate income New Braunfels residents.
7	<b>Goal Name</b>	PUBLIC SERVICES (SLE) 2.10
	<b>Goal Description</b>	Provide advocacy and services to abused and/or neglected children that are in the child welfare and/or court system.

<b>8</b>	<b>Goal Name</b>	PUBLIC SERVICES (SLE) 2.11
	<b>Goal Description</b>	Provide grief counseling and services to families and friends that have experienced the death of a loved one.
<b>9</b>	<b>Goal Name</b>	PUBLIC SERVICES (SLE) 2.6
	<b>Goal Description</b>	Provide emergency food and non-food assistance to low-moderate income New Braunfels residents.
<b>10</b>	<b>Goal Name</b>	PUBLIC SERVICES (SLE) 2.13
	<b>Goal Description</b>	Provide mentoring services to at-risk youth.
<b>11</b>	<b>Goal Name</b>	PUBLIC SERVICES (SLE) 2.12
	<b>Goal Description</b>	Provide case management and supportive services to individuals residing in the emergency shelter to increase self-sufficiency.
<b>12</b>	<b>Goal Name</b>	PUBLIC SERVICES (SLE) 2.9
	<b>Goal Description</b>	Provide supportive services and case management to individual residing in transitional housing.
<b>13</b>	<b>Goal Name</b>	ADMINISTRATION (AD) 5.1
	<b>Goal Description</b>	Provide management and oversight of the City's CDBG program including Fair Housing activities.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of New Braunfels will provide funding in PY21 for activities that meet the needs and objectives established by its Consolidated Plan and approved by City Council. The City will continue their commitment to providing supportive services and housing options for New Braunfels residents.

As shown below, the City will fund public services through eight agencies, a weatherization and Aging in Place program for low-moderate income homeowners, a down payment and closing costs assistance for low-moderate first-time homebuyers, funds for transitional housing for victims of domestic violence and sexual assault and funds for the City's first emergency shelter.

### Projects

#	Project Name
1	Comal County Habitat for Humanity - Home Ownership Assistance
2	Comal County Habitat for Humanity - Housing Rehabilitation Program
3	Crisis Center of Comal County – Transitional Housing
4	NB Housing Partners – Emergency Homeless Shelter
5	Family Life Center – Emergency Rent and Utility Assistance
6	River City Advocacy & Counseling Program -Counseling Services
7	CASA of Central Texas – Services for Abused & Neglected Children
8	Hope Hospice – Grief Support and Grief Camps
9	San Antonio Food Bank – Emergency Food Assistance
10	Big Brothers-Big Sisters – Mentoring Program for Children
11	NB Housing Partners – Supportive Services
12	The Salvation Army – Supportive Services
13	Administration

Table 7 - Project Information

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

The City of New Braunfels responds to the goals and priorities set forth in the 2020-2024 Consolidated Plan and the needs expressed in public hearings, stakeholder meetings and comments from residents. Affordable housing (rental and homeownership), affordable childcare and public transportation are critical needs. To improve the quality of life of all citizens in New Braunfels, the City will continue to work with service and housing providers to address both the need for additional affordable housing and supportive service needs. The City will use CDBG funds to provide down payment and closing cost assistance to low-moderate income homebuyers and continue to support weatherization

and Aging in Place programs, support the development of transitional housing and an emergency shelter as well as supportive services programs.

The lack of additional funding is the major obstacle faced by the City when meeting underserved needs as well as the lack of affordable housing both rental and for purchase. Another obstacle is the lack of capacity of the local providers to undertake construction and management of affordable housing properties. The City will continue to investigate funding opportunities as they are identified and to seek housing agencies that are interested in expanding their housing programs into other cities and counties.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Comal County Habitat for Humanity - Home Ownership Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	HOUSING NEEDS (HN) 1.1
	<b>Needs Addressed</b>	HOUSING NEEDS
	<b>Funding</b>	CDBG: \$13,434
	<b>Description</b>	Non=Profit agency provides down payment and closing costs assistance to low-moderate-income first-time homebuyers.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that five (5) low-moderate income first-time homebuyers will benefit from this activity.
	<b>Location Description</b>	Office: 1269 Industrial Street, New Braunfels, TX 78130
	<b>Planned Activities</b>	Down payment and closing cost assistance to low-moderate income first-time homebuyers purchasing newly constructed homes.
2	<b>Project Name</b>	Comal County Habitat for Humanity - Housing Rehabilitation Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	HOUSING NEEDS (HN) 1.3
	<b>Needs Addressed</b>	HOUSING NEEDS
	<b>Funding</b>	CDBG: \$61,786

