

**CITY OF KYLE, TX  
2024-2028**

# **CONSOLIDATED PLAN**

**2024-2025 ANNUAL ACTION PLAN**



## **Introduction**

City of Kyle entered HUD's Entitlement Program in September 2023 to be able to receive annual grants, on a formula basis, for the purpose(s) of carrying out a wide range of community development activities directed toward neighborhood revitalization, economic development, and providing improved community facilities and services.

Entitlement communities must develop a Consolidated Plan that includes five annual Action Plans. This document is the City of Kyle's first ever Consolidated Plan; it is for the Fiscal Years (FY) 2024 to 2028. It also includes the first Annual Action Plan, for FY 2024, i.e., year one of five, which serves as the City's official application to HUD for the following federal resources:

- Community Development Block Grants (CDBG) – CDBG is a flexible grant that can be used for housing, neighborhood revitalization, workforce and economic development, community and nonprofit facilities, infrastructure, and public services in low-moderate income communities. The City anticipates \$212,780 in CDBG funds for the first year of the Consolidated Plan period.

## **Purpose of the Consolidated Plan and Annual Action Plan:**

As a recipient of federal grant funds, HUD requires the City of Kyle to produce a Consolidated Plan every five years and an Annual Action Plan every year. These documents serve as the application for funding for the following federal entitlement programs that help low-income individuals and families:

- Community Development Block Grant (CDBG)

## **Summary of the objectives and outcomes identified in the Plan Needs Assessment:**

During the development of the Consolidated Plan, the City of Kyle Needs Assessment revealed several priority needs. The priority needs that will be addressed by the City over the 2024-2028 plan period consist of:

- Construct sidewalks, natural trails, and multi-modal trails
- New Construction or reconstruction of roads
- Infrastructure Improvements – drinking water lines
- Increase Access to Grocery Stores
- Lower Land Costs
- Infrastructure Improvements – sewer water lines
- Street Lighting

- Parks and Playgrounds
- Downtown Revitalization
- Senior Center, Library, Recreation Center(s)

**Evaluation of Past Performance**

The City’s performance for the 2024-2025 year will be reported in CAPER within 90 days after the end of the first program year, i.e., FY2024. The highest priorities for year one that are anticipated to be reported in a CAPER are:

**Highest Priority:**

1. **CONSTRUCT SIDEWALKS:** During the reporting year, construction of sidewalks will occur in 24 separate locations as listed below. Total Square Feet (SF) is based on a width of 4 feet. The ID# are sequential for ease of reference; they do not indicate priority. However, locations in LMI areas, which are areas where 51% or more of residents have low or moderate household incomes (**shown in bold font**) will be given top priority regarding order of completion; 200 Pimlico Rd, and 351 Whispering Hollow Dr.

<b>City of Kyle CDBG Sidewalk Locations FY2024</b>			
<b>ID#</b>	<b>Location Name(s)</b>	<b>Length</b>	<b>Total SF</b>
1	190 Elmer Cv	8.00	32.00
<b>2</b>	<b>200 Pimlico Rd</b>	46.00	184.00
3	Brent Blvd	338.00	1,352.00
4	180 Spillway Dr	27.00	108.00
5	216 Lake Washington Dr	15.00	60.00
6	289 Town Lake Bend	58.00	232.00
7	646 Covent Dr	56.00	224.00
8	813 & 814 Covent Dr	142.00	568.00
9	110 Hunters Dr	130.00	520.00
10	104 Hunters Dr	266.00	1,064.00
11	107 Western Cv	36.00	144.00
12	101 Spring Branch Cv	38.00	152.00
<b>13</b>	<b>351 Whispering Hollow Dr</b>	20.00	80.00
14	1000 Veterans Dr	120.00	480.00
15	5962 Negley	20.00	80.00
16	1000 block of Powell - Eastside	26.00	104.00
17	1000 block of Powell - Westside	50.00	200.00
18	1343 - 1377 Estival Dr	87.00	348.00
19	1059 Four Seasons Farm Dr	155.00	620.00
20	Woodland Dr @ E. FM 150 - Eastside	156.00	624.00
21	Woodland Dr @ E. FM 150 Westside	256.00	1,024.00
22	Waterleaf Blvd @ E. FM 150 - Eastside	60.00	240.00
23	Waterleaf Blvd @ E. FM 150 Westside	60.00	240.00
24	1571 Kirby Ln	290.00	1,160.00
	<b>Total</b>	<b>2,460.00</b>	<b>9,840.00</b>

## **Summary of the citizen participation process and consultation process**

The City of Kyle published a public notice in the Hays Free Press newspaper on Wednesday June 14, 2023, announcing that the public review and comment period for the Citizen Participation Plan (CPP) that was developed to adhere to 24 CFR Part 91, pertaining to the Consolidated Submission for Community Planning and Development Programs and 91.105 Citizen Participation Plan for Local Governments was open until July 14, 2023; the notice was published in English and Spanish. The city also posted the notice on the “Community Development Block Grant” page of their website. No comments were received. The City Council approved the adoption of the CPP on July 18, 2023 (Resolution NO. 1384).

The City of Kyle posted a notice on the “Community Development Block Grant” page of their website announcing the Community Needs Assessment Survey on September 12, 2023. The survey was active from September 12, 2023 to October 16, 2023; citizens and consultation groups were able to complete it on-line or via hard copy by visiting the City of Kyle’s Planning Department at 100 W. Center Street, from 8am to 5pm, Monday to Friday. Consulting agencies and stakeholders identified early in the Consolidated Planning process, along with city employees, were emailed a link to the survey and flyers with details about the survey on September 12 and 13, 2023. The City reached out to Kyle Hosing Authority to obtain public housing data and the Texas Homeless Network to obtain Point In Time Count data and data on homeless facilities and services. The survey was also emailed to City of Kyle Operation Emergency Management staff and local broadband providers. The survey and flyers were available in English and Spanish. Comments received are included in multiple sections of the 2024-2028 Five Year Consolidated Plan.

The survey was also advertised on the City’s Facebook page, e-mailed to multiple agencies and contacts.

A total of 354 surveys were submitted online from September 12, 2023 to October 16, 2023.

The City made the Proposed Consolidated Plan available for public comment, in English and Spanish, on its website from April 1, 2024 to April 30, 2024. They also published a notice, in English and Spanish, in the Hays Free Press on April 3, 2024 to further notify citizens about the public comment period. Three comments were received during this period. All comments were contained substantive information that was incorporated into the Completed Consolidated Plan. All comments received are attached to this version of the Consolidated Plan.

The City held an in-person Community workshop on April 22, 2024 at the NAME from 6pm to 8pm to provide the public the opportunity to focus on the S-M-A-R-T Goals in the Strategic Plan and Annual Action Plan sections of the Proposed Consolidated Plan. Bi-lingual notices about the workshop were posted to the City’s website, in City Hall and in the local library at least 72-hours before the event. No members of the public attended the workshop.

The City made the Completed Consolidated Plan available for public comment, in English and Spanish, on its website from May 10, 2024 to June 10, 2024. They also published a notice, in English and Spanish, in the Hays Free Press on May 8, 2024 to further notify citizens about the public comment period. All comments received during this period will be incorporated into and attached to the Final Consolidated Plan that will be presented to City Council mid-June 2024.

## **Summary of public comments**

The top five needs determined from the 363 replies (total) from the Needs Assessment Community Survey (354), open from September 12, 2023 to October 16, 2023, from the emailed survey returned by city emergency management staff (1) and local broadband providers (0), and from the in-person Needs Assessment Community Workshop (8) on

October 26, 2023, are as follows:

1. Construct Sidewalks, natural trails, and multi-modal trails
  - a. 188 replies
2. New Construction or reconstruction of roads
  - a. 185 replies
3. Infrastructure improvements – drinking water lines
  - a. 166 replies
4. Increase access to grocery stores
  - a. 160 replies
5. Lower land costs
  - a. 157 replies

Below is a summary of the survey results of the top 10 needs expressed by the 363 (total) survey participants:

		Total (English and Spanish Combined)						
Community Need		Great Need All Sources	Some Need All Sources	No Need All Sources	TOTAL	%	TOP NEEDS	
1	Construct Sidewalks, natural trails, and multi-modal trails (the Vybe)	188	56	27	271	69%	TOP 5 NEEDS	TOP 10 NEEDS
2	New construction or reconstruction of roads	185	70	15	270	69%		
3	Infrastructure Improvements – drinking waterlines	166	85	19	270	61%		
4	Increase access to grocery stores	160	73	37	270	59%		
5	Lower Land Costs	157	67	47	271	58%		
6	Infrastructure Improvements – sewer waterlines	148	99	23	270	55%		
7	Street Lighting	147	94	30	271	54%		
8	Parks & Playgrounds	147	91	33	271	54%		
9	Downtown revitalization	147	77	46	270	54%		
10	Senior Center, Library, Recreation Center(s)	143	95	33	271	53%		

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

All public comments received were attached to each version of the Consolidated Plan.

**Summary**

The City of Kyle’s Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the City.

**PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)**

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	City of Kyle	City of Kyle – Planning Department

Table 1 – Responsible Agencies

**Narrative**

The Planning Department manages the City’s HUD grant portfolio and develops the Annual Action Plan and five-year Consolidated Plan. The office works to ensure that the City of Kyle, an entitlement community, maximizes the use of its HUD funding to provide decent, safe, and affordable housing, a suitable living environment, and expanded economic opportunities for its citizens. The Kyle City Council will award funding to qualified subrecipient agencies and city departments to conduct the activities outlined in this plan.

**Consolidated Plan Public Contact Information**

**Public concerns, issues, or comments regarding the 2024-2028 Consolidated Plan are to be directed to:**

Kaela Sharp, Senior Planner  
100 W. Center Street  
Kyle, Texas 78640  
[CDBG@cityofkyle.com](mailto:CDBG@cityofkyle.com)  
(512) 262-3959

**PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

**Introduction**

The City of Kyle conducted consultation with the nonprofit leaders, social services, elected officials, city staff (including Office of Emergency Management “OEM”), homeless service providers, business and civic leaders, fair housing advocates, and the public in the preparation of this plan. The City also reached out to broadband providers as required. The Planning Department staff hosted a Needs Assessment Community Survey via the web and hard copies to be completed at their office, before the development of the plan, and followed-up the survey with in-person Needs Assessment Community Workshop. A Proposed Consolidated Plan, including the Needs Assessment, Market Analysis, Strategic Plan and first Annual Action Plan was made available for public review/comment in April 2024. There was also an in-person Community Workshop on April 22, 2024. The Completed Consolidated Plan was available for public review/comment in TBD 2024 to TBD 2024. The city-approved Completed Consolidated Plan, including the first Annual Action Plan, will be submitted to HUD before or on July 1 2024.

The public outreach and workshops are summarized in the Citizen Participation (PR-15) section of this plan.

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

The overall success of the programs offered in the City of Kyle relies on the communication and concerted efforts among service providers. The city connects individuals and families in crisis with local resources to improve outcomes of the families. The Planning Development Department meets with various service providers throughout the program year to identify needs, set priorities, plan resources, and mobilize solutions to the city’s most pressing needs.

- Ascension Seton Hospital
- Police Department mental health officers
- Coordination with Hays County
- Kyle Housing Authority as needed
- Interest from low-income housing developers
- City issued RFP for increased access to mental health services for residents under the age of 18, in January 2024

The City does not have a large homeless population and currently does not have many resources in place to assist this population at this time, i.e., year one which is 2024. We are interested in coordinated intake and assessment under the Police Department, but this program has not yet begun.

**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**

In its 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, City of Kyle invited the 41 entities, that offer related services and could therefore address corresponding plan sections, in the following table to participate in the 30-day on-line Needs Assessment Community Survey in September 2023, both in-person community workshops, and review of all drafts and the final version of the Consolidated Plan and first annual Action Plan.

The City of Kyle, as part of Hays County, is a member of the Texas Balance of State Continuum of Care (CoC) administered by the Texas Homeless Network. The City Police Department supported the Hays County Homeless Coalition (HCHC) for the 2024 Point-in-Time Count that was taken on January 25. This support qualifies as a contribution by the City of Kyle to this year’s Count which is a Continuum of Care activity that the Homeless Coalition of Hays County facilitates with Texas Homeless Network ‘s direction. The City’s Police Department also coordinates with Hays County and Hill Country Mental Health and Developmental Disabilities Centers.

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

**Allocating ESG Funds for Eligible Activities**

The City of Kyle is not an ESG fund recipient.

**Developing the Performance Standards and Outcomes for Activities Funded Under ESG** The City of Kyle is not an ESG fund recipient.

**Developing Funding Policies and Procedures for the Administration of HMIS**

The City of Kyle is not an ESG fund recipient and therefore development of funding policies and procedures for the administration of HMIS is not applicable.

The City of Kyle included the Texas Homeless Network in its invitations to the 30-day on-line Needs Assessment Community Survey, both community workshops and review all draft(s) and the final version of the Consolidated Plan and first Annual Action Plan.

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

Representatives from the broad community, social service agencies, businesses, housing agencies, community development corporations, non-profit organizations and other government agencies were invited to take the online Needs Assessment survey that took place from September 12, 2023 to October 16, 2023. They were also invited to the two community workshops and to review Proposed and the completed versions of the Consolidated Plan and first Annual Action Plan.

Agency/Group/ Organization Type	Agency/Group/ Organization	Section of Plan Addressed by Consultation	How Consulted
Public Housing Authority	Kyle Public Housing Authority	MA-40 Barriers to affordable housing, ask them to confirm data in IDIS for NA-35 Public Housing Needs Fair Housing, "Housing Need Assessment, Public Housing Needs, Homeless Needs - Families w/ children, Homelessness Needs - anti-poverty strategy Homelessness Needs - Veterans, NA-45 Non Homeless Special Needs (elderly, frail, persons w/	The agency was consulted via email to obtain the Public Housing data needed to complete tables in sections NA-35 and MA-25, the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop

		mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence]	
Employment	CoK Economic Development	Market Analysis, Housing needs, Non-housing Community Development Strategy, Anti-poverty strategy	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop
Employment	Workforce Solutions of Hays Co.	Housing Need Assessment, Homeless Needs - Families w/ children, anti-poverty strategy Homelessness Needs - Veterans, NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop
Public Health and Safety	CoK Police Department	Homeless Needs - Chronically Homeless, Homeless Needs - Families w/ children, Homelessness Needs - Unaccompanied Youth, Homelessness Strategy, Anti-poverty strategy	CoK Police Department was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Public Health and Safety	Kyle Fire Dept.- main station	Homeless needs- Chronically Homeless, Homeless Needs - Families w/ children, Homelessness Needs - Unaccompanied Youth	Kyle Fire Dept. main station was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Local Health Agency	Hays Co Health Dept.	Market Analysis, Homeless Needs - chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Veterans, Homelessness Needs - Unaccompanied Youth, Homelessness Strategy, Anti-poverty	The Hays Co. Health Dept. was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.

		Strategy, Lead-based paint strategy	
Hospital/Healthcare	Total Men's Primary Care	Homelessness Needs - Veterans, NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Hospital/Healthcare	CommuniCare Health Care Center	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.

Hospital/Healthcare	Baylor Scott & White Clinic	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The clinic was consulted via phone and email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Hospital/Healthcare	Harbor Health	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Hospital/Healthcare	Ascension Seton Hays Hospital	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The hospital was consulted via phone and email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Child Care	Action Behavior Services	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.

		[public facilities, public improvement, public services]	
Child Care #13	BlueSpring Autism pediatrics	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Homeless services	TX Balance of State (BoS CoC) for Homelessness in Hays Co Local Homeless Coalition (LHC)	TX Balance of State (BoS CoC) for Homelessness in Hays Co Local Homeless Coalition (LHC)	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop. Agency also supplied Hays Co PIT 2024 and HIC 2024 data.
Homeless services	Southside Community Center	Homeless Needs - Chronically Homeless, Homeless Needs - Families w/ children, Homeless Needs - Veterans, Homelessness Strategy, Anti-poverty strategy	The center was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Elder Care and/or Senior Services	Kyle Area Senior Zone (KASZ)	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The organization was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.