	<b>Description</b>	Non-profit agency provides weatherization and Aging in Place repairs for low-moderate income homeowners.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that a total of eight (8) projects will be completed during the program year for low-moderate income homeowners residing within the New Braunfels' city limits.
	<b>Location Description</b>	1269 Industrial Street, New Braunfels, TX 78130
	<b>Planned Activities</b>	Aging in Place focusing on accessibility improvements and weatherization improvements for low-moderate income homeowners.
<b>3</b>	<b>Project Name</b>	Crisis Center of Comal County
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	HOUSING NEEDS (HN) 1.7
	<b>Needs Addressed</b>	HOUSING NEEDS PUBLIC FACILITIES & INFRASTRUCTURE
	<b>Funding</b>	CDBG: \$105,310
	<b>Description</b>	Non-profit agency that provides emergency shelter, supportive services, a crisis hotline, counseling services to victims of domestic violence and sexual assault.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 24 hotel-like suites will be constructed as transitional housing for shelter residents and their children as they transition from shelter into longer term housing.
	<b>Location Description</b>	Office: 1547 East Common Street, New Braunfels, TX 78130

	<b>Planned Activities</b>	Phase II of development of transitional housing which will complete the project and provide housing for those transitioning out of the emergency shelter.
<b>4</b>	<b>Project Name</b>	NB Housing Partners First Footing Shelter
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	HOUSING NEEDS (HN) 1.6
	<b>Needs Addressed</b>	HOUSING NEEDS PUBLIC FACILITIES & INFRASTRUCTURE
	<b>Funding</b>	CDBG: \$241,667
	<b>Description</b>	Non-profit agency providing emergency shelter and supportive services to persons experiencing homelessness.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 250 individuals will be provided with emergency shelter and supportive services during the program year.
	<b>Location Description</b>	Office: 801 West San Antonio, New Braunfels, TX 78130
	<b>Planned Activities</b>	New Braunfels residents experiencing homelessness will receive shelter, food, and supportive services in a non-congregate shelter space.
<b>5</b>	<b>Project Name</b>	Family Life Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	PUBLIC SERVICES (SLE) 2.7
	<b>Needs Addressed</b>	PUBLIC SERVICES

	<b>Funding</b>	CDBG: \$8,128
	<b>Description</b>	Non-profit agency that provides emergency rent and utility assistance and case management services to low-moderate income households in New Braunfels.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 15 households will receive emergency rent and/or utility assistance during the program year.
	<b>Location Description</b>	Office: 5513 North Interstate 35, New Braunfels, TX 78132
	<b>Planned Activities</b>	Emergency rent and utility assistance to low-moderate income households in an effort to prevent eviction and homelessness.
<b>6</b>	<b>Project Name</b>	River City Advocacy & Counseling Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	PUBLIC SERVICES (SLE) 2.8
	<b>Needs Addressed</b>	PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$6,500
	<b>Description</b>	Non-profit agency that provides individual and group counseling on a sliding scale or free basis to low-moderate income persons.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 30 low-moderate income persons will receive counseling paid by CDBG funds during the program year.
	<b>Location Description</b>	1614 West San Antonio, New Braunfels, TX 78130

	<b>Planned Activities</b>	The Community Counseling Program will provide access to affordable mental health counseling to low-moderate income individuals through one-on-one counseling and group counseling.
<b>7</b>	<b>Project Name</b>	CASA of Central Texas
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	PUBLIC SERVICES (SLE) 2.10
	<b>Needs Addressed</b>	PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Non-profit agency providing advocacy for abused and/or neglected children that are in the child welfare and/or court system.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 112 children will receive services during the program year.
	<b>Location Description</b>	1619 Common Street, New Braunfels, TX 78130
	<b>Planned Activities</b>	Advocacy services and case management for abused and/or neglected children through recruiting, training and supervising volunteers who have been appointed by the Court to be Court Appointed Special Advocates.
<b>8</b>	<b>Project Name</b>	Hope Hospice
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	PUBLIC SERVICES (SLE) 2.11
	<b>Needs Addressed</b>	PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$8,384.85