Elder Care and/or Senior Services #17	The Philomena	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Elder Care and/or Senior Services	New Haven Assisted Living and Memory Care	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop
Elder Care and/or Senior Services	Warm Springs (PAM Health) Rehab Hospital	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The hospital was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Elder Care and/or Senior Services	Legend Oaks Rehab & Health care	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The facility was consulted via phone and email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop

Elder Care and/or Senior Services	Choice Living Community	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Elder Care and/or Senior Services	Capital AAA (Area Agency on Aging)	NA-45 Non Homeless Special Needs [elderly, frail, persons w/ mental/physical disabilities, addiction, HIV/AIDS persons and their families, domestic violence] and NA-50 NonHousing Community Development Needs [public facilities, public improvement, public services]	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Business and Civic Leaders	Kyle Area Chamber of Commerce	Market Analysis, Housing Need Assessment, Non-housing community development strategy	The chamber was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Business and Civic Leaders	San Marcos Regional Airport	Market Analysis, Economic Development	The airport was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Business and Civic Leaders	Greater San Marcos Partnership (GSMP)	Market Analysis, Housing Need Assessment, Non-housing community development strategy	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Business and Civic Leaders	Rotary Club of Kyle	Public Housing Needs, Housing Need Assessment, Non-homeless Special needs, Homelessness Needs - Veterans	The club was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community

			Workshop.
Business and Civic Leaders	Hays Latinos United	Non-homeless Special Needs, non-housing community development strategy	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 024 Community Workshop.
Business and Civic Leaders	Kyle VFW 12058	– Housing Need Assessment, Non-homeless Special needs, Homelessness Needs - Veterans	The VFW was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Business and Civic Leaders	AMVETS Central Texas Post 115	Housing Need Assessment, Non-homeless Special needs, Homelessness Needs - Veterans	The Post was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Business and Civic Leaders	Pedernales Electric Cooperative	Market Analysis, Housing Need Assessment, Non-homeless Special needs, Non-housing Community Development Strategy	The agency was consulted via email about the CDBG-funded Consolidated Plan as well as the 2024 Community Workshop.
Business and Civic Leaders	Austin Community College – Hays Campus	Market Analysis, Housing Need Assessment, Non-homeless Special needs	The campus was consulted via phone and email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Business and Civic Leaders	Business and Civic Leaders Capital Area Rural Transportation Systems (CARTS)	Market Analysis, Housing Need Assessment, Non-homeless Special needs	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Business and Civic Leaders	Community Transit “Uber Kyle”	Non-homeless Special needs, Non-housing Community Development Strategy	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as

			well as the 2024 Community Workshop.
Social Services	Kyle Mobile Pantry (Central Texas Food Bank)	Housing need assessment, Public housing needs, Homeless Needs - families w/ children, Anti-poverty strategy	The agency was consulted via email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Social Services	Kyle WIC Offices	Housing need assessment, Public housing needs, Homeless Needs - families w/ children, Anti-poverty strategy	The office was consulted via phone and email by leaving a message on their website about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Social Services	Hays Caldwell Women's Center	Homeless Needs - families w/children, Housing need assessment, Public housing needs, Homelessness - Unaccompanied Youth, Homeless Needs - families w/ children, Anti-poverty strategy	The agency was consulted via phone and email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Social Services	Dept. of Children & Families - CPS	Housing need assessment, Public housing needs, Homelessness - Unaccompanied Youth, Homeless Needs - families w/ children, Anti-poverty strategy	The agency was consulted via phone and email about the Needs Assessment community on-line survey and Needs Assessment Community Workshop, as well as the 2024 Community Workshop.
Broadband Internet Service Providers	ATT	broadband needs of housing occupied by low- and moderate-income households including the need for broadband wiring and for connection to the broadband service in the household units and the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction per 24 CFR 91.210	Provider was consulted via email about the Needs Assessment community on-line survey and the f 2024 Community Workshop.

Broadband Internet Service Providers	Spectrum	broadband needs of housing occupied by low- and moderate-income households including the need for broadband wiring and for connection to the broadband service in the household units and the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction per 24 CFR 91.210	Organization was phoned as they had no email address to share to send the community needs survey. The chat agent on the reach.com site was unable to provide an email address to submit survey. Information about the Consolidated Plan was not able to be emailed.
Emergency Management Agency	Hays County Emergency Management	Commencing with consolidated plans submitted on or after January 1, 2018, consultation must include agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies 24 CFR 91.300 (b)(3)(v)	The agency was consulted via email about the Needs Assessment community survey, as well as the 2024 Community Workshop
Emergency Management Agency	City of Kyle Emergency Management Coordinator	Commencing with consolidated plans submitted on or after January 1, 2018, consultation must include agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies 24 CFR 91.300 (b)(3)(v)	The agency was consulted via email about the Needs Assessment community survey, as well as the 2024 Community Workshop

Table 2 Agencies, groups, organizations who participated.

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

The City phoned Spectrum Broadband Services as there was no email address on their website to use to send the community needs survey. The chat agent on the reach.com site was unable to provide an email address to submit survey; therefore information about the Consolidated Plan was not able to be emailed. The City did not otherwise knowingly or purposefully exclude any agency type or agency during this process in the preparation of this Consolidated Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<b>Kyle 2030 Consolidated Plan</b>	City of Kyle	The Consolidated Plan addresses the public improvement and infrastructure needs in the City of Kyle.
<b>Kyle Sidewalk Master Plan</b>	City of Kyle	The Sidewalk Master Plan identifies areas in need of new sidewalks and guided location choice in accordance with the top priority need identified to use CBDG funds in FY 2024.
<b>Kyle Code of Ordinances - Sidewalks</b>	City of Kyle	Used in combination with Sidewalk Master Plan to guide location choice in accordance with the top priority need identified to use CBDG funds in FY 2024

Table 2 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Kyle will continue to partner with local government agencies and groups to ensure complete implementation of the Consolidated Plan and collaboratively address community needs. Kyle Housing Authority and Texas Homeless Network provided data used to prepare and inform this first Consolidated Plan.

**PR-15 CITIZEN PARTICIPATION**

**Summary of the citizen participation process/efforts made to broaden citizen participation**

The City of Kyle published a public notice in the Hays Free Press newspaper on Wednesday June 14, 2023, announcing that the public review and comment period for the Citizen Participation Plan (CPP) that was developed to adhere to 24 CFR Part 91, pertaining to the Consolidated Submission for Community Planning and Development Programs and 91.105 Citizen Participation Plan for Local Governments was open until July 14, 2023; the notice was published in English and Spanish. The city also posted the notice on the “Community Development Block Grant” page of their website. No comments were received. The City Council approved the adoption of the CPP on July 18, 2023 (Resolution NO. 1384).

The City of Kyle compiled a citizen/consultation agency/stakeholder contact list and used that list to conduct significant consultation with the nonprofit leaders, social services, elected officials, city staff, homeless service providers, business and civic leaders, fair housing advocates, and the public in the preparation of this plan. They posted a notice on the “Community Development Block Grant” page of their website announcing the Community Needs Assessment Survey on September 12, 2023. The survey was active from September 12, 2023 to October 12, 2023; citizens and consultation groups were able to complete it on-line or via hard copy by visiting the City of Kyle’s Planning Department at 100 W. Center St., from 8am to 5pm, Monday to Friday. Consulting agencies and stakeholders identified early in the Consolidated Planning process, along with city employees, were emailed a link to the survey and flyers with details about the survey on September 12 and 13, 2023. The survey was also emailed to city OEM staff and local broadband providers. The survey and flyers were available in English and Spanish. Comments received are included in multiple sections of the 2024-2028 Five Year Consolidated Plan.

The Proposed Consolidated Plan was available for public comment, in-hard copy and on-line, from April 12 2024 to April 30 2024. A second in-person workshop was held during that comment period, on April 22, 2024, to obtain public input in the development of the Strategic Plan and Action Plan for FY 2024. Flyers, in English and Spanish, announcing the workshop were made available 72-hours before the workshop. All comments received were incorporated into the Completed Consolidated Plan that was presented to the City Council on June 18, 2024. The Final Consolidated plan will be submitted to HUD on or before July 1 2024.

The public provided input using the following methods:

### **CONSULTATION GROUP(S) PUBLIC ENGAGEMENT**

Consultation Groups are an essential part of consolidated plan development, and the City of Kyle Planning Department used various methods to identify and engage community groups who have an active interest in housing and community development in the city. These groups included the general public, nonprofit leaders, staff from other city departments, providers of services to homeless, and fair housing advocates. Consultation Group engagement methods are as follows:

#### ***Survey***

A Needs Assessment Community Survey was developed to begin engaging the public in the consolidated plan development, beginning in September 2023, and to introduce the community to the topics to be covered at the first in-person community workshop, held in October 2023. The survey was available on-line (see below for list of locations) and in hard-copy at the Planning Department’s office at 100 W. Center St, Kyle TX 78630, for 30 days in English and Spanish.

On-line outlets: included the city’s CDBG page of their website, Facebook page, Twitter account, and a Survey Monkey link distributed via email to city employees and consultation agencies. The survey received a total of 354 responses.

***Other Outlets:*** the Needs Assessment Community Survey and the two in-person community workshops, and opportunities to review drafts and the final version of the Consolidated Plan and Action plan were also announced during City Council meetings and an announcement about the survey and the two in-person community workshops were published in the local newspaper Hays Free Press.

### ***Flyers***

Planning Department staff posted flyers with information about the Needs Assessment Community Survey and the two in-person community workshops at the Kyle public library, and City Hall.

### ***Community Workshops***

The City of Kyle held a Needs Assessment Community Workshop on October 26, 2023 to review the Needs Assessment Community Survey results and solicit input for the Needs Assessment part of the 2024-2028 Consolidated Plan. The public was provided 72-hours prior notice of the workshop, per the Citizen Participation Plan. The workshop was held at City Council Chambers and a total of eight attendees, working groups, provided input. Citizens and consultation group representatives worked in small sized groups to identify issues, opportunities, and perceptions regarding needs for planning and program decisions to meet the requirements of the community.

The City of Kyle held a second Community Workshop on April 22, 2024 to review the Proposed Consolidated Plan and obtain input on the Strategic Plan and Action Plan. The public was provided 72-hours prior notice of the workshop, per the Citizen Participation Plan.

### ***Comment Period – 30 Days***

In compliance with its Citizen Participation Plan, the proposed 2024-2028 Consolidated Plan was made available for public comment for 30 days, from April 1 2024 to April 30 2024, and the Completed Consolidated Plan was made available for public comment for 30 days from May 10, 2024 to June 10, 2024, before being presented to the Mayor and City Council for review on June 18, 2024.

### ***Actions to Improve Participation***

When feasible, the City will engage in the following actions to increase public participation:

- Provide ADA accessibility for all persons with disabilities and provide interpretation for limited English proficiency clientele.
- Analyze the impact of Action Plan program activities on neighborhood residents, particularly low and moderate-income persons.
- Meet with the community to inform them about the City's priorities, project eligibility, the program planning process, project selection and funding, and the project implementation process.
- Routinely update and manage contact distribution list

**Citizen Participation Outreach – [will be updated again after 2024 workshop]**

#	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Comments not accepted	URL (If applicable)
1	Survey (on-line & hard-copy)	Community Stakeholders City-wide English and Spanish Speaking	A Needs Assessment Community Survey was held from 09/12/23 to 10/16/23 to receive input from stakeholders and entire community; 358 responses were received. 30-day comment period for Proposed Consolidated Plan from 4/1/24 to 4/30/24 ; # responses received 30-day comment period for Completed Consolidated Plan from TBD to TBD 2024; # responses received	Comments are included in Appendix E	N/A	pending
2	Community Workshop	Community Stakeholders City-wide English and Spanish Speaking, people with disabilities	#1: Needs Assessment Community Workshop held 10/26/23 in an ADA accessible location; 4 citizens attended; top priority needs matched those of the on-line survey replies #2: Community Workshop 4/22/24 held in ADA accessible location; # citizens attended'	Comments are included in Appendix E	N/A	N/A
3	Flyers	Citywide	Flyers posted outside multiple locations such as the public library and City Hall provided advertisement for the needs assessment on-line Needs Assessment Survey, the Needs Assessment Community Workshop held Oct 26, 2023	No comments received.	N/A	N/A

#	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Comments not accepted	URL (If applicable)
4	Internet Outreach	Non-targeted: Broad Community	Flyers announcing the availability of the on-line Need Assessment Community Survey, proposed Consolidated Plan and Completed Consolidated Plan were posted on the City website for review and comment. Also, survey link was advertised on the City's Facebook page.	Comments are included in Appendix E	N/A	**
5	Newspaper Ad	Minorities Non-English: Spanish and Non-targeted: Broad Community	A total of 2 public notices were posted in the Hays Free Press newspaper. These advertised the Needs Assessment, the Proposed Consolidated Plan Comment period.**	0 comments received **	N/A **	N/A
6	e-mails	Non-targeted: Broad Community	The City of Kyle provided an e-mail address for the public to send comments via e-mail. The city also emailed all of the consultation groups identified to alert them to the availability of the Needs Assessment Survey and the Proposed and Completed versions of the Consolidated Plan.	No comments received.**	N/A**	cdbg@cityofkyle.com

**Note:** \*\* indicates information that will be updated in subsequent versions of the Consolidated Plan

## NA-05 OVERVIEW –

### Needs Assessment Overview

The needs assessment is based on an analysis of housing problems in the City of Kyle by income level among renters, owners, and households with special needs. Using the Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data, information from the Kyle Housing Authority and Texas Homeless Network (THN), the following tables demonstrate the housing problems affecting the City of Kyle. A review of the tables provides an overall view of the housing needs, including number and type of household and those experiencing housing problems such as substandard conditions, overcrowding, and cost burdens, for both renters and owners. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Assessing the specific housing needs of the City of Kyle is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the City's affordable rental and single-family homes was conducted based on available demographic, economic, and housing data for the city. The assessment utilized HUD's new eCon Planning Suite downloaded in the

Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates some of the current housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plans.

The tables and narratives within this section present housing need data for the City of Kyle, provided by HUD, as part of its online eCon Consolidated Plan program. The data sources are noted under each table and within text sections. Abbreviations used in the tables include: AMI = Area Median Income and HAMFI = HUD Area Median Family Income for 4-person households in a given area. To assist with understanding the data in Table 8 and Table 9, descriptions of the categories of households listed in the tables are:

<b>Category</b>	<b>Description</b>
Small Related	Number of family households with 2 to 4 related members
Large Related	Number of family households with 5 or more related members
Elderly	Household whose head, spouse, or sole member is a person who is at least 62 years of age
Other	All other households

## **NA-10 HOUSING NEEDS ASSESSMENT – 24 CFR 91.205 (A, B, C)**

### **Summary of Housing Needs**

In 2020, there were 45,697 residents in the City of Kyle, 14,701 households, and a median income of \$75,413 per year. According to the 2022 American Community Survey (ACS), the City's population increased by 11,773 a 26% increase from 2020. The total housing stock increased by 18%, adding 2,615 housing units, and the median annual household income increased by 13% or \$9,786 annually.