	<b>Description</b>	Agency provides end-of-life medical care and counseling to terminally ill patients and counseling for their loved ones.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated the 52 low-moderate income New Braunfels residents will benefit from the counseling and activities of Grief Camps during the program year.
	<b>Location Description</b>	Office: 611 N. Walnut Avenue, New Braunfels, TX 78130
	<b>Planned Activities</b>	Grief counseling and Camp HavenHeart will provide children and adolescents to be with others who have had similar death experiences through therapeutic play, art and conversations and assisting with the healing process.
9	<b>Project Name</b>	San Antonio Food Bank
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	PUBLIC SERVICES (SLE) 2.10
	<b>Needs Addressed</b>	PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	Non-Profit agency that provides food and non-food assistance to low-moderate income individuals and families who are experiencing food insecurity.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 100 low-moderate income residents of New Braunfels will receive assistance during the program year.
	<b>Location Description</b>	1629 South Seguin, New Braunfels, TX 78130

	<b>Planned Activities</b>	Distribution of food and non-food items to low-moderate income households through the Kitchen Table, mobile outreach, cooking and nutritional programs.
<b>10</b>	<b>Project Name</b>	Big Brothers Big Sisters of Central Texas
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	PUBLIC SERVICES (SLE) 2.11
	<b>Needs Addressed</b>	PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$4,576
	<b>Description</b>	Big Brothers Big Sisters of Central Texas, a non-profit agency, is a community-based, collaborative model that builds strong mentorships, monitors match activities, tracks risk indicators, measures outcomes, offers professional support and assesses practices that exists to help children succeed in life by matching children ages 6 and above with caring adults who serve as mentors, advocates, resources, and guides.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 33 children/adolescents will be provided with mentors during the program year.
	<b>Location Description</b>	Office: 10843 Gulfdale, San Antonio, TX 78216
	<b>Planned Activities</b>	Volunteers commit to meeting with their Littles 3 to 4 times per month for a minimum of one year. Activities are determined by the needs and interests of the child but could include homework assistance, recreational activities, one-on-one discussions and dining out.
<b>11</b>	<b>Project Name</b>	NB Housing Partners First Footing Emergency Shelter
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	HOUSING NEEDS (HN) 1.6
	<b>Needs Addressed</b>	HOUSING NEEDS PUBLIC FACILITIES & INFRASTRUCTURE PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$8,337
	<b>Description</b>	Non-Profit agency provides emergency shelter, case management and supportive services to individuals experiencing homelessness.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 200 shelter residents will receive case management and supportive services during the program year.
	<b>Location Description</b>	Office: 801 West San Antonio, New Braunfels, TX 78130
	<b>Planned Activities</b>	Case management, supportive services, and referral services for individuals to assist with exiting homelessness.
<b>12</b>	<b>Project Name</b>	The Salvation Army Sheltering Sheep Haus
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$7,616
	<b>Description</b>	Non-Profit agency that provides services to low-moderate income individuals and families including food assistance, transportation, rental assistance, supportive services, case management and transitional housing.
	<b>Target Date</b>	9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that eight (8) individuals will participate in the transitional housing program during the program year.
	<b>Location Description</b>	Office: 617 Elliott Know Blvd, New Braunfels, TX 78130
	<b>Planned Activities</b>	The Sheltering Sheep Haus program will provide transitional housing, supportive services, case management, food and referrals to men who are exiting homelessness.
13	<b>Project Name</b>	Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	ADMINISTRATION (AD) 5.1
	<b>Needs Addressed</b>	ADMINISTRATION
	<b>Funding</b>	\$0.00
	<b>Description</b>	Oversight and management of the CDBG program including Fair Housing activities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low to moderate income residents of New Braunfels will benefit from the Administration of the CDBG program through funding awarded to subrecipients.
	<b>Location Description</b>	550 Landa Street, New Braunfels, TX 78130
	<b>Planned Activities</b>	Management of the CDBG program including development and submission of require documents and reports; managing the CDBG application process and review; monitoring CDBG subrecipients; facilitating the Community Development Advisory Committee; conducting fair housing activities.

## **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 New Braunfels is not allocating fund geographically to specific targeted areas. Funding is allocated for projects on qualified LMI areas or to programs that provide services to low-moderate income people or households.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	<b>100%</b>

**Table 8 - Geographic Distribution**

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

The City of New Braunfels is not allocating fund geographically to specific targeted areas

### **Discussion**

City of New Braunfels continues to improve low-income residential neighborhoods, especially those with high concentrations of minorities, by improving parks and other public facilities. These public improvements make the neighborhoods safer and more desirable to all residents.

# Affordable Housing

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

### Introduction

Efforts have been made to retain affordable housing stock by continually funding non-profit agencies that provide minor home repairs addressing the issues of deferred maintenance, weatherization, and accessibility improvements for low-moderate income homeowners. Habitat for Humanity which offers homeownership opportunities to low-moderate income homebuyers. Increasing the supply of supportive housing for persons with special needs continues to be a challenge, as well as the supply of affordable housing for low-income persons with access to job opportunities.

During 2018, a Workforce Housing Study was conducted by the New Braunfels Economic Development Corporation. Members include the City of New Braunfels, Comal County, New Braunfels Utilities, the Greater New Braunfels Chamber of Commerce, and the New Braunfels Economic Development Foundation. The report describes the demographic and economic conditions that affect and reflect the market environment for housing, document the current conditions and recent trends of the market, and identify potential recommendations for implementation to mitigate housing cost burdens experienced by New Braunfels workers. The report will be used as a blueprint as the City continues to develop affordable housing. For example, the report identified that 70% of New Braunfels workers live outside of city limits because of “housing affordability and value.” The report will be used as a blueprint as the City continues to develop affordable housing.

The Workforce Housing Advisory Committee is a 15 member City Council appointed group that includes representatives from the Community Development Advisory Committee, Four Rivers Association of Realtors, GNB Home Builders Association, local bank or mortgage lending industry, McKenna Foundation, GNB Chamber of Commerce, NBEDC, NB Housing Authority, New Braunfels Utilities, Planning Commission, NB Housing Partnership, and Habitat for Humanity; plus 3 at-large members to will raise awareness about the challenges of affordable and available workforce housing and to advise the City Council on providing solutions for a full range of workforce housing choices for households of all incomes, ages, and abilities.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	250
Non-Homeless	33
Special-Needs	0
Total	283

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	5
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	33

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The City of New Braunfels responds to the goals and priorities set forth in the 2020-2024 Consolidated Plan and the needs expressed in public hearings, stakeholder meeting and comments from residents. Affordable housing (rental and homeownership), affordable childcare and public transportation are critical needs. To improve the quality of life of all citizens in New Braunfels, the City will continue to work with housing providers to address the need for additional affordable housing. The City will use CDBG funds to provide down payment and closing cost assistance to low-moderate income homebuyers and continue to support the minor home repair program with weatherization and Aging in Place programs.

The City continues to support emergency rent and utility assistance programs with CDBG and CDBG-CV funds. CDBG-CV funds have allowed the City to expand its services to provide rent and utility assistance to households adversely affected by COVID-19. New Braunfels is awaiting information on the ARP Act and the potential funding that the City will receive. Provided that the funds can be used for housing, the City anticipates continuing to fund rent and utility assistance programs.

While the lack of additional funding is the major obstacle faced by the City when meeting underserved needs especially the lack of affordable housing both rental and for purchase, the lack of capacity of the local providers to undertake construction and management of affordable housing properties remains an obstacle. The City will continue to investigate funding opportunities as they are identified and to seek housing agencies that are interested in expanding their housing programs into other cities and counties.

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

### **Introduction**

The public housing organization for the City is the New Braunfels Housing Authority. The Housing Authority has 170 public housing units in New Braunfels that are owned by the Housing Authority. The Housing Authority also owns one high-rise elderly/disabled complex with 100 units and 35 duplexes for larger families. The Housing Authority provides 242 vouchers through the Housing Choice Voucher program. The extent of generational poverty in local public housing is not clear. The City will work with the housing authority to determine if generational poverty is indeed a problem and identify strategies to reduced generational poverty.

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

The City of New Braunfels and the Housing Authority plan to continue working together to identify ways to provide affordable rental units and increase homeownership for public housing residents. The City does not propose any direct activities with the New Braunfels Housing Authority using CDBG funds for PY21 but will continue to collaborate with the Housing Authority in an effort to identify and develop CDBG eligible projects.

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

New Braunfels Housing Authority encourages the residents to be more involved in Resident Council meetings by providing the residents the opportunity to learn about the activities, security, modernization projects and management issues and provide input and feedback. City staff will continue to meet with the Executive Director to discuss upcoming changes and plans for public housing residents and properties. The City plans to have regular meetings and work more closely with the housing authority as the City further develops their Workforce Housing efforts.

The City will continue to support efforts to coordinate the work of social service organizations that provide services, housing assistance and homeownership opportunities to public housing residents. Comal County Habitat for Humanity holds regular information sessions and application assistance for public housing residents for the agency's homeownership program. The City has supported Habitat's efforts by providing CDBG closing costs assistance for the past five years. Habitat will receive \$13,434.38 from CDBG for down payment and closing costs assistance during PY21.

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

**provided or other assistance**

The New Braunfels Housing Authority is not designated as a troubled housing authority.

**Discussion**

The City supports the efforts of the Housing Authority and will work to identify ways to partner together to provide safe, affordable housing and homeownership opportunities.