<b>Demographics</b>	<b>Base Year: 2020</b>	<b>Most Recent Year: 2022</b>	<b>% Change</b>
Population	45,697	57,470	26%
Households	14,701	17,316	18%
Median Income	\$75,413	\$85,199	13%

**Table 3 - Housing Needs Assessment Demographics**  
 2020-2022 US Census Bureau Quick Facts and ACS

**Data Source:**

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	1,100	2,180	3,290	2,160	5,970
Small Family Households	375	745	1,430	1,105	3,505
Large Family Households	80	560	375	320	630
Household contains at least one person 62-74 years of age	115	345	490	395	975
Household contains at least one-person age 75 or older	90	125	235	90	155
Households with one or more children 6 years old or younger	240	695	780	420	1,150

Table 4 - Total Households Table

Data Source: 2016-2020 CHAS and 2013-2017 CHAS in IDIS

HUD defines overcrowding as homes that have more than one person per room. Additionally, there are classifications of severe overcrowding where there are more than 1.5 persons per room. Cost burden occurs when housing costs, including utilities, cost more than 30% of monthly income. Severe cost burden occurs when monthly housing costs exceed 50% of monthly income.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>					
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	15	0	0	70
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	0	0	4	49
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	125	15	0	140
Housing cost burden greater than 50% of income (and none of the above problems)	495	740	10	0	1,245
Housing cost burden greater than 30% of income (and none of the above problems)	60	390	565	20	1,035
Zero/negative Income (and none of the above problems)	0	0	0	0	0

Table 5A – Housing Problems Table

	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>					
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	0	0	0	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	75	75	180

Housing cost burden greater than 50% of income (and none of the above problems)	215	85	105	--	405
Housing cost burden greater than 30% of income (and none of the above problems)	35	525	915	215	1690
Zero/negative Income (and none of the above problems)	0	0	0	0	0

Table 6B – Housing Problems Table

Data Source: 2016--2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>					
Having one or more of four housing problems	550	1,270	595	25	2,440
Having none of four housing problems	75	125	485	605	1,290
	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>					
Having one or more of four housing problems	305	640	1,095	290	2,330
Having none of four housing problems	65	135	1,070	1,225	2,495

Table 7 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	170	410	285	865	140	300	605	1,045
Large Related	30	285	55	370	55	140	20	215
Elderly	25	115	70	210	75	200	115	390
Other	410	355	170	935	35	0	285	320
<b>Total need by income</b>	635	1,165	580	2,380	305	640	1,025	1,970

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

Table 8 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	110	225	10	345	140	20	30	190
Large Related	30	285	0	315	55	0	0	55
Elderly	25	65	0	90	50	65	20	135
Other	410	190	0	600	25	0	55	80
<b>Total need by income</b>	575	765	10	1,350	270	85	105	460

Table 9 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room) - **Overcrowding** [HUD defines overcrowding as homes that have more than one person per room. Additionally, there are classifications of severe overcrowding where there are more than 1.5 persons per room.]

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	20	125	15	0	160	0	30	75	0	105
Multiple, unrelated family households	0	0	0	4	4	55	0	0	75	130
Other, non-family households	45	0	0	0	45	0	0	0	0	0
Total need by income	65	125	15	4	209	55	30	75	75	235

Table 10 – Crowding Information

Data Source: 2016-2020 CHAS

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
With Children Present	175	505	110	155	945	65	190	670	265	1190

Table 11 – Households with Children

Data Source: 2016-2020 CHAS

**Describe the number and type of single-person households in need of housing assistance.**

According to the 2015-2019 ACS, the estimated number of total households in the City of Kyle is 14,010 and 14,701 per the 2011-2015 ACS. Of those, 5,473 or 39.1% are occupied by single-family households. Using the statistical CHAS data of the total households in the City of Kyle, it is estimated that 2,175 or 16% of the total households of the population are of low and moderate-income and, therefore, may need housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.**

Out of 146 domestic violence organizations in Texas, there are 129 organizations that provided an 88% completion rate about information on their program. The responses demonstrate the types of housing in need and the percentage of which is being offered in Texas, for instance, there is: transitional family (45%) or individual housing (43%), relocation services (41%), alternative housing (35%), and permanent individual (20%) or family housing (19%). All of these housing types serve different types of populations such as, women, individuals, families, elderly, teens, men, immigrants, disabled, trafficked, prostituted, military, deaf, and more. According to the CDC latest 2010-2012 State Report, more than 27% of women and 11% of men have experienced physical violence, contact sexual violence, and/or stalking by an intimate partner in their lifetime and experienced an intimate partner violence-related impact.

**What are the most common housing problems?**

The most common housing problem within the City is cost burden, with owners being burdened with more than 30% of monthly income on housing costs (table 9) and renters being burdened with more than 50% of monthly income on housing costs (table 10)

Cost burden greater than 30% being highest for Owners in small-related families (1,045), and Renters in all other households (935). Cost burden greater than 50% is highest for Owners in small related family households (190), and in elderly households (135), and Renters in all other households (600).

**Are any populations/household types more affected than others by these problems?**

The housing trend reflects renters and extremely low-income households are much more likely to have housing problems than homeowners and higher-income households.

**Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30% of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present such as family conflicts, domestic violence, doubling up with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating systems to access public benefits or community-based services, and prior experience with homelessness. Kyle PHA reported no formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:** The City of Kyle uses Hays County annual Point In Time Count Data to obtain estimates of its at-risk population. The most recent data (from Jan 2024) estimated 210 individuals were homeless in Hays County.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

Severe cost-burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI. There are a large number of households in Kyle (190 small related family, and 135 elderly owners, and 600 renters in all other households) paying greater than half of their income for housing costs. This housing cost burden decreases the available income left for food, utilities, transportation, childcare, healthcare, and other necessary costs. As a result, a household can be more vulnerable to homelessness if an unexpected crisis such as a job loss, illness, or other unforeseen expense occurs. Limited or lack of income can be linked to instability and the risk of becoming homeless.

**Discussion**

The lack of affordable housing and housing without severe housing problems, i.e., lacks kitchen or complete plumbing, severe overcrowding, severe cost burden, are significant problems in the City of Kyle. Renters having 1 or more of four housing problems are 55% (2,440) higher than owners (1,095). Problems of substandard housing, overcrowding, and cost burdens are shown to be affecting those of low income at elevated levels. These households do not have enough income to afford safe and decent housing that is within their budget.

## NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need for any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income-level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In this section, we discuss whether racial or ethnic groups are disproportionately impacted by housing problems at 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent of AMI. The 2011-2015 CHAS data provided in the tables below include households with or more of the following housing problems:

1. Lacks complete kitchen facilities.
2. Lacks complete plumbing facilities.
3. Overcrowding (more than one person per room); and
4. Cost Burden greater than 30%.

The following four tables illustrate the breakdown of these housing problems by several problems in the house and by race. The tables are separated into four ranges of 0% - 30% of Area Median Income, 30% - 50% of Area Median Income, 50% - 80% of Area Median Income, and 80% - 100% of Area Median Income.

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no or negative income, but none of the other housing problems
Jurisdiction as a whole	565	35	0
White	140	0	0
Black / African American	65	0	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	345	35	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%.

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	880	150	0
White	240	90	0
Black / African American	10	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	630	60	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**  
 Data Source: 2016-2020 CHAS

\*The four housing problems are:  
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	810	660	0
White	445	330	0
Black / African American	30	35	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	315	265	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:  
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	345	1035	0
White	250	740	0
Black / African American	65	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	285	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:  
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

The disparate impact analysis for housing problems, where one of the four housing problems including cost burden over 30%, determined that Hispanic populations represented higher percentages (43% and 71%) of the jurisdiction as a whole at lower AMIs. More Hispanics than all other groups had 1 or more of 4 housing problems at 0%-30% AMI and 30%-50% AMI, while more whites than all other groups had one or more of 4 housing problems for 50%-80%. Within 80%-100% AMI the numbers reported for none of the 4 housing problems were greater for all groups

than those having one or more of 4 housing problems.

The housing assessment determined that incomes at 30% -50% AMI overwhelmingly experienced one or more of the housing problems.

**NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)**

**Assess the need for any racial or ethnic group that has a disproportionately more significant need in comparison to the needs of that category of need as a whole.**

**Introduction**

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate of over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. The four Housing problems in this section include:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than 1.5 persons per room
- Cost Burden over 50%

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	525	80	0
White	105	35	0
Black / African American	65	0	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	340	45	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	520	515	0
White	80	255	0
Black / African American	10	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	430	260	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	170	1,305	0
White	45	735	0
Black / African American	15	50	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	110	470	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	75	1,305	0
White	0	990	0
Black / African American	55	10	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	295	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Discussion

The disparate impact analysis for housing problems, where one of the four housing problems including cost burden over 50%, determined that Hispanic populations had one or more of 4 housing problems than all other groups for 0%-30% AMI and 50%-80% AMI. More Hispanics (430) than any other group had 1 or more of 4 housing problems at 30%-50% AMI. Within 80%-100% AMI the numbers reported for none of the 4 housing problems were greater for all groups than those having one or more of 4 housing problems.

The housing assessment determined that incomes at 0% -30% AMI overwhelmingly experienced one or more of the housing problems. Comparing the data for the tables under NA-15 to those under NA-20 shows that more of the population experiences one or more of the 4 housing problems at a cost burden of 30% than a cost burden of 50%.

### NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

**Assess the need for any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.**

#### Introduction:

This section analyzes the extent of the cost burden and identifies populations that are disproportionately affected.

Though budgeting priorities differ by household, a standard of 30% of household income is utilized as a threshold for housing cost burdens that have evolved from rent limits originally established in the United States National Housing Act of 1937. After 1937, rent limits for low-income subsidized households were adjusted again by the Brooke Amendment (1969) of the 1968 Housing and Urban Development Act.

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost-burdened when they are paying more than 30% of their income towards housing costs, including utilities. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Data provided in Table 20 displays cost burden information for the jurisdiction and each racial and

ethnic group, including no cost burden (less than 30 percent), cost burden (30-50 percent), severe cost burden (more than 50 percent), and no/negative income.

This section analyzes the extent of the cost burden and identifies populations that are disproportionately affected.

**Housing Cost Burden**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	7,250	1,490	1,035	0
White	4,275	895	215	0
Black / African American	285	115	125	0
Asian	65	10	15	0
American Indian, Alaska Native	35	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,510	460	680	0

**Table 20 – Greater Need: Housing Cost Burdens AMI**

**Data** 2016-2020 CHAS  
**Source:**

**Discussion:**

The number of households of Hispanic ethnicity are disproportionately affected by severe housing cost burden at >50% compared to all other groups, whereas Whites are disproportionately affected by housing cost burden at the expected (<= 30%) and moderate (30-50%) housing cost burden than all other groups.

Since low-income residents are identified as those most likely to be suffering from housing cost burden, it is difficult for them to afford high priced homes in higher economic opportunity areas or afford rents that go above fair market value. This limits housing choice and perpetuates the problems that already exist.

## **NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2)**

### **Are there any Income categories in which a racial or ethnic group has a disproportionately greater need than the needs of that income category as a whole?**

The disproportionately greater need analysis is not necessarily reflective of the number of households in need. Instead, the analysis determined whether any racial or ethnic group has a need, which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the percentage of households in a category of need who are members of a racial or ethnic group is at least 10% higher than the percentage of households in the category as a whole.

This is true for Hispanic households when one of four housing problems includes cost burden over 30% (tables 12 and 13), and for Pacific Islanders when one of four housing problems includes cost burden over 50% (table 17).

### **If they have needs not identified above, what are those needs?**

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals that are safe and in areas of opportunity (e.g. in proximity to public transit), additional supportive services, and housing for the mentally ill.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

To determine the location of minority concentrations with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low- and moderate-income) were compared with areas of minority concentration. Areas of minority concentration are block groups where populations of minority racial or ethnic groups are at least 10% greater than for the city as a whole. LMI areas with minority concentrations indicate where these disproportionately greater needs are located. LMI populations tend to be located in areas east of I-35.

**NA-35 PUBLIC HOUSING – 91.205(B)**

**Introduction**

The Kyle Housing Authority (KHA) serves the community by providing better housing for low-income families, eliminating substandard housing; effecting housing code enforcement; and uplifting and encouraging self-improvement of the community's low-income families. KHA manages and maintains a 51-unit public housing units in two developments, Charles Young Public Housing (21-units) at 417 W 2nd St and Pete Dressen Housing (30-units) at Burleson St./Post Road Circle, and administers 0 tenant- based vouchers.

The KHA’s mission is to serve the diverse housing needs of families within its jurisdiction by:

- Ensuring equal opportunity in housing.
- Promoting self-sufficiency and asset development of families and individuals.
- Improving the resident quality of life and economic viability.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of vouchers in use	0	0	0	N/A	0	N/A	0	0	0

Table 21 - Public Housing by Program Type

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: Realpage/Onesite Software  
Data 2023

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total		Tenant	Special Purpose Voucher	

					<b>Project-based</b>	<b>-based</b>	<b>Veterans Affairs Supportive Housing</b>	<b>Family Unification Program</b>
Average Annual Income	0	0	28,050	N/A	28,050	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				0	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	10 yrs	0	0	0	0	0
Average Household size	0	0	4	0	0	0	0	0
# Homeless at admission	0	0	N/A	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	N/A	0	0	0	0	0
# of Disabled Families	0	0	4	0	0	0	0	0
# of Families requesting accessibility features	0	0	4	0	0	0	0	0
# of HIV/AIDS program participants	0	0	N/A	0	0	0	0	0
# of DV victims	0	0	N/A	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: Realpage/Onesite Software  
Data 2023

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	2	0	1	0	0	0	0
Black/African American	0	0	3	0	29	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other Hispanic	0	0	22	0	37	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 23 – Race of Public Housing Residents by Program Type**  
**Data Source: Realpage/ONesire Software Data 2023**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	22	0	37	0	0	0	0
Not Hispanic	0	0	5	0	30	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: Realpage/Onesite Software  
Data 2023

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Of the families currently participating in the KHA's programs, a total of 11 are disabled families. However, there are a total of 4 that are requesting accessibility features. Elderly program participants (>62) account for 0 individuals.

The most current waiting lists for KHA include 22 for Section 8 Housing, 12 for Public Housing, and 0 for Farm Labor Housing. As the population of Kyle grows, the number of low-and- moderate income households does as well, and this increases the demand for public housing and vouchers. While KHA administers 51 public housing units and 0 vouchers, there is a clear need for additional housing assistance for low-income families.

**Most immediate needs of residents of Public Housing and Housing Choice Voucher holders**

Public housing residents have extremely low incomes. As a result, public housing residents need help increasing their incomes through job training, financial literacy, credit score improvement, and financial assistance to afford the region's housing costs and move toward self-sufficiency.

**How do these needs compare to the housing needs of the population at large?**

The prohibitive cost of housing poses a challenge for many of the City's residents. Still, the needs are more acute among public housing residents, as evidenced by the fact that the average annual income is \$28,050.00. Compared to the general population, public housing residents have increased needs. While they only pay 5.6 percent of their income on housing costs, their salaries are too low to sustain themselves should the assistance cease.

## **NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)**

### **Introduction:**

The Annual Point-in-Time Count (PIT) was conducted by Hays County Homeless Coalition in January 2024, across Hays County to identify the needs of households residing in unsheltered locations (such as cars, streets, parks, etc.) as well as sheltered locations (Emergency Shelter and Transitional Housing). The PIT Count aims to provide a snapshot of the individuals and families experiencing homelessness in a geographical area, over the course of one night. The count identified 210 homeless persons in total, 111 or 53% of whom were sheltered, and 99 or 47 % were unsheltered. The following characteristics were found in the homeless population:

- Individuals without children represented the most sizable number of homeless persons in the County (123 or 59%), with 29 adults or 14% of the homeless population reported they are survivors of domestic violence.
- Individuals responded to having a serious mental illness represented 12% (25)
- Individuals who are chronically homeless represented 15.2% (32), veterans 7.61% (16), and unaccompanied youth were 3.33% (7) of the homeless population.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the January 2024 Point-in-Time Count, 138 were adults (25+), 12 were youth (18-24) and 60 children (0-17). The count of homeless men represented 25%, women 12%, and less than 1% were Trans/NB/Questioning of the homeless population. There were 10 homeless veterans counted. The actual percentages may be higher than as the demographic questions on the PIT are optional and some people choose not to answer certain questions.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the January 2024 PIT Count across Hays County, 0% identified as Black or African American. This is less than the 13% of people identifying as Black or African American within the TX's total population according to the US Census.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the January 2024 Point-in-Time Count a total of 210 people were experiencing homelessness, 111 or 53% of the individuals were sheltered, and 99 or 47% individuals were unsheltered.

**NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B, D)**

**Introduction:**

Non-homeless special needs characteristics describe the various subpopulations of the City who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS, persons with alcohol or drug addiction, victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas, including maintaining independence, communication, transportation, supervision, and medical care. The section below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal dollars.

**Describe the characteristics of special needs populations in your community:**

Both the elderly and persons with disabilities have difficulties in finding accessible and affordable housing. In addition to housing, these populations are challenged to find transportation and other supportive services. Persons with alcohol and other drug addiction problems often have difficulty finding resources and treatment facilities, including the lack of a pivotal point reference for persons seeking assistance. Persons living with HIV/AIDS are more likely to have income instability because of their medical condition, and this can lead to an increased likelihood of homelessness. The needs of victims of domestic violence can vary to include shelter, transitional, and long-term housing, medical, counseling, and legal services.

**What are the housing and supportive service needs of these populations, and how are these needs determined?**

Many of the needs of these special populations are the same as the community as a whole. Needs were determined through analysis of the CHAS tables and results from consultations with organizations that work with these special needs groups.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. The 2019 Texas HIV Surveillance Report, from Texas Health and Human Services, shows an average of 16 HIV cases (range 3 to 25) and an average of 6 AIDS cases (range 4 to 9) in Hays County for the years 2010 to 2019. Knowing how many people are diagnosed with HIV infection each year, and their stage of disease at diagnosis is important for planning and resource allocation and monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be better directed for programs and resources to the populations most affected.

**NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)**

**Describe the jurisdiction’s need for Public Facilities:**

The improvement of existing public facilities and the creation of new ones would enhance the City of Kyle’s quality of life. Public facilities are needed to benefit low- and moderate-income residents as well as provide more amenities in existing neighborhoods. Public facilities are also needed to provide services for low- and moderate-income residents of persons with special needs. Parks, and playgrounds were identified as public facility needs by 54% of the survey respondents, and the category of senior center, library and recreation center(s) were identified by 53% of the survey respondents as public facility needs.

**How were these needs determined?**

Public facilities needs were identified through an on-line needs assessment community survey and an in-person needs assessment community workshop. Other resources consulted were prior plans and progress reports from the city and other agencies that serve the city.

**Describe the jurisdiction’s need for Public Improvements:**

Public improvements are essential to the quality of life in the City of Kyle. Adequate sewer, safe water, and safety in public spaces are essential to the function of every home and business in the city.

Public Improvements needs identified include:

- Construct sidewalks, natural trails, and multi-modal trails - 69%
- New Construction or reconstruction of roads – 69%
- Infrastructure Improvements – drinking water lines – 61%
- Increase Access to Grocery Stores – 59%
- Infrastructure Improvements – sewer water lines – 55%
- Street Lighting – 54%

**How were these needs determined?**

Public improvement needs were identified through an on-line needs assessment community survey and an in-person needs assessment community workshop. Other resources consulted were prior plans and progress reports from the city and other agencies that serve the city.

**Describe the jurisdiction’s need for Public Services:**

Needs Assessment Community Survey respondents identified the need for public services such as increase access to public transportation, homelessness prevention (rent & utility assistance) and Homeless shelter as only 41%, 31% and 8%, respectively; causing these Public Services to

be ranked outside of the top 10 needs identified.

**How were these needs determined?**

Public services needs were identified through on-line needs assessment community survey and an in-person needs assessment community workshop. Other resources consulted were prior plans and progress reports from the city and other agencies that serve the city.

	Community Need	Great Need All Sources	Some Need All Sources	No Need All Sources	TOTAL	%
11	Reducing lot(s) zoning restrictions to assist with ease of building	140	88	43	271	52%
12	Infrastructure Improvements – stormwater conveyance	123	118	30	271	45%
13	New Regional Waste Water Treatment Plant	115	114	41	270	43%
14	Counseling, Referral Support Services	111	120	39	270	41%
15	Increase access to public transportation or the Uber \$3.14 Program	110	105	56	271	41%
16	Homeowner Downpayment Assistance	110	91	70	271	41%
17	Special Needs Housing - elderly, frail, persons w/ mental, physical, and/or developmental disabilities, persons w/ alcohol or other drug addiction, persons w. HIV/AIDs & their families, persons suffering from domestic violence, dating violence, sexual assault, & stalking	95	127	49	271	35%
18	Rental Assistance	94	106	71	271	35%
19	Newly constructed low-income housing	90	76	105	271	33%
20	Homelessness Prevention (rent & utility assistance)	85	123	63	271	31%
21	Job Training	86	118	67	271	32%
22	Mixed-Use Housing	53	103	114	270	20%
23	Homeless Shelter	23	100	148	271	8%

**MA-05 OVERVIEW**

**Housing Market Analysis Overview:**

The primary challenge to creating and preserving affordable housing in the City of Kyle and communities across the country is that household income is failing to keep up with rising housing costs. The increase of housing costs is driven by supply and demand, which is impacted by interest rates, price of materials, demographic changes within the market, land values, increased regulatory costs, labor costs, natural disasters, and federal, state, and local policy.

A summary of housing needs data identified in 2021 ACS 5-year estimates, 2020 Comprehensive Housing Affordability Strategy (CHAS) Data, and local sources is as follows:

<b>CITY OF KYLE HOUSING CHARACTERISTICS</b>	
Total Occupied Housing Units (2022 ACS)	17,316 households
Cost Burdened Owners (30% of income or higher spent on housing) (2020 CHAS)	7,405 households
Cost Burdened Renters (30% of income or higher spent on housing) (2020 CHAS)	2,505 households
Average Median Home Value with a Mortgage (2021 ACS)	\$271,100
Median Gross Rent (2022 ACS)	\$1,572 per month
Persons Experiencing Homelessness (2024 PIT Hays County)	210 persons
• Chronic	32 persons
• Unsheltered	99 persons

This market analysis identifies the demand to preserve existing affordable housing while pursuing smart city growth development standards that allow greater opportunities for new affordable housing developments to obtain permits and build. Kyle’s housing strategy will be guided by the goals, visions, and principles that are provided by the community’s feedback and the data provided within this document to ensure special needs populations have sufficient affordable housing with any supportive services necessary.

**MA-10 NUMBER OF HOUSING UNITS – 91.210(A) & (B) (2)**

**Introduction**

The tables and narrative below portray the housing market in the City of Kyle by unit number, type, tenure, and size. Data provided by the 2018-2022 ACS, as shown in the following tables, reveals 76.4% of the city’s housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2- 4-unit structures to structures with 20 or more units.

According to the 2022 ACS, the city had a total of 17,920 housing units, with 17,920 (96.6%) occupied housing units and 604 (3.4%) vacant housing units. In 2022, the city’s housing stock contained 13,690 (76.4%) single-family units; 125 (.7%) with 2- 4 units; 1,415 (7.9%) with 5-19 units, and 1,612 (9%) with 20 or more units. Mobile homes, boats, RVs, and vans had the lowest number of units at a combined number of 1,057 (5.9%).

**All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	13,314	74.3%
1-unit, attached structure	376	2.1%
2-4 units	125	.7%
5-19 units	1,415	7.9%
20 or more units	1,612	9%
Mobile Home, boat, RV, van, etc.	1,057	5.9%
Total	17,899	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2018 to 2022 ACS CP04 – Comparative Housing Characteristics

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	195	3.8%
1 bedroom	13	.1%	1,382	27%
2 bedrooms	523	4.9%	864	17%
3 or more bedrooms	10,114	96%	2,627	51.8%
Total	10,650	101%	5,068	99.6%

Table 26 – Unit Size by Tenure

Data Source: 2022: ACS 5-Year Estimates B25042 – Tenure by bedrooms

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The City of Kyle Housing Authority administers HUD’s Section 8 Program to assist low and moderate- income residents in affording and maintaining housing. The City utilizes public funds to address the priority needs and specific objectives identified in the Consolidated Plan. The lack of affordable housing in the city is a major obstacle for residents, particularly affecting low and moderate-income households, seniors, people with disabilities, single heads of households, and young adults.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as the expiration of Section 8 contracts.**

KHA doesn’t anticipate units to be lost from its affordable housing inventory for any reason, including expiration of Section 8 contracts.

**Does the availability of housing units meet the needs of the population?**

KHA owns and manages Charles Young Housing, a 21-unit public housing development, and located at 417 West Second St, and the 30-unit Pete Dressen Housing at Burleson/Post Road Circle, in Kyle TX 78640. All units are occupied, there are 22 people on a wait list for Section 8 affordable housing, and the average stay in one of the units is 10 years. The low total number of units available and their duration of use means that the availability of housing units does not meet the needs of the population of the City of Kyle.

This aligns with the nationwide trend of communities experiencing a significant shortage of affordable and available rental units for extremely low, low-, and moderate-income households. There is also a concern for providing housing for lower-income renters as federal housing subsidies expire. Furthermore, as demonstrated by the CHAS data analyzed in the Needs Assessment, more renters than owners experience one or more housing problems. However, the cost burden is a problem for both owners and renters. Affordability is a significant barrier for most residents in the City, renters, and homeowners.

**Describe the need for specific types of housing:**

There is a need for safe, sanitary, accessible, and affordable housing throughout the City of Kyle. Specifically, the data reflects that there is a strong need for housing affordable to households earning less than 30% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

## MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

### Introduction

The following tables reflect the cost of both owner and renter-occupied housing in City of Kyle.

The amount of rent paid by city residents demonstrates that 43.03% of rental units rent for between \$1,099 and \$1,572 per month (in 2022; Table 27), while median home value increased 71.08% from 2016 to 2022, and 9% rental units rent for less than \$1,000.00 per month (Table 28). The Housing Affordability table 29 also shows 125 rental units were available to households earning below 30% of the city's HUD Area Median Family Income (HAMFI).

### Cost of Housing

	<b>Base Year: 2016</b>	<b>Most Recent Year: 2022</b>	<b>% Change</b>
Median Home Value	158,400	271,000	71.08%
Median Contract Rent (Renter-Occupied Units)	1,099	1,572	43.03%

Table 27 – Cost of Housing

Data Source: 2012-2016 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	0	0%
\$500-999	506	9%
\$1,000-1,499	2,084	36.9%
\$1,500-1,999	1,632	28.9%
\$2,000 or more	1,425	25.3
<b>Total</b>	<b>5,647</b>	<b>100.1%</b>

Table 28 - Rent Paid

Data Source: 5-Year Estimates 2022 ACS

### Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	125	No Data
50% HAMFI	715	495
80% HAMFI	3,315	3,200
100% HAMFI	No Data	4,834
<b>Total</b>	<b>4,155</b>	<b>8,529</b>

Table 29 – Housing Affordability

Data Source: 2013-2017 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,519	1,635	1,924	2,470	2,840
High HOME Rent	NA	NA	NA	NA	NA
Low HOME Rent	NA	NA	NA	NA	NA

Table 30 – Monthly Rent

Data Source: 2024 HUD FMR Hays County, TX

### Is there sufficient housing for households at all income levels?

Families in the City of Kyle with multiple children may have trouble finding sufficiently sized rental units. Most of the rental unit stock in the city has three or more bedrooms (2,470 3-BR and 2,840 4-BR; 5,310 total or 51%). The City has only 1,924 2-BR units (or 18.5%) which are often the choice of young families compared to 3-BR or 4-BR rental units. With rent(s) on the rise, low-income families with children are likely to have a tough time locating affordable rental housing that has the preferred number of bedrooms.

### How is the affordability of housing likely to change, considering changes to home values and rents?

Affordable housing in the City of Kyle is anticipated to be more difficult to find, given the slow rise in wages, the increasing costs to produce new affordable housing, and the increase in interest rates to finance homes. As the cost to produce new affordable housing increases, it is anticipated that an increase in rent and mortgage costs will accelerate for low to moderate populations.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The City of Kyle does not participate in the HOME program. Comparing fair market rent in 2022 to area median rent in 2022 (\$1,572), shows that it was only \$121 dollars more than the \$1,451 FMR for a 2-bedroom unit. In 2024 FMR for a 2-bedroom units is reported to be \$1,626 and fair market rent is anticipated to increase. Should area median rent remain in-line with FMR the city should be able to produce or preserve affordable housing.

## MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

### Introduction

The age and condition of the City's housing stock are important variables in assessing the overall characteristics of a local housing market. This section will review important data about the City of Kyle's housing stock. Older housing stock, particularly older rental housing, often has code and deferred maintenance issues that can impact the longevity of the housing structure, which in turn impacts the housing supply in terms of accessibility and affordability.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

City of Kyle includes the term "substandard" in Article III Unsafe Building Abatement Sec. 8-67 in its definition of a "Dangerous building", and it uses HUD's definition of

"Substandard Condition but Suitable for Rehabilitation" which is: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,430	25%	2,470	50%
With two selected Conditions	130	1.0%	100	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	20	0%
No selected Conditions	7,200	74%	2,355	48%
<b>Total</b>	<b>9,760</b>	<b>100%</b>	<b>4,945</b>	<b>100%</b>

Table 31 - Condition of Units

Data Source: 2013-2017 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,270	85%	4,185	85%
1980-1999	1,295	13%	520	11%
1950-1979	160	2%	190	4%
Before 1950	40	0%	45	1%
<b>Total</b>	<b>9,765</b>	<b>100%</b>	<b>4,940</b>	<b>101%</b>

Table 32 - Year Unit Built

Data Source: 2013- 2017 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	200	2%	235	5%
Housing Units built before 1980 with children present	3,235	33%	2,205	45%

Table 33 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 34 - Vacant Units

## Describe the need for Owner and Rental Rehabilitation based on the condition of the jurisdiction’s housing.

Older housing, i.e., aged 50 years or more, typically requires more continual maintenance. According to ACS estimates, 15.3% of the nation’s overall housing stock was built between 1970 and 1979. Kyle’s housing stock is newer than the national average as only 6% of the units in Kyle were built between 1950 to 1979.

Renter-occupied units in the City have a much higher prevalence (50%) of having at least one selected condition than owner-occupied units (25%); this may indicate that more renter-occupied than owner-occupied units require rehabilitation. It is uncommon for both owner- and renter-occupied units to have more than one selected condition. However, “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit.

## Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint.

According to 2013-2017 CHAS data, the City of Kyle has a total of 420 low- and moderate-income households (80% HAMFI and below; see Table 4 in Section NA-10) with at least one child age six or younger live in housing units built before 1980. Of the total 14,705 households, the 420 with low- and moderate-income households (80% HAMFI and below) with kids age six or younger translates to ~3% of all households being at risk for lead-based paint hazards.

According to 2013-2017 CHAS data, 24% of housing units in Kyle were built before 1980 and are at greater risk of containing lead-based paint. Of those units built before 1980, 33% of these homes have children present, and 45% of renter-occupied housing units built before 1980. This information provides an estimate of 5,440 of Kyle’s housing units that could be at risk of containing lead-based paint hazards that are occupied by low- or moderate-income families.

**MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)**

**Introduction**

Since 1976, the Kyle Housing Authority (KHA) has provided safe, decent, and affordable public housing units. Through supportive services and self-sufficiency classes, KHA fortifies residents’ knowledge and skills necessary to improve their quality of life.

**Totals Number of Units**

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant - based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	N/A	N/A	21	51	30	N/A	N/A	N/A	N/A
# of accessible units	N/A	N/A	11	N/A	N/A	N/A	N/A	N/A	4

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 35 – Total Number of Units by Program Type

**Data** Real Estate Assessment Data  
**Source:** 2022 and Realpage/Onesite Software Data 2023

**Describe the supply of public housing developments:**

The KHA owns and manages Charles Young Housing, a 21-unit public housing development located at 417 West Second St., and also the 30-unit Pete Dressen Housing at Burleson/Post Road Circle, in Kyle, TX 78640. KHA was formed in 1976 and the units were also constructed in 1976.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The KHA’s 51 units were constructed in 1976. All units are in moderate condition; however, they are in need of appliances, HVAC systems, cabinetry, plumbing and electrical wiring upgrades. The Charles Young complex’s 21 units include 11 one-bedroom units, 6 two- bedroom units, 4 three-bedroom units, and 0 four-bedroom units. There are 11 accessible units. Pete Dressen Housing’s 30 units include 4 one-bedroom units, 16 two-bedroom units, 8 three-bedroom units, and two four-bedroom units; there are no ADA units.