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

### **Introduction**

The Comal County Homeless Coalition meets monthly to discuss issues and challenges in meeting the needs of those experiencing homelessness or at-risk of homelessness. Members of the Coalition represent service and housing providers, public housing staff, emergency services such as The Salvation Army, the McKenna Foundation, special needs populations and City government. City staff from the Police Department, the Westside Community Center and the CDBG program participate in the Coalition's planning process.

### **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**

Goals for the upcoming year include:

In New Braunfels, some agencies provide outreach services for the specific population that they serve, i.e., victims of domestic violence and youth but there are no agencies focusing specifically on outreach. Information regarding services and housing is distributed by local agencies, local churches that operate food pantries, at nonprofit agencies and governmental entities. The City will continue to work with agencies that could provide outreach services especially to persons that are unsheltered in the area. The Coalition assesses individual needs through the Point in Time and Housing Inventory enumerations that are conducted every January.

- Funding for the continuation and further development of the homeless shelter.
- Provide funding for a transitional housing project for the Crisis Center of Comal County.
- Continued funding for short-term rent and utility assistance programs through the use of PY21 CDBG funds and through the CARES Act and the American Rescue Plan.
- Continued participation in the Comal County Homeless Coalition.
- Initiate discussions with public institutions so people are not discharged into homelessness.

With a focus on homeless prevention, the City and local service providers have identified the provision of direct assistance with rent and utilities as well as supportive services to help those potentially at risk of becoming homeless as the key priorities.

First Footings, an emergency shelter, opened in January 2021 in New Braunfels. This is the first emergency shelter located in New Braunfels and is the dedicated work of service and housing providers and the McKenna Foundation. The Comal County Crisis Center operates an emergency shelter for victims of domestic violence and sexual assault. Connections has an emergency shelter and transitional housing

program for youth between the ages of 13 – 18. The programs are available for unaccompanied homeless youth and those aging out of foster care. There are two transitional housing development that are underway and have broken ground. One will provide housing for women and children exiting from the domestic violence shelter. The other property will provide transitional housing to the general population.

The City and Coalition are aware of the lack of housing choice within the City and are committed to working with agencies that are interested in constructing affordable housing or developing a Rapid Re-Housing program. Working with the Coalition, the City will continue to identify agencies in and out of New Braunfels who would be interested in expanding services and housing into the City.

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

With a focus on homeless prevention, the City and local service providers have identified the provision of direct assistance with rent and utilities as well as supportive services to help those potentially at risk of becoming homeless as the key priorities. During PY21, the City will provide CDBG funding to the homeless shelter, a shelter for victims of domestic violence and sexual assault, and supportive services. The City supports the development of a transitional housing complex, but no funds were requested for this project.

A homeless shelter was a high priority identified in the 2020-2024 Con Plan. First Footings, the City's first homeless shelter, was opened in January 2021 in New Braunfels. The Comal County Crisis Center operates an emergency shelter for victims of domestic violence and sexual assault and has a transitional housing project underway. Connections has an emergency shelter and transitional housing program for youth between the ages of 13 – 18. The programs are available for unaccompanied homeless youth and those aging out of foster care. There are two transitional housing development that are underway and have broken ground. One will provide housing for women and children exiting from the domestic violence shelter. The other property will provide transitional housing to the general population.

The San Antonio Food Bank is developing The Family Housing Trust Program, a transitional housing program including a 51-unit apartment complex located next to the New Braunfels Food Bank. A Food Bank case manager and community partner sponsor will facilitate a custom program plan created by the participant for up to 36 months. The framework will center around wage development, budgeting, skills training, self-sufficiency, and social capital. Regular milestone check-ins and progression status reports will assist in the successful completion of each family's program. Successful program graduation each family with a Housing Trust will be awarded up to \$10,000 to go towards permanent housing in New Braunfels. The Trust coupled with increased wages and/or skills should allow families that were previously unable to afford to live in New Braunfels to thrive with assets and savings. The amount of Trust awarded will depend on the length and details of each family's program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that**

**individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City is aware of the lack of housing choice within the City and are committed to working with agencies that are interested in constructing affordable housing or developing a Rapid Re-Housing or transitional housing programs. First Footings emergency shelter provides intensive case management and access to supportive services to provide housing stability once a person leaves the shelter. With limited affordable housing options, it is difficult to find stable housing for persons who were homeless. Working with the Coalition, the City will continue to identify agencies in and out of New Braunfels who would be interested in expanding services and housing into the City. The City continues to focus limited resources on homeless prevention activities and will fund a transitional housing project for victims of domestic violence and sexual assault and provide funding for the First Footing homeless shelter.