**Public Housing Condition**

Public Housing Development	Average Inspection Score	Year
REAC	58C	2018
REAC	91B	2022

Table 36 - Public Housing Condition  
 Source: Real Estate Assessment Center Scoring System 2023

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:** Although the public housing stock is in moderate condition, maintaining units at this level is cost-prohibitive for the Housing Authority. Consequently, the units are aging and in need of upgrades to appliances, HVAC systems, cabinetry, plumbing, and electrical wiring. The units are inspected monthly, and the needs are addressed/repared as noted, as the budget allows.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:** KHA maintenance regularly addresses unit and building maintenance and repairs. Any item that cannot be repaired is replaced as necessary. Residents are instructed and encouraged in maintaining proper care of all appliances and equipment. Energy saving appliances and materials are purchased when replacements are necessary.

**MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)**

**Introduction**

The City of Kyle partners with the Texas Homeless Network Balance of State Continuum of Care, Homeless Coalition of Hays County, the Blanco River Regional Recovery Team, Community Action Central Texas, Hays-Caldwell Women’s Center, Kyle Housing Authority, Kyle Police and Fire Departments, and the Southside Community Center Homeless Coalition to address the needs of the homeless individuals and families or at risk of homelessness.

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	32	0	81	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	65	1	12	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households – Hays County

Data Source: THN BoS CoC Hays Co. HIC 2023

**Describe mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons.**

Available health, mental health, and employment services that complement services targeted to homeless persons, with the goal of helping them achieve self-sufficiency include:

- Kyle Police Department – has mental health officers to assist citizens of all ages as needed
- Gary Job Corps – assists low income individuals ages 16 to 24 provides job training, placement and resume support
- Hays County Health Department, Community Health Services and Texas State Student Health Center– all in San Marcos offer testing for sexually transmitted infections
- Hays-Caldwell Women’s Center - offers free and confidential services to adults, youth, and children who are victims of family violence, dating violence, sexual assault, and child abuse who live, work, or attend school in Hays and Caldwell Counties. Services are available in English and Spanish.
- Kyle Housing Authority – provides Section 8 Housing
- Southside Community Center - provides temporary and longer term transitional housing to homeless adults

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals, and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on-screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Kyle partners with Southside Community Center and Hays-Caldwell Women's Center to provide services and facilities to chronically homeless individuals and families, families with children. They partner with Hays County Veterans Services to assist veterans and their families, and with the Kyle Police Department and Catholic Charities of Central Texas to help unaccompanied youth.

## **MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)**

### **Introduction**

The special needs population includes individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has a severe or persistent mental illness, development, and physical disabilities. Several organizations provide facilities and services for special needs populations in Kyle.

- Casa of Central Texas (CASA) is a 501(c)(3) nonprofit organization that provides advocacy for children and youth in the welfare system.
- Hays County Veterans Services helps veterans and their dependents with accessing benefits through local, state, federal and nonprofit programs. They are accredited through the Texas Veterans Commission which allows us to provide assistance with veteran's benefits, and works in collaboration with the Veteran's Benefits Administration.
- Blue Sprig Autism Pediatrics and Action Behavior services both provide applied behavior analysis for children with autism
- Total Men's Primary Care offers assistance to men with ADHD, anxiety, PTSD, and bipolar disorder, and provides STI testing.
- Kyle Housing Authority (LHA) is a 501(c)(3) nonprofit organization that provides Section 8 Housing.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and any other categories the jurisdiction may specify, and describe their supportive housing needs.**

The elderly and frail elderly have physical, medical, maintenance, social, emotional, and financial needs. Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Public systems or institutions (i.e., jails, prisons, hospitals, child welfare, mental health facilities, etc.) often release individuals directly into homelessness. City of Kyle Planning Department meets with various service providers throughout the program year to identify needs, set priorities, plan resources, and mobilize solutions to the city's most pressing needs.

- Meetings with Ascension Seton Hospital
- Police Department mental health officers
- Meetings and coordination with Hays County
- City issuing RFP for increased access to mental health services for residents under the age of 18 in January 2024
- Meetings with Housing Authority as needed

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) for persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of Kyle plans to fund the following activities that align with the one-year goals, based on the needs assessment, and address special housing and supportive needs:

Goal: Provide public improvements

- Construct sidewalks

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) concerning persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).**

The City of Kyle plans to fund the following activities that align with the one-year goal, based on the needs assessment, and address special housing and supportive needs:

Goal: Provide public improvements

- Construct sidewalks

## **MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210 E**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment.**

Kyle Housing Authority only has 51-units available and there is a wait-list for the units which have an average tenure of 10 years, making affordable public housing very scarce in City of Kyle.

Parts of Kyle’s Tax policy, Zoning ordinances, Fees and Charges, and other policies that affect the return on residential investment that present barriers to affordable housing are:

#### **Tax Policy**

Kyle’s 2030 Comprehensive Plan (pg. 51) states Kyle’s property tax should go from \$765/acre to \$2000/acre to be sure the city can pay for road maintenance from Property Tax revenue, and taxes should be \$3,000 or \$4,000 if future development is more spread out.

Tax Increment Reinvestment Zones can be a way to remove Barriers to Affordable Housing however, this is not the case in the City of Kyle. The City has 6 TIRZs: 3 west of I-35, 2 east of I-35, and one that crosses I-35. One is specific to a 201-acre residential master planned community within city limits for the purpose of providing public improvements to be financed by the Zone that gets 36.74% of the ad valorem taxes collected and received by the City on the Captured Appraised Value in the Zone (the “City Tax Increment”).

#### **Zoning Ordinances**

Kyle's zoning ordinance was last updated in 2003, per Ord. No. 438 § 34(d), 11-24-2003. Cities with older zoning ordinances have been making updates to meet the growth in and demand in housing. Regulations such as: "establishing minimum standards for construction of new single family homes in the city": a) minimum square footage based on zoning district; highest density single family allows for 1,000 sq ft. of living space, b) single family lots can be as small as 4,550 sq ft. depending on zoning and c) garages of not less than 480 sq ft, prevent the ability to build new manufactured homes that are suited for small families or individuals.

Per City Code Chapter 53, Accessory Dwelling Units (ADUs) are not allowed in Single Family (SF) districts. ADU's provide housing for vulnerable communities such as elders and disabled individuals within the same premise as those needing the help whether financially or to provide a service such as on-site nursing. By not permitting ADUs with appropriate building standards in all residential zones, the support for vulnerable communities presents additional challenges.

### **Manufactured homes**

Currently are only allowed in Manufactured "M" zones. Manufactured homes provide alternative housing options for single-family developments.

### **Microunits/tiny homes**

Microunits/tiny homes are not permitted in any residential zone. Similar to ADU's these provide housing on-site and otherwise known as au-pair suites or a grandmother's suite.

### **Parking Requirements**

Generally, MF zones provide sufficient parking of 1 or 1.5 parking, or higher depending on the number of bedrooms per unit. Exceptions to the required parking spaces for developments can be reduced if within one (1) mile of a public transit stop (bus, carpool, or train) and if the development provides bike parking.

Per City Code Sec 41-136, and 41-137 for subdivisions, there are no waiver of impact fees for affordable housing. By providing a certain percentage of a MF development to be designated as affordable housing then the development can exceed the maximum density zoning permits, have development city fees waived, or development variances applied as part of the bonus density concept.

### **Fees and charges**

Fee schedules for Single-family residential building permit fees range from \$154.92 (900 or less square feet) to \$1,006.98 (3,001+ sq.ft.), have remained unchanged since 2019-2020; based on the fee schedules available on the City's website. An Ordinance will be brought to Council on 4/2/24 to approve new fees.

## **MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)**

### **Introduction**

In determining priorities for the allocation of federal funds, the City of Kyle has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment,

and activities that coordinate economic development activities across local and regional agencies. ACS data for Travel time by worker count was unavailable for Kyle, Texas. However, travel time percentages for Kyle (2022 ACS S0801) and the United States (2022 ACS S0802) as a whole were available, so in Table 41 below we compared the travel time percentage for less than 30 minutes, 30 to 59 minutes and 60 or minutes for Kyle to the United States.

**Economic Development Market Analysis  
Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs fewer workers %
Agriculture, Mining, Oil & Gas Extraction	285	0	1	0	-1
Arts, Entertainment, Accommodations	1707	147	7	3	-4
Construction	3151	381	13	9	-4
Education and Health Care Services	5694	44	24	1	-23
Finance, Insurance, and Real Estate	1137	294	5	7	2
Information	367	70	2	2	0
Manufacturing	1608	256	7	6	-1
Other Services	1071	378	5	8	3
Professional, Scientific, Management Services	1971	223	8	5	-3
Public Administration	1920	285	8	6	-2
Retail Trade	2895	1901	12	43	31
Transportation and Warehousing	1230	361	5	8	3
Wholesale Trade	540	127	2	3	1
Total	23576	4467	--	--	--

**Table 38 - Business Activity**

**Data** 2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	22,204
Civilian Employed Population 16 years and over	21,708
Unemployment Rate	2.28
Unemployment Rate for Ages 16-24	11.14
Unemployment Rate for Ages 25-65	2.05

Table 39 - Labor Force

Data: 2022 ACS B23006 , and 2013-2017  
 Source: ACS for last two rows

Occupations by Sector	Number of People
Management, business and financial	9,248
Farming, fisheries, and forestry occupations	26
Service	3,160
Sales and office	5,472
Construction, extraction, maintenance, and repair	2,728
Production, transportation, and material moving	3,104

Table 40 – Occupations by Sector

Data: 2016-2020 ACS S2401  
 Source:

## Travel Time

Travel Time	Percentage USA	Percentage Kyle
< 30 Minutes	63	42
30-59 Minutes	29	39
60 or More Minutes	9	19.3

Table 41 – Travel Time

Data: ACS 2022 S0801 Travel Time Kyle, TX,  
 and ACS 2022 S0802 Travel Time USA

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,787	39	636
High school graduate (includes equivalency)	5,355	173	1,593
Some college or Associate's degree	7,438	113	1,338
Bachelor's degree or higher	7,624	171	846

Table 42 - Educational Attainment by Employment Status

Data: 2022 ACS B23006  
 Source:

## Educational Attainment by Age

	Age
--	-----

	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	305				
9th to 12th grade, no diploma					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	2,203	7,851	7,001	9,503	3,216
Some college, no degree	2,100				
Associate's degree					
Bachelor's degree	367	2,541	3,093	2,959	1,050
Graduate or professional degree					

Table 43 - Educational Attainment by Age

Data 2022 ACS S1501  
Source:

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,580
High school graduate (includes equivalency)	43,490
Some college or Associate's degree	47,633
Bachelor's degree	58,808
Graduate or professional degree	60,594

Table 44 – Median Earnings in the Past 12 Months

Data 2022 ACS B20004  
Source:

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in Kyle in terms of share of workers are Construction (13%), Education and Health Care Services (24%), and Retail Trade (12%). Major employers list, compiled by the Kyle Economic Development Corporation for 2021, in the City of Kyle include the following:

EMPLOYER NAME:	# EMPLOYEES
Hays CISD	1000-4999
Ascension Seton Hays	500-999
FedEX	500-999
Lowes Distribution	250-499

### Describe the workforce and infrastructure needs of the business community:

The City of Kyle's workforce the business sectors supporting it are heavily dependent on reliable roadways, sidewalks, and water and wastewater infrastructure vital to the daily operation of employers such as Hays CISD and Ascension Seton Hays hospital. Aging infrastructure and increased demand on area water and sewer mains are best addressed proactively.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure these changes may create.**

Tesla's August 2023 leasing of three warehouses along I-35 in Kyle for parts distribution and light assembly is anticipated to increase job and business growth in area, as two Tesla partners already in Kyle, Plastikon and Simwon NA will subsequently increase their provision of interior components to two Tesla vehicle models. This could also increase FedEx deliveries to the area, while small businesses and their e-commerce could increase FedEx deliveries from the area. The City's growing population will continue to increase the need for jobs and services from Hays CISD, Ascension Seton Hays, and Lowes.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Jobs in the top sectors of Construction (13%), Education and Health Care Services (24%) are skilled often held by people that first acquired those skills through a higher level of education.

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City's economy. According to ACS data (2022 B23006), the City of Kyle's labor force is 22,204, with a 2.28% unemployment rate.

Residents with a Bachelor's degree or higher were less likely to be unemployed than residents with less educational attainment. Residents with a high school diploma or equivalent were more likely as those without one to be employed or be out of the labor force altogether. According to the 2022 ACS estimates, 5,355 people had a high school diploma or equivalent and 43,490 people obtained high school diploma or equivalent in the past 12 months.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges, and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City will continue to work with the following institutions to ensure that the City's workforce is adequately educated and trained: Hays CISD, Ascension Seton Hays Hospital, Austin Community College, Workforce Solutions, Gary Job Corps, and the Kyle Area Chamber of Commerce's Small Business Center. These efforts will support the Consolidated Plan through development of a better-educated, drug-free, and highly skilled area workforce.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Economic development initiatives that may be coordinated with this Consolidated Plan are the City of Kyle Economic Development Department has budgeted for a Strategic Plan and:

- Coordination with Greater San Marcos Partnership (GSMP)
- Austin Chamber of Commerce

- Texas Governor's Office

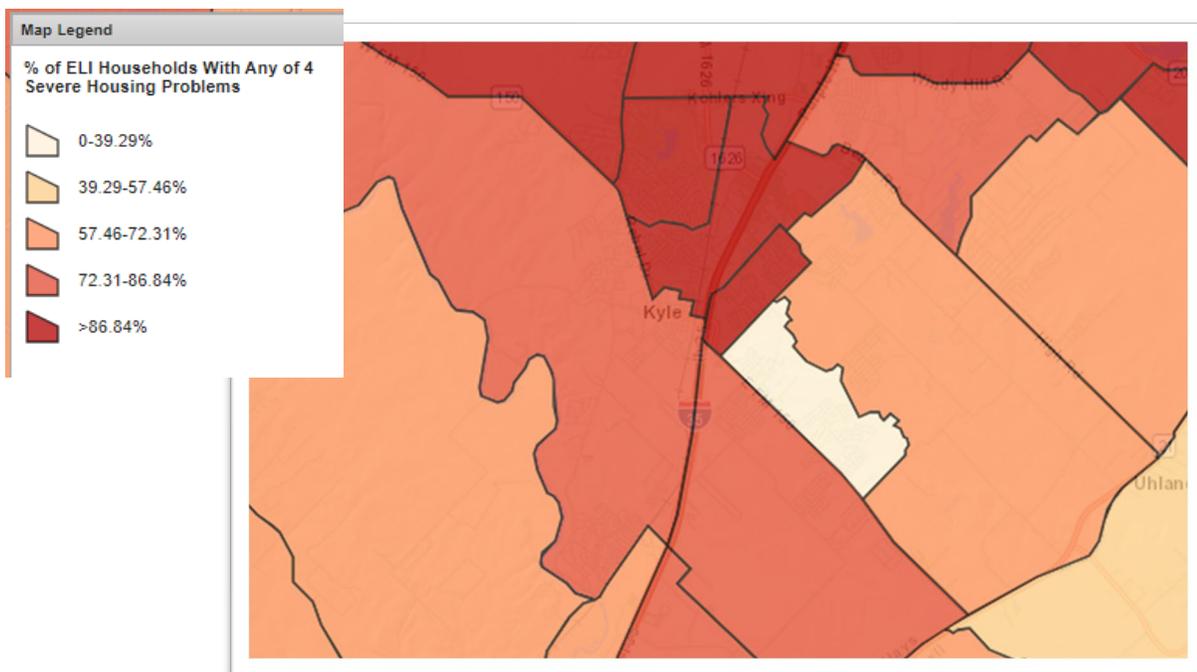
## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

As shown in the HUD CPD map below, the low-income households with any of 4 severe housing problems ranging from 72.31-86.84% are in central Kyle, west and east of I-35, and greater than 86.84% can be seen in the northern area of the city, west and east of I-35. These areas are bordered by 39.29-57.46% to the west and east. The area showing to have 0 to 39.29% households with any four of multiple housing problems includes an elementary school and park land.