**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.**

There are no rapid re-housing programs in New Braunfels and the City does not receive ESG funds. The City will provide \$8,128 of PY21 CDBG funds for the prevention of homelessness through emergency rent and utility assistance. The CARES Act (CDBG-CV) funding in the amount of \$212,176 was used for short-term assistance in the form of rent/utility payments to prevent eviction. The proposed American Rescue Plan Act (ARP Act) funding, when made available, will allow the City to expand the rent and utility payments to residents facing eviction or utility disconnection but not necessarily due to COVID-19.

As part of the Continuum of Care planning with the Comal County Homeless Coalition, the City will work with service and housing providers to develop mechanisms that prevent discharge from public institutions into homelessness. As resources are limited, agencies will continue to investigate housing options in nearby larger communities such as Austin and San Antonio. The City of New Braunfels does not receive Continuum of Care, ESG or HOPWA funds but supports agency efforts by providing CDBG funds when possible.

To ensure that individuals are not discharged from public institutions into homelessness, area facilities and institutions have policies to guard against that possibility.

Following are those safeguards:

Foster Care: Case managers within the Texas Department for Family and Protective Services ensure a plan

is in place for each youth leaving the system, including naming a destination or facilitate transition to private supervision. The plan takes the well-being of the youth into account and follow-up interviews take place to ensure shelter, family, and stability. For foster care youth who age-out of the foster care system, TDPRS ensures access to educational and vocational opportunities, financial options and available mental health and substance abuse services.

**Health Care:** Area hospitals have policies ensuring persons being discharged receive case management on placement needs so as to ensure patients will not be discharged into homelessness but, instead, to appropriate housing programs and facilities. Homeless and social service providers regularly collaborate with discharge staff to identify patient needs and ensure that patients are not discharged into homelessness.

**Mental Health:** By networking with family, community agencies, and with the patient, mental health providers work to ensure patients have a place to reside prior to being discharged. This plan includes where the patient will live, whether with family, in a basic care or adult foster care facility, or other care facility. Other local, state, or governmental agencies are also consulted to ensure ongoing stability and support services

**Corrections Facilities:** The Texas Department of Criminal Justice works with discharge planners to ensure inmates have a smooth transition into communities. Parole officers or case managers provide personalized plans to assist inmates with specific needs and provides information on local agencies and service providers.

## **Discussion**

Given the limited CDBG funding and the fact that the City is not an ESG recipient, the City's ability to directly respond and assist those experiencing homelessness is limited. The City must rely on the non-profits in the area to provide housing and services. The City is a recipient of CARES Act funding and is using those funds for emergency shelter, emergency services and homeless prevention activities.

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

### **Introduction:**

The most recent review of public policies has been that there are none that limit or affect the return on residential investments through undue taxes, fees, zoning regulations or building codes. The negative effects on affordable housing and residential investment are primarily economy-driven and not driven by the City's policies and requirements. The housing market drives the cost of housing and many of the low-to moderate-income residents are lacking the skills to secure higher incomes to make existing housing affordable in the open market. The housing in New Braunfels is relatively new with nearly half being built since 2000. There is also a relatively large percent of the housing (22%) that are at least 50 years old, posing economic burdens on the owners for repairs and rehabilitation. There are few apartment complexes that have programs to assist with rent or to charge below market rents.

### **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**

These impediments to fair and affordable housing were developed when the Fair Housing Plan was updated.

#### Impediment 1: Lack of Fair Housing Awareness

- Include a fair housing information component to all CDBG public hearings and meetings and conduct 2 activities during Fair Housing month
- Maintain on its website a posting about the Fair Housing Ordinance and how residents can file a complaint
- City will continue to enforce the Fair Housing Ordinance and have a designated Fair Housing Officer

#### Impediment 2: Lack of Transportation Options

- During the next 5 years, City will investigate the viability of developing and managing a public transit system
- During the next 5 years, City will investigate developing partnerships with other transit providers to increase access to public transportation

#### Impediment 3: Lack of Affordable Housing

- The Workforce Housing Advisory Committee will continue to identify ways to increase the

affordable housing stock

- City will continue to provide minor home repair to owner-occupied housing for low- mod income owners, particularly the elderly and disabled. At least 40 houses will receive minor home repairs during the next 5 years
- City will continue discussions with the PHA to identify other affordable housing options
- The City will support viable Low-Income Housing Tax Credits projects
- City will approve viable applications for funding by non-profits to provide down payment and closing cost assistance to 1st time low-mod income homebuyers
- During the next 5 years, City will assess its current development and zoning ordinances to determine remedies to the shortage of affordable housing new construction

#### Impediment 4: Lack of Affordable and Accessible Housing Units

- City will fund viable home repair programs to provide assistance with accessibility modifications for low to moderate income homeowners. In PY20 funding will be provided for five home repair projects, eight Aging in Place projects and eight weatherization projects
- City will investigate all complaints filed by or on behalf of a disabled person who has been not allowed to make reasonable accessibility modifications, or to have a service animal or caregiver in their unit

#### Impediment 5: Lack of Financial Independence and Job Opportunities

- In the next 5 years, City will investigate the Section 108 program as a means to develop new employment opportunities for low-mod income residents
- The City will develop an economic development program to assist small businesses to retain low-moderate income employees using CARES funding
- City will continue to use CDBG funds to support local social service agencies that provide job training, employment services and other social services for low-mod income residents

#### Impediment 6: Lack of Amenities in Low-Moderate Income Neighborhoods

- In the next 5 years, City will invest CDBG funds for improvements to facilities in the areas of low-income and minority concentrations.

#### **Discussion:**

Affordable housing remains a high priority. Rising costs of construction, the availability of financing and the demand for a limited amount of land have combined to constrain affordable housing production. The result is significantly higher costs for housing when incomes are not be rising at the same pace.

The AI did not identify any barriers to resulting from the public policies. The City continues to assess its current development and zoning ordinances to determine barriers to affordable housing development

and increase incentives for affordable housing development. The City is committed to educating businesses, landlords and residents about fair housing through workshops and community meetings as well as maintaining a Fair Housing Officer to assist with complaints. During the past three years, the City has not had any reports of housing discrimination based on the protected classes.

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

### **Introduction:**

The City partners with public and private organizations to enhance the effectiveness of programs delivering housing and supportive service assistance. A comprehensive network of planning entities and providers ensure that needed and attainable goals are established, and resources are leveraged in meeting the identified goals.

The primary additional actions not outlined in the PY21 Action Plan is the planning for and implementation of additional Federal funding through the CARES Act and American Rescue Plan Act. CDBG-CV funds have allowed the City to expand its services to provide assistance to individuals, households and agencies adversely affected by COVID-19. New Braunfels is awaiting information on the ARP Act and the potential funding that the City will receive. Provided that the funds can be used for housing, public facilities, economic development and public services, the City will make a determination of the use and allocation of the funds.

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

Requests for funding far exceed the available entitlement dollars received by the City of New Braunfels. The City will continue to partner with non-profit agencies to leverage its CDBG allocation so that the maximum benefit is achieved. The City will facilitate an annual Stakeholder Meeting and participate in the Comal County Homeless Coalition to identify unmet needs and to strategize on how to meet those needs.

The City is awaiting possible funding and direction for the American Rescue Plan Act funding to be able to develop a more comprehensive plan to address the obstacles to meeting underserved needs. Because the Act is not limited to addressing needs due to COVID-19, the City will be able to use the funds for a much larger positive impact on the needs of the low- to moderate-income residents.

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

The City will continue to support development of affordable housing by providing flexibility in its development standards that encourages the industry to seek community partners. The City will fund a minor home repair program with repairs and improvements geared toward maintaining the house in a decent condition as well as first-time homebuyer assistance. The City will support Low Income Housing Tax Credit applications when the project is compatible with the Comprehensive Plan.

The City is currently reviewing recommendations provided by a recent Workforce Housing Report such as supporting the construction of income-restricted multi-family rental units, seeking out non-profit housing developer partners, and public agency incentives for new housing in target price ranges such as reduced

impact fees, infrastructure support, and streamlined project reviews.

This coming program year, the City will provide funds to assist low-moderate income homebuyers with down payment and closing costs assistance and homeowners with needed minor repairs, accessibility improvements and weatherization in an effort to maintain decent housing and further deterioration of the home and neighborhood. Funds will also be used to support First Footings and to assist in the development of transitional housing at the Crisis Center of Comal County.

During PY20 and In PY21 CDBG funds have been and will be used to provide emergency rent and utility assistance to prevent homelessness and give the renters the opportunity to return to self-sufficiency. Currently, CDBG-CV is providing emergency rent and utility assistance to low-moderate income residents affected by COVID-19.