The areas with the most severe housing problems do not directly correspond to the areas with percent low income households (see map in MA-65). The area with greater than 86.84% severe housing problems in the northern area of the city corresponds to 26.71-39.09% low income households.

### The City of Kyle – LI Households with Severe Housing Problems



Source: HUD CPD Mapping Tool: <https://egis.hud.gov/cpdmaps/>

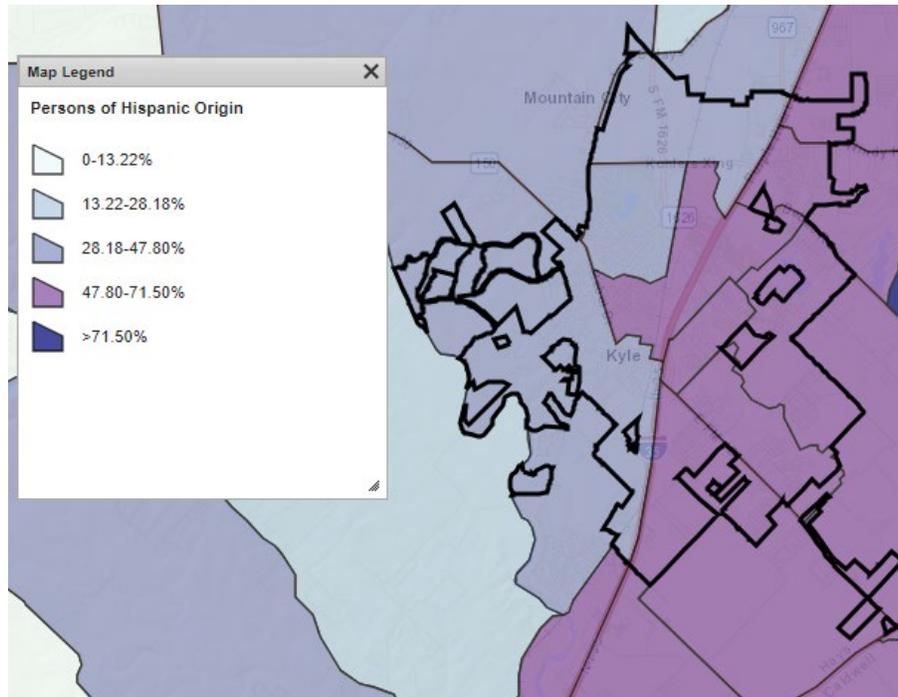
### Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration") [24 CFR 91.120]

City of Kyle defines “area of minority concentration” and “area of low-income concentration” as those census tracts that, according to the latest census information available, have a concentration of minority populations or low-income populations that are significantly larger than the minority or low-income populations in the surrounding area.

low-income population for the city as a whole.

The majority of the population east of I-35 is considered an area of minority concentration as 47.80 to 71.50% of the population is of Hispanic origin, while only 51.7% of the city as a whole is of Hispanic origin (census.gov quick facts Kyle Texas population estimates July 2023).

### City of Kyle Persons of Hispanic Origin



Source: HUD CPD Mapper

### What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market in these neighborhoods east of I-35 are favorable: the housing stock is that of recently built homes (0 to 23.55% built before 1980), greater than 78.23% are owner occupied with a vacancy rate of 0 to 8.38%. There is a fire station, several parks, hospital, and numerous schools, including elementary, middle and high schools. There is a lack of funds for investment in rehabilitation of aging infrastructure, and there are few places of worship.

### Are there any community assets in these areas/neighborhoods?

Yes, these tracts include a fire station, several parks, hospital, big box stores, chain and local restaurants, and numerous schools, including elementary, middle and high schools.

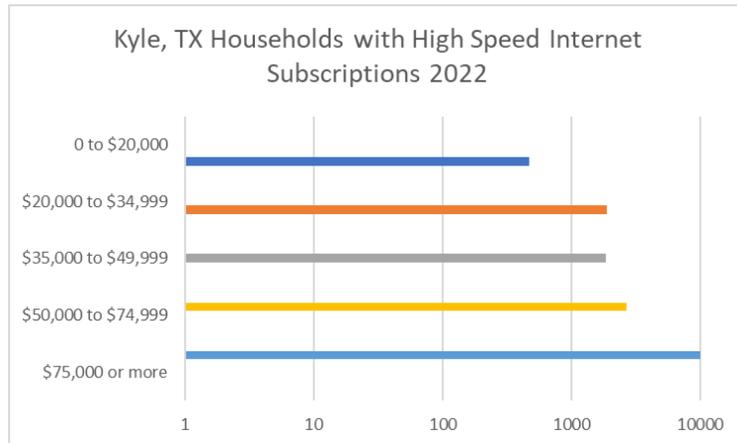
### Are there other strategic opportunities in any of these areas?

Other strategic opportunities exist with potential partners in efforts to provide bus or other public transportation routes throughout the city to allow safer travel across I-35, connecting the east and west sides of the City of Kyle.

## MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW-AND MODERATE-INCOME HOUSEHOLDS

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

As information, services, and resources increasingly move online, digital inequality has come to both reflect and contribute to other persistent forms of social inequality. According to HUD’s Office of Policy Development, in the Digital Inequality and Low-Income Households Report, Disparate access to the Internet and digital devices corresponds closely with longstanding inequalities in income, education, race and ethnicity, age, immigration status, and geography. Typically, HUD-assisted households include populations that tend to face digital disadvantages, such as families earning less than \$25,000 per year, individuals without a high school degree, and minorities. Household income is strongly associated with in-home Internet connectivity levels, with low-income households being less connected than higher-income households.



Source: 2022 ACS Estimates B28004 Household Income, [www.data.census.gov](http://www.data.census.gov)

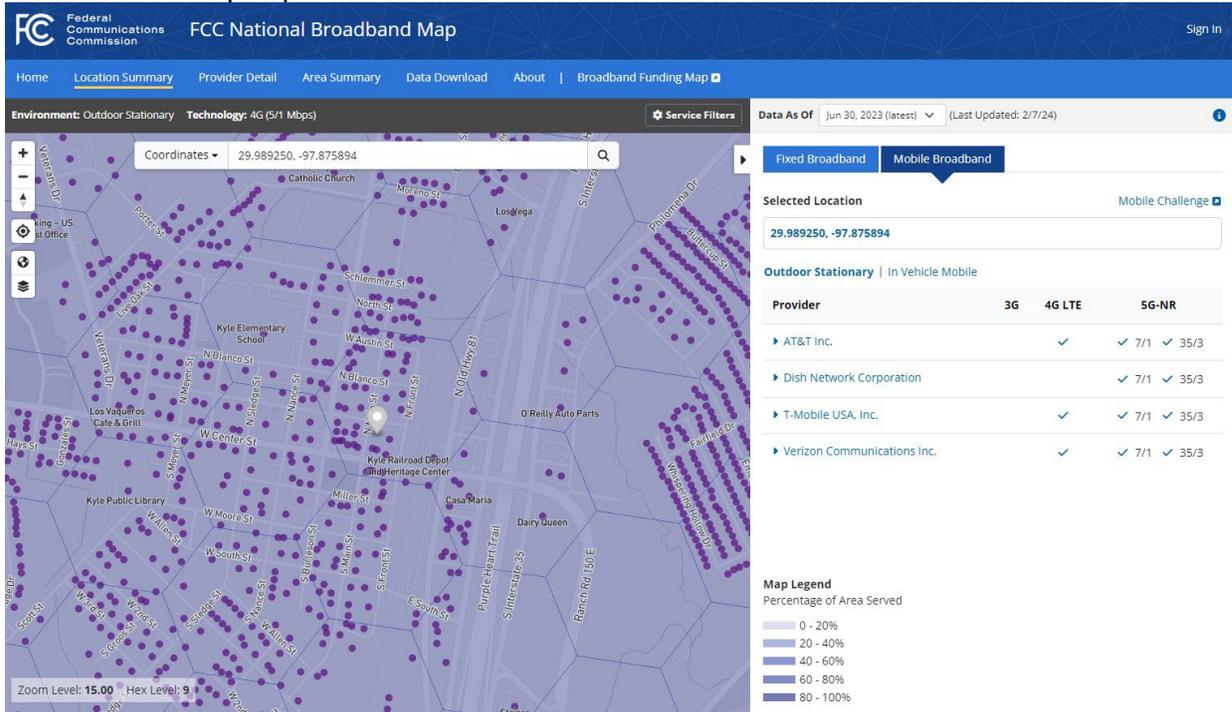
According to the 2022 ACS estimates for the City of Kyle reflects 53,676 (93.4%) of all households (57,470) have access to broadband internet subscriptions. The number of homes with High Speed Internet Subscriptions is approximately the same for those incomes ranging from \$20,000 to \$74,999, but that number is significantly lower for incomes \$0 to \$20,000 and significantly more for incomes of \$75,000 or more as shown in the chart below.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

FCC’s National Broadband Map shows that AT&T, T-Mobile, Dish Network, and Verizon all offer fiber internet and DSL internet, leaving no areas within the city without internet connection capability.

- Verizon offers internet at speeds up to 300 Mbps
- AT&T offers internet at speeds up to 5 Gbps
- T-Mobile offers internet speeds up to 245 Mbps
- Spectrum offers internet speeds up to 1000 Mbps

The map below displays data showing the number of providers reporting residential fixed broadband service in the city. The map displays the population-weighted average number of broadband providers city level. This map shows all technologies and broadband at a speed of at least 25 Mbps downstream / 5 Gbps upstream.



Source: Federal Communications Commission, <https://broadbandmap.fcc.gov>

The City of Kyle has more than three internet providers to ensure costs remain reasonable among providers. To assist the City in meeting the need for broadband, some service providers have qualifying low-cost broadband services. Spectrum’s “Spectrum One” program offers \$49.99 per month for high speed internet, advanced WiFi and a Spectrum mobile unlimited line for 12 months.

## MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

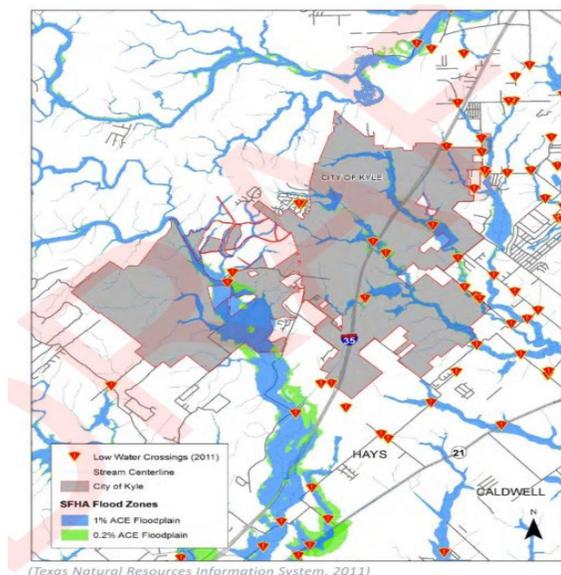
Hazard mitigation is any action taken to permanently eliminate or reduce the long-term risk to human life and property from natural and technological hazards. It is an essential element of emergency management along with preparedness, response, and recovery. The City of Kyle's Emergency Management department participates in WarnCentralTexas, a program promoting voluntary registrations for the regional notification system (RNS) used by the Capital Area Council of Governments and its regional, government partners in Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis and Williamson counties. The WarnCentralTexas.org system uses phone numbers from subscribers to create a user friendly, internet-based interface to place calls quickly and efficiently in cases of emergencies, including severe weather events. The system can also be used to deliver other important public service announcements to citizens. The city's Emergency Management department coordinates with the Hays County Office of Emergency Management for all emergency management/preparation and disaster recovery events.

According to the City of Kyle Hays County Hazard Mitigation Plan update 2017, when available, data specific to Kyle was used for hazard analysis. When no instances were reported specifically for Kyle, County level data was applied to the hazard analysis. The assessment of natural hazard risks associated with climate change revealed the City is most susceptible to floods.

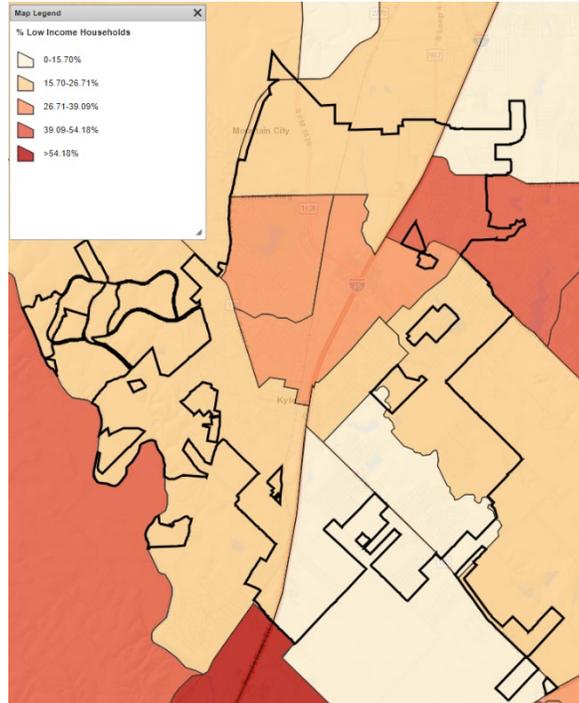
### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The Special Flood Hazard Areas and Low Water Crossings in the City of Kyle Hays County Hazard Mitigation Plan update 2017 shows that the Blanco River, Plum Creek, the Bunton Branch of Plum Creek, and Porter Creek and its Richmond Branch traverse the City from the northwest to the southeast, crossing I-35. All structures located within the 100-year and 500-year floodplain(s) of these waterways, which includes homes in all income categories from 15.70% to over 54.8%, are at risk of flooding. The plan reports that the city can expect a flood event approximately once every two years.

Blanco River



## Percent of Low-Income Households



HUD CPD Mapping Tool:

## SP-05 OVERVIEW

### Strategic Plan Overview

The Strategic Plan provided below identifies priority needs and geographic focus areas for community development and housing efforts in the City of Kyle for the next five years. This Plan will identify the city's market conditions, available resources, and the plan to monitor performance and compliance for the HUD program for which it receives funds. The priorities identified are based on the information received from needs assessment community survey, market analysis, community workshops, stakeholder and public comments. The City of Kyle is anticipating \$212,780 in federal funds for the first year of this 5-year Consolidated Plan period. The City of Kyle Planning Development Department will administer these grant funds. The Planning Department will partner with city departments, nonprofit partners, developers, community housing development organizations, and the local housing authority to expend these funds on eligible activities that address the strategic priorities listed in this Plan.

The Planning Department provides education, information, recommendation, and leadership to citizens of Kyle so they can enjoy a quality of life enriched by choices in housing, efficient use of public infrastructure, distinctive community character, and a robust civic life. The Planning Department is committed to proactive, community-based planning founded on public participation, and to the building of livable, sustainable communities.

The city will concentrate CDBG spending on constructing sidewalks at 24 separate locations throughout the City; two of them are in LMI Census Tracts.

The city currently has five Census Block groups that are classified as low/moderate income. These tracts were defined by the U.S. Department of Housing and Urban Development (HUD) as low/moderate-income and are shown on the map and in the table below, and also on the figure in Appendix F .