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

Lead-based paint hazard identification and reduction strategies include education, outreach, and conformance with 24 CFR Part 35 regulations. The City distributes and maintains documentation of required information for homes built before 1978, including the EPA Lead-based Pamphlet, Notification of Lead Hazard Evaluation, and Notification of Lead Hazard Reduction. The City funds a minor home repair program and a housing rehab program through subrecipient agencies. Lead-based paint information is included in the application package and agency staff discusses lead-based paint issues with the applicants.

City coordinates with Comal County Health Department to review addresses of proposed housing projects to determine if the location is a housing unit in which children have been previously identified as lead poisoned. Additionally, the City will require lead-testing from qualified lead inspectors for proposed housing projects for housing built prior to 1978 in which the household includes children aged five or under. Positive test results will be reported by City to Comal County Health Department so that the County may then initiate their lead-testing protocol.

As applicable, a lead hazard remediation plan must be included with the scope of work that is submitted to the City by the CDBG-funded subrecipient prior to project approval. A notice to proceed will not be issued by City until a qualified lead inspector verifies that the identified lead hazard has been abated.

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

New Braunfels has a very low unemployment rate at about 2.9%, so why are so many families struggling to pay the bills and put food on the table?

This question is surprisingly common for cities around the country. New Braunfels is a sought-after destination that relies heavily on the service industry and lower paying occupations. Most of these jobs pay minimum wage, which cannot support a family's basic budgetary needs. It does not take into consideration costs like childcare, health care, housing, or transportation. The Food Bank's new Family Housing Trust Program will allow these families to afford local rent, set aside

savings, and work with their case manager on wage and skills development. The result will be to obtain a living wage during the program, and upon graduation be awarded their Housing Trust to ensure post-program self-sufficiency in New Braunfels.

New Braunfels addresses the problem of poverty through its strategic goals. Through a holistic approach that combines safe, decent affordable housing for low to moderate income families with social services, education, access to health and employment, the City strives to reduce the poverty rate. The City, as lead agency in the implementation of the Consolidated Plan, will coordinate with local organizations to ensure that goals are met and will continue to provide assistance to agencies that provide services to poverty-level households.

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

The City will continue to make entitlement funds, CDBG-CV, and American Rescue Plan Act, if applicable, to the community through issuance of subrecipient agreements. The City provides subrecipient training during the application phase, prior to the execution of Subrecipient Agreements and is available for technical assistance if needed. The City distributes updated information on CDBG and CDBG-CV funded programs to subrecipients when appropriate. The City will maintain its webpage with up-to-date information as a resource for other city departments, general public and service/housing providers. The City is committed to meeting regularly with interested citizens and stakeholder to discuss community development issues. The Community Development Advisory Committee meets monthly and meetings times and agendas are posted and the meetings are open to the public.

The City recognizes the need to provide increased outreach to minority and non-English speaking residents. In an effort to reach these populations, the City will hold public hearings and community meetings at the Westside Community Center and churches, or facilities located in low-moderate income areas.

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

The City works with housing and service providers by regular communication through focus group, stakeholder meeting and technical assistance. The City conducts a competitive process for the award of CDBG funds. Information on the application phase of the CDBG program year is made available through the City's website, in public notices in the local paper and through emails to local agencies. The City provides a pre-application workshop to inform agencies of the eligible activities and provides information on HUD reporting requirements. Group or individual meetings occur prior to the execution of Subrecipient Agreements to review the contracts and provide additional information and forms for reporting requirements. Technical assistance is available if needed. The City distributes updated information on CDBG funded programs to subrecipients when appropriate. The City will maintain its webpage with up-to-date information as a resource for other city departments, general public and service/housing providers. The City is committed to meeting regularly with interested citizens and

stakeholder to discuss community development issues. This approach provides a structure for the City to coordinate and collaborate with the agencies.

**Discussion:**

The needs in New Braunfels have far outweighed the resources and COVID-19 resulted in an explosion of increased need. The CDBG-CV funding along with the anticipated ARP Act funding is resulting in the City being able to address the needs and to coordinate with additional service providers. The City has also provided CARES Act Funding to small businesses as a means of helping to business to remain viable and to continue employment for low-moderate income residents.

Since CDBG funding basically remains level, relationships are key to the success of housing, economic and community development efforts within the City of New Braunfels. The City will continue to partner with service and housing providers to leverage CDBG funding and any additional federal funding in assisting the low to moderate residents of New Braunfels.

## Program Specific Requirements

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

#### Introduction:

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.

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

##### Reference 24 CFR 91.220(I)(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 PY19, PY20 and PY21 has been 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.	98.00%

The City of New Braunfels has not conducted any activities that generate program income. The City does not have a Section 108 loan.