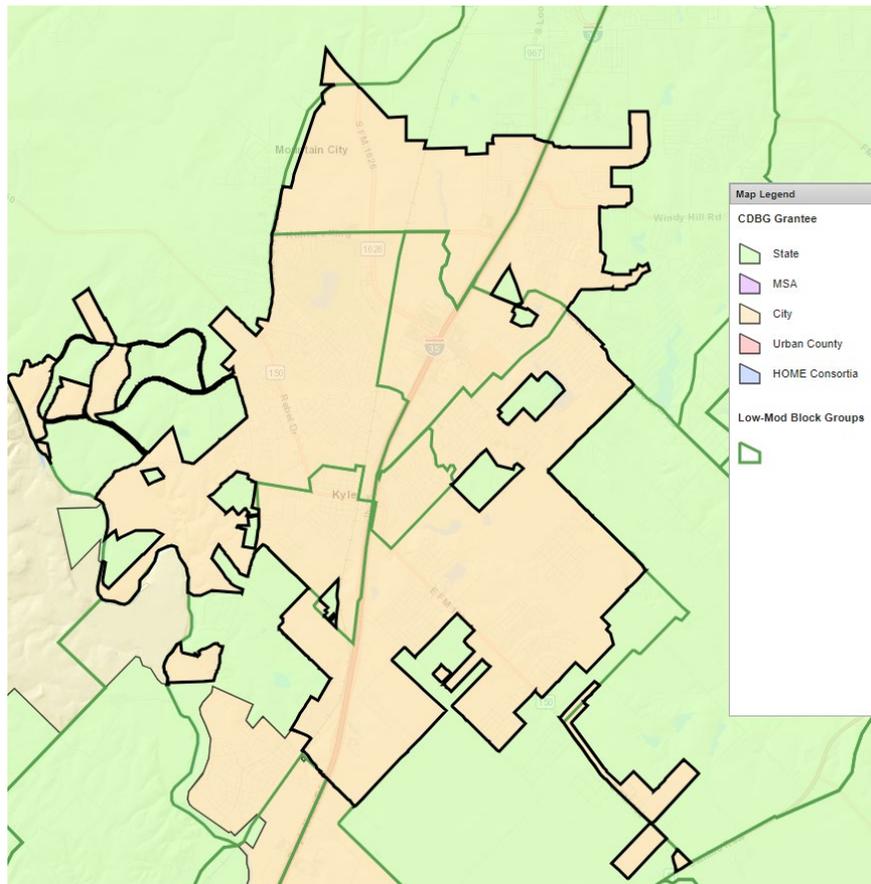
Tract	Block Group	Low/Mod%	Tract	Block Group	Low/Mod%	Tract	Block Group	Low/Mod%
109.02	3	55.64%	109.05	3	73.54%	109.06	3	81.46%
109.10	2	67.62%	109.10	4	53.56%			

Table 45: Low-Mod Census Tracts – HUD Published FY2021 LMISD data

## SP-10 GEOGRAPHIC PRIORITIES – 91.215(A)(1)

### Geographic Area

The City of Kyle is an urban area that relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated city-wide, including low-mod areas, which often coincide with areas of minority concentration. Over the next five years, the City intends to utilize CDBG funds in areas where 51% or more of residents have low or moderate household incomes) are shown in the map below:



**General Allocation Priorities**

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

The City of Kyle receives CDBG funds from the U.S. Department of Housing and Urban Development to address the needs in the community. The top need identified during the Needs Assessment process was “Construct sidewalks, natural trails, and multi-modal trails” and was not exclusive to any specific geographic area within the City. The city will use year one funds to install sidewalks at the 24 separate locations listed below. Total Square Feet (SF) is based on a width of 4 feet. The ID# are sequential for ease of reference; they do not indicate priority. However, locations in LMI areas, which are areas where 51% or more of residents have low or moderate household incomes (**shown in bold font**) will be given top priority regarding order of completion; 200 Pimlico Rd, LMI of 67.62% (Census Tract 109.1, Block Group (BG) 2), and 351 Whispering Hollow Dr. LMI of 53.56% (Census Tract 109.1, BG 4).

<b>City of Kyle CDBG Sidewalk Locations FY2024</b>			
<b>ID#</b>	<b>Location Name(s)</b>	<b>Length</b>	<b>Total SF</b>
1	190 Elmer Cv	8.00	32.00
<b>2</b>	<b>200 Pimlico Rd</b>	46.00	184.00
3	Brent Blvd	338.00	1,352.00
4	180 Spillway Dr	27.00	108.00
5	216 Lake Washington Dr	15.00	60.00
6	289 Town Lake Bend	58.00	232.00
7	646 Covent Dr	56.00	224.00
8	813 & 814 Covent Dr	142.00	568.00
9	110 Hunters Dr	130.00	520.00
10	104 Hunters Dr	266.00	1,064.00
11	107 Western Cv	36.00	144.00
12	101 Spring Branch Cv	38.00	152.00
<b>13</b>	<b>351 Whispering Hollow Dr</b>	20.00	80.00
14	1000 Veterans Dr	120.00	480.00
15	5962 Negley	20.00	80.00
16	1000 block of Powell - Eastside	26.00	104.00
17	1000 block of Powell - Westside	50.00	200.00
18	1343 - 1377 Estival Dr	87.00	348.00
19	1059 Four Seasons Farm Dr	155.00	620.00
20	Woodland Dr @ E. FM 150 - Eastside	156.00	624.00
21	Woodland Dr @ E. FM 150 Westside	256.00	1,024.00
22	Waterleaf Blvd @ E. FM 150 - Eastside	60.00	240.00
23	Waterleaf Blvd @ E. FM 150 Westside	60.00	240.00
24	1571 Kirby Ln	290.00	1,160.00
	<b>Total</b>	<b>2,460.00</b>	<b>9,840.00</b>

**SP-25 PRIORITY NEEDS - 91.215(A) (2)**

Through the Consolidated Planning process, the City has evaluated needs and assessed the market to determine gaps in services and needs in the community. Through the evaluation and findings of other studies focused on community development along with the needs and concerns established throughout the public participation process, a priority need has been identified to guide the use of community development funds throughout the next five years. After Year One, the city anticipates using CDBG funding for sidewalks in multiple years based on the number of LMI areas in need of this type of public improvement and the funding for FY2025 to FY2028 anticipated to also be around \$212,780.00. Should funding amount(s) increase in subsequent years, or the opportunity to leverage CDBG funds with other funding streams, the city would then be able to consider implementing the next priority need(s) that were identified by the community during the Needs Assessment Community Survey, i.e., New Construction or Reconstruction of Roads, Infrastructure improvements - drinking water lines, Increase Access to Grocery Stores, and Affordable Housing Needs - Lower Land Costs.

<b>1</b>	<b>Priority Need Name</b>	Public Improvement
	<b>Priority Level</b>	High
	<b>Population</b>	Low-Income Moderate Income Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	<b>2 Separate Locations, of which are in LMI Area(s)</b>
	<b>Associated Goals</b>	None
	<b>Description</b>	Construction of sidewalks in 2 separate locations as listed under SP-10 to improve property values and public safety. The locations are based on sidewalk master plan the city had prepared separate from this Proposed Consolidated Plan. The groups to benefit are listed above under Population. The City will be sure to follow federal procurement guidelines when bidding this work.
	<b>Basis for Relative Priority</b>	This need was identified as the top priority in the Needs Assessment Community Survey, on-line and in a workshop, by community members.

**SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)**

Kyle is not a recipient of HUD HOME funds.

Available data reflects that there is a strong need for housing affordable to households earning less than 30% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities. Rent has increased by 43.03 % from 2016-2022, 125 units are avail to 30% HAMFI (HUD Area Median Family Income), HUD’s 2024 Fair Market Rate shows more 3 Bedroom (BR) and 4 BR housing is available than 2 BR housing, which may not be affordable by young families with only one child.

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant-Based Rental Assistance (TBRA)	Not applicable as City of Kyle is not a recipient of HUD HOME funds.
TBRA for Non-Homeless Special Needs	Not applicable as City of Kyle is not a recipient of HUD HOME funds.
New Unit Production	As the cost of housing increases, it becomes unaffordable for residents below a certain income level. Constructing KHA has no plans to add more units in Kyle. Results from the city’s FY2024 housing study will be used to determine if the need for affordable new units could be met through the use of vacant or deteriorating structures.
Rehabilitation	The market characteristics influencing this priority include the age and condition of the existing housing stock without the income to support the rehabilitation of units. Vulnerable populations such as elderly, disabled, low-income, and special needs families often live on fixed incomes that are not sufficient to cover unexpected housing repairs.
Acquisition, including preservation	Results from the city’s FY2024 housing study will be used to determine the if any vacant or deteriorating structures exist and if they would be suitable for conversion to affordable housing units. 2022 ACS data (table 34) reported 604 vacant units in Kyle.

Table 47 – Influence of Market Conditions

**SP-35 ANTICIPATED RESOURCES - 91.215(A) (4), 91.220(C) (1, 2)**

**Introduction** The anticipated budget for FY 2024-2025 is as follows: CDBG (\$212,780). The City of Kyle anticipates the receipt of (\$0) in program income for the CDBG program.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1 in Dollars (\$)				Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public-Federal	<ul style="list-style-type: none"> <li>- Administration &amp; Planning</li> <li>- Public Improvements</li> </ul>	\$212,780	\$ 0	N/A	\$212,780	\$0	<p>CDBG funds will be used for administration, and public improvements</p> <p>The City intends to utilize CDBG funds in areas where 51% or more of residents have low or moderate household incomes. The 24 separate locations that will receive new sidewalks are listed under SP-10; two of the locations are LMI.</p>

Table 48 - Anticipated Resources

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

The City will continue to look for other sources of funding that are consistent with the goals of the 2024-2028 Consolidated Plan by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building. CDBG entitlement funds have no matching requirement.

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

No needs were identified in the plan that would require use of publicly owned land or property located within the city.

The city is preparing to conduct a city-wide vacant residential lots study which could be used for the purpose of planning projects and future CDBG funding years.

**SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)**

Explain the institutional structure through which the jurisdiction will conduct its consolidated plan, including private industry, non-profit organizations, and public institutions.

Hays-Caldwell Women’s Center	Nonprofit Organization	Non-homeless special needs	San Marcos, TX
Kyle Housing Authority	PHA	Homelessness Non-homeless special needs	Kyle, TX
Southside Community Center	Nonprofit Organization/Faith-based organization	Homelessness	San Marcos, TX
Homeless Coalition of Hays County	Nonprofit Organization	Homelessness	San Marcos, TX
Hays County Health Department	Government	Non-homeless special needs	San Marcos, TX
City of Kyle Parks and Recreation Department	Government	Non-homeless special needs Planning Public Facilities Neighborhood Improvements	Kyle, TX
City of Kyle Planning Department	Government	Non-homeless special needs Planning Public Facilities Neighborhood Improvements	Kyle, TX

Table 49 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Kyle is in the process of developing a network of service providers that will be able to assist with implementing this plan. The city anticipates engaging nonprofits, private sector developers, community-based development organizations, and the Kyle housing authority. Additionally, the City employs staff to administer the CDBG grants program. This allows both the city and the service providers to become subject matter experts to maximize both the efficiency and effectiveness of the program.

One of the greatest strengths of the Institutional Delivery System will be leveraging existing relationships to form new ones and the communication between partners. It is critically important the partners communicate with one another to avoid duplication of services and ensure efficient use of resources. The most significant gap in the Institutional Delivery System is anticipated to be the financial capacity of any nonprofit partners and the local housing authority.

**Availability of services targeted to homeless persons, and persons with HIV, and mainstream services.** City of Kyle currently only provides street outreach services through Kyle Police Department and a medical detoxification program through the Kyle ER & Hospital.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	NA	NA	NA
Legal Assistance	NA	NA	NA
Mortgage Assistance	NA	NA	NA
Rental Assistance	NA	NA	NA
Utility Assistance	NA	NA	NA
<b>Street Outreach Services</b>			
Law Enforcement	X	X	NA
Mobile Clinics	NA	NA	NA
Other Street Outreach Services	NA	NA	NA

<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	NA	NA
Child Care	NA	NA	NA
Education	NA	NA	NA
Employment and Employment Training	NA	NA	NA
Healthcare	NA	NA	NA
HIV/AIDS	NA	NA	NA
Life Skills	NA	NA	NA
Mental Health Counseling	NA	NA	NA

Table 50 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

The City does not have a large homeless population and currently does not have many resources in place to assist this population at this time. The City is collaborating with the police department to develop a program to coordinate intake and assessment of homeless persons in an effort to ensure that housing resources are made available to individuals and families upon discharge.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

A services gap in the community that is anticipated to arise as the population continues grows is the need for homelessness services becoming greater than the supply of supportive services due to the lack of available resources in terms of providers and funding.

A strength in service delivery system that the city has a medical center (Kyle ER & Hospital) that provides medical detox services to assist persons with substance abuse, which allows citizens to remain in the area while using this service versus having to travel outside of the area.

As the city develops and solidifies its service delivery system it anticipates being able to

coordinate the provision of effective assistance to individuals and families experiencing homelessness by prioritizing assistance based on vulnerability and severity of service needs to ensure that individuals who need assistance the most can receive it on a timely manner. The city can also technical assistance to its partners to help build their capacity to be a CDBG partner.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for conducting a strategy to address priority needs.**

The following strategies will be implemented to overcome the gaps in the institutional delivery structure: the City will continue to develop and solidify its Institutional Delivery System and will collaborate with its partners to identify additional local, state, and/or federal funding opportunities for our area. Additionally, technical assistance can be provided by the City to its partners.

**SP-45 GOALS SUMMARY – 91.215(A) (4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Improvement Construct Sidewalks, Natural Trails & multi-modal trails	2024	2028	Non-Housing Community Development	Kyle, TX	Public Improvements	CDBG:\$212,780	GOI #23 - OTHER Construct Sidewalks: 24 locations

**Table 51 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Public Improvement - Construct Sidewalks, Natural Trails & multi-modal trails
	<b>Goal Description</b>	Construction of sidewalks in 24 separate locations (listed under SP-10) to improve property values and public safety. The location choice based on sidewalk master plan the city had prepared separate from this Consolidated Plan. Two LMI areas are among the 24 sites and will receive priority regarding construction order. The groups to benefit include low-income, moderate income, large families, families with children and elderly. The City will be sure to follow federal procurement guidelines when bidding this work.

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

City of Kyle is not a recipient of HUD HOME funding.

**SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Kyle Housing Authority (KHA) has handicap accessible units designated to meet the current needs of tenants requiring ADA compliant living space; however, there is a need to increase this number to meet future population growth projections in the City.

As the elderly and disabled populations increase, so should the number of housing units that are considered handicap accessible. With an increasing population and a large number of elderly residents, more investment is needed to increase the number of handicap accessible units.

KHA’s annual actions are determined by an annual budget. It has no plans to increase the number of ADA accessible units in the near future. But, the need for more handicap accessible units will increase with population growth. The housing authority should consider including universal design elements [i.e., no-step entries, wider doorways] in all future developments to allow for a diversity of housing types and options.

**Activities to Increase Resident Involvements**

KHA will continue to regularly address unit and building maintenance repairs. Any item(s) that cannot be repaired are replaced as necessary. Residents are instructed and encouraged to maintain proper care of all appliances and equipment. Energy savings appliances and materials are purchased when replacements are necessary.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

The KHA was designated as “troubled” by HUD in 2018 when it received an average inspection score of 58C. In 2022, its average inspection score improved to 91B and it is no longer designated as “troubled” by HUD. See also MA-25 Table 36.

**Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)**

### **Barriers to Affordable Housing**

The inventory of affordable housing in Kyle is not sufficient to meet the demand for affordable units. There are only 51 Public Housing Units available with a 22 person wait list and an average stay of ten years. One of the primary challenges to creating and preserving affordable housing in Kyle is that household income is failing to keep up with rising housing costs. The increase in housing costs has been driven by the increase in the cost of residential construction materials increasing 14.6% in 2021 and 15% in 2022, and an unprecedented rise in the rate of inflation to over 8% in 2022 subsequent to the 2020 global pandemic. These factors combined with the City's existing zoning ordinances are barriers to affordable housing within Kyle, TX.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City's primary strategy to address barriers to affordable housing include as follows:

- Following the six Land Use & Growth Management recommendations in Kyle's Plan 2030 Comprehensive Plan
- Coordinating with organizations in its institutional delivery structure to provide Fair Housing education
- Conducting a housing study to compliment this first Consolidated Plan and further determine the City's housing needs
- Provide technical assistance to housing organizations and developers regarding reading federal, state and local regulatory requirements and funding.
- Full Zoning code re-writing beginning in FY2025

## **SP-60 HOMELESSNESS STRATEGY – 91.215(D)**

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

The City of Kyle is not a recipient of HUD HOME or ESG funding. The City does not have a large homeless population and currently does not have many resources in place to assist this population at this time, i.e., year one which is 2024. We are interested in coordinated intake and assessment under the Police Department, but this program has not yet begun. The city can also become involved with Homeless Coalition of Hays County to begin to prepare for the January 2025 Point in Time Count in Kyle.

In order to address the homeless needs of the community, the City of Kyle will support organizations that reach out to homeless individuals in order to create a better service system to address these needs. The city can refer homeless persons to the Southside Community Center's shelter and transitional housing located in San Marcos, TX, which is approximately 15 minutes to south and west of Kyle.

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

The City of Kyle is not a recipient of HUD HOME or ESG funding. The City does not have a large homeless population and currently does not have many resources in place to assist this population at this time, i.e., year one which is 2024. We are interested in coordinated intake and assessment under the Police Department, but this program has not yet begun. The city can refer homeless persons to the Southside Community Center's shelter and transitional housing located in San Marcos, TX, which is approximately 15 minutes to south and west of

Kyle.

**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 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 of Kyle is not a recipient of HUD HOME or ESG funding. The City does not have a large homeless population and currently does not have many resources in place to assist this population at this time, i.e., year one which is 2024. We are interested in coordinated intake and assessment under the Police Department, but this program has not yet begun. The city can refer homeless persons to the Southside Community Center's shelter and transitional housing located in San Marcos, TX, a approximately 15 minutes to south and west of Kyle.

As the city forms its institutional delivery network it will be able to form collaborations with organizations to shorten the period that individuals and families find themselves homeless and transition them to permanent housing and independent living. The city anticipates being able to use information obtained from the housing study it intends to conduct in FY 2024 to be able to better understand where and how the emergency and transitional housing needs of homeless persons in Kyle could be met.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

The City of Kyle is not a recipient of HUD HOME or ESG funding. Diversion to housing and services outside of the traditional homeless services system is an integral part of helping families to avoid becoming homeless.

As the city forms its institutional delivery network it will be able to form collaborations to leverage other private, local, state, and/or federal funds to assist families in increasing income and remaining in permanent housing. This could be achieved by connecting families to economic development and job opportunities to obtain better-paying jobs, providing access to education about resources in the community, and developing more affordable housing for families.

#### **SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)**

##### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Kyle is not a recipient of HUD HOME funding. The Needs Assessment Community Survey and comments submitted did not identify housing rehabilitation as a priority need.

Per 2013-2017 CHAS data there are 3,25 housing units built before 1980 with children present (see Table 33), which may or may not have lead-based paint. The city will conduct a housing study in FY 2024 to compliment this first Consolidated Plan and further determine the city's housing needs. Information from the study could be used to confirm the current number of units built before 1980 with children

present and confirm if lead-based paint is present.

Depending upon the type of activity being funded, the CDBG program allows grant funds to be used to assist with the cost of lead-based paint removal and abatement activities.

Under the EPA rules, workers must follow lead-safe work practice standards to reduce potential exposure to occupants from dangerous levels of lead resulting from renovation and repair activities. As of April 2010, federal law requires contractors to be certified, and homeowners have also been required to sign a pre-renovation disclosure form. TX 2015 Minimum Construction Standards for Lead-Based Paint require compliance with EPA's Renovation, Repair, and Painting Final Rule found at 40 CFR 745. All homes built prior to 1978 should receive a lead-based paint inspection by a qualified inspector, prior to creation of the Rehabilitation scope of work. Inspection results must be appropriately disclosed to the homeowner and TDHCA. A Clearance inspection must be conducted after work is completed on any homes, or part of a home, that has tested positive for lead.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

Any activity in years two to five of this consolidated plan that would involve units built before 1978 would be assessed for the presence of lead-based paint. If found, City of Kyle would collaborate with Hays County Health Department to have risk assessments completed, with priority given to units with children, and all lead-related work performed by lead-certified contractors using lead safe work practices, and clearance tests completed to ensure that the hazard has been removed from the home.

The City of Kyle could also collaborate with Hays County Health Department to meet with the owner or manager of the dwelling and/or the family to fully investigate and review health data, exposure routes, eating utensils, construction historical data on the building, and conduct a lead screening. Afterwards, sample from paint chips, soils, dust, food, pottery are analyzed by our lead assessor and sometimes sent to a lead certified lab for analysis. The child or adult would be referred to a nutritionist or dietitian as well to their physician to share results and to establish a course of action. The goal is to bring the lead levels below the recommended threshold pre-established by Centers for Disease Control and Prevention (CDC) (5 micrograms per deciliter).

**How are the actions listed above integrated into housing policies and procedures?**

City of Kyle would have to review the results of its FY2024 housing survey and HUD CDBG requirements to determine how to incorporate the HUD-mandated lead requirements into its policies and procedures regarding single- or multi-family housing rehabilitation.

**SP-70 ANTI-POVERTY STRATEGY – 91.215(J)**

**Jurisdiction Goals, Programs, and Policies for reducing the number of Poverty-Level Families.**

The City of Kyle recognizes the importance of implementing programs and policies to reduce the number of persons in poverty and poverty-level families. The City of Kyle has identified the following efforts to reduce the number of poverty-level families:

- Encourage new business industries to offer training programs for current city residents to allow these residents to benefit from these new opportunities
- Implement a public improvement project in an LMI area to improve and maintain property and home values
- Utilize minority small business contractors as deemed possible in the award of all infrastructure and housing construction and rehabilitation contracts
- Collaborate with local education institutions (Austin Community College, Hays County Independent School District), and the city's Economic Development Department to further educate citizens and the City's workforce.
- Encourage and adhere to Section 3 policies to create jobs for low-income residents.
  
- Collaborate with local education institutions (Austin Community College, Hays County Independent School District), and the city's Economic Development Department to further educate citizens and the City's workforce.

**How are the Jurisdiction poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?**

The City of Kyle's anti-poverty strategy is an economic development plan that increases employment opportunities for low- and moderate-income households and allows them to share community benefits, such as improved home value.

This CDBG program will help individuals and families to become self-sufficient by assisting them with access to homeownership through employment and education.

Kyle is not a recipient of HUD HOME or ESG funds.

**SP-80 MONITORING – 91.230**

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

**Monitoring Process -**

To ensure each recipient of the Community Development Block Grant (CDBG) Program in full compliance with HUD regulation, the City of Kyle will use monitoring standards consistent with the federal guidelines for this program.

Recipient(s) of grant funds will be advised at least twice during the contract period and more often if issues arise.

Staff will closely monitor performance expectations of subrecipients [timeliness and productivity] in line with the HUD's performance measurement system. Monitoring will involve a five-step process to ensure that all statutory and regulatory requirements are being met:

1. Reports are made regularly as required by the appropriate federal program regulations. The City will check the records of organizations receiving federal funds from the City to ensure the information is reported accurately and completely.
  
2. Collecting and reviewing data to ensure consistency with the Consolidated Plan. The City will review the information for the

households, served with federal funds, and analyzes leveraging and matching sources.

3. Making visits to each subrecipient organization to check records and verify the occurrence of grant-funded activities.
4. Using a system of checklists and documentation for HUD-funded projects. Site visits to projects and reviews of project documentation will ensure compliance with regulations and agreements.
5. Utilizing a system of notification to alert agencies or organizations when an instance(s) of non-compliance with federal regulations or city policies.

Kyle's monitoring tools will be detailed in the operating procedures for this program; they will be consistent with those used by HUD as contained in the Community Planning and Development Monitoring Handbook.

**AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)**

**INTRODUCTION**

The table below reflects anticipated funding through the Community Development Block Grant, based on the current funding level, The City anticipates using the entire \$212,780 on administration and construction of side-walks in LMI area(s). The amount from year one available for the remainder of the Consolidated Plan will be \$0. The city anticipates \$0 program income. The City will continue to look for other sources of funding that are consistent with the goals of the 2024-2028 Consolidated Plan by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen the capacity building.

The table below reflects anticipated funding through the Community Development Block Grant, the HOME Investment Partnership Program, and the Emergency Solutions Grant based on current funding levels. Grant amounts are based on formula allocations to the City.

**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	-Administration -Public Improvements	\$212,780	\$0	\$0	\$212,780	\$0 from yr 1	CDBG funds will be used for administration, and public improvements. The City intends to utilize CDBG funds in areas where 51% or more of residents have low or moderate household incomes. The 24 separate locations that will

								receive new sidewalks are listed under SP-10. Two of the locations are within LMI areas.
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Table 52 - Expected Resources – Priority Table

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

The City will continue to look for other sources of funding that are consistent with the goals of the 2024-2028 Consolidated Plan by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building. CDBG entitlement funds have no matching requirement.

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

No needs were identified in the plan that would require use of publicly owned land or property located within the city.

The city is preparing to conduct a city-wide vacant residential lots study which could be used for the purpose of planning projects and future CDBG funding years.

**AP-20 Annual Goals and Objectives for the Program Year**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Improvement Construct Sidewalks, Natural Trails & multi-modal trails	2024	2025	Non-Housing Community Development	24 Separate Locations	Public Improvements	CDBG: \$212,780	GOI #23 - OTHER  Construct Sidewalks: 24 locations

Table 53 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Public Improvement – Construction of Sidewalks
	<b>Goal Description</b>	This project will entail the design and/or construction of public improvements to be located in 24 separate locations throughout the city, two of which are in LMI areas. The proposed public improvement project includes: Constructing Sidewalks in 24 separate locations; see table under SP-10.

## AP-35 PROJECTS – 91.220(D)

### Introduction

Through the use of CDBG funds, the City anticipates funding public improvements to construct sidewalks at 24 separate locations as listed below as its goal for Annual Action Plan Year One. Total Square Feet (SF) is based on a width of 4 feet. The ID# are sequential for ease of reference; they do not indicate priority. However, locations in LMI areas, which are areas where 51% or more of residents have low or moderate household incomes (**shown in bold font**) will be given top priority regarding order of completion; 200 Pimlico Rd, LMI of 67.62% (Census Tract 109.1, Block Group (BG) 2), and 351 Whispering Hollow Dr. LMI of 53.56% (Census Tract 109.1, BG 4).

City of Kyle CDBG Sidewalk Locations FY2024			
ID#	Location Name(s)	Length	Total SF
1	190 Elmer Cv	8.00	32.00
<b>2</b>	<b>200 Pimlico Rd</b>	46.00	184.00
3	Brent Blvd	338.00	1,352.00
4	180 Spillway Dr	27.00	108.00
5	216 Lake Washington Dr	15.00	60.00
6	289 Town Lake Bend	58.00	232.00
7	646 Covent Dr	56.00	224.00
8	813 & 814 Covent Dr	142.00	568.00
9	110 Hunters Dr	130.00	520.00
10	104 Hunters Dr	266.00	1,064.00
11	107 Western Cv	36.00	144.00
12	101 Spring Branch Cv	38.00	152.00
<b>13</b>	<b>351 Whispering Hollow Dr</b>	20.00	80.00
14	1000 Veterans Dr	120.00	480.00
15	5962 Negley	20.00	80.00
16	1000 block of Powell - Eastside	26.00	104.00
17	1000 block of Powell - Westside	50.00	200.00
18	1343 - 1377 Estival Dr	87.00	348.00
19	1059 Four Seasons Farm Dr	155.00	620.00
20	Woodland Dr @ E. FM 150 - Eastside	156.00	624.00
21	Woodland Dr @ E. FM 150 Westside	256.00	1,024.00
22	Waterleaf Blvd @ E. FM 150 - Eastside	60.00	240.00
23	Waterleaf Blvd @ E. FM 150 Westside	60.00	240.00
24	1571 Kirby Ln	290.00	1,160.00
	<b>Total</b>	<b>2,460.00</b>	<b>9,840.00</b>

Table 54 – Project Information

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

One rationale for allocation priorities is to ensure the community needs identified by the public are the focus of the use of CDBG funds. Public comments were received through an online Needs Assessment Community Survey, and in an in-person workshop, as well as through a second workshop and two 30-day comment periods on the Consolidated Plan.

Obstacles to addressing underserved needs include lack of resources.

The City will maximize use of its resources to the best of its ability by allocating funds to projects in accordance with identified public need(s) to help establish and create decent, safe, and affordable housing and improve the quality of life for low to moderate income persons. Actions that will take place to address obstacles to meeting underserved needs include adhering to the certification that not less than 70% of CDBG funds over a one -year period will be used for activities that benefit low to moderate income persons and that it will affirmatively further fair housing as are required to use CDBG entitlement grant monies.

## **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 revised**

According to the HUD CPD Mapper data, certain areas of the City have high concentrations of low-income residents. Census Tracts and block groups with populations of 51% or more of low and moderate income persons but less 70% include:

**109.10 (BG 4) 53.56%, 109.02 (BG3) 55.64%, 109.10 (BG 2) 67.62%**

The following census tracts and block groups represent areas in which 70% or more of the residents are of low and moderate incomes:

**109.05 (BG3) 73.54% and 109.06 (BG 3) 81.46%**

In terms of race, the majority of the population east of I-35 is considered an area of minority concentration as 47.80 to 71.50% of the population is of Hispanic origin, while only 51.7% of the city as a whole is of Hispanic origin (census.gov quick facts Kyle Texas population estimates July 2023; see also MA-50). In FY24, Kyle will use CDBG monies to construct sidewalks at 24 separate locations throughout the city, two of which are in LMI areas and are also east of I-35. See full table under SP-10 and AP-35. Details on the LMI areas in relation to the locations that will receive new sidewalks are as follows:

200 Pimlico, 67.62% LMI (Census tract 109.1, BG2) - East of I-35

351 Whispering Hollow Dr E I-35, 56.56% LMI (Census tract 109.1, BG 4) - East of I-35

The map provided in SP-10 shows the low and moderate income block groups and a map in the appendices shows all Census tracts in Kyle. Year one’s public improvement project will take place in a low and moderate income area, and in years two to five the projects (based on the needs identified) would take place city wide for the benefit of low and moderate income individuals. Locations of the remaining projects will be determined after proposals have been submitted and accepted.

**Geographic Distribution**

Target Area	Percentage of Funds
24 Separate locations in Kyle, TX	100%

Table 55 - Geographic Distribution

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

The rationale for allocation priorities of investments by geography is to match area(s) that are 51% or more LMI, such as areas east of I-35. Distribution of funds will be such that all CDBG target areas receive some benefit and/or improvement through the duration of this Consolidated Plan. Kyle has chosen 24 locations throughout the city, two of which are LMI Areas.

**AP-55 AFFORDABLE HOUSING – 91.220(G)**

**Introduction**

**The Action Plan, per 24 C.F.R. §§ 91.220(g), 91.320(g), 91.420, must specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year**

As there are only 21 public housing units available, with a 10-year stay period and a 22-person waitlist, the number of units are not sufficient to provide affordable housing to these groups.

Average housing cost burden is 30% of one’s annual income. The marketing analysis shows that median income is \$85,199 and median rent is \$1,572 per month (\$18,864 per yr), which is 22.14% of a person’s income. However, if someone is earning only 30% of the median income, \$25,559 and they pay \$18,864 per year in rent, they would be left with \$6,695 to cover the remainder of cost of living expenses, e.g., utilities, groceries, etc.

The Housing Affordability Table 29 in MA-15 shows 125 rental units were units available to households earning below 30% of the city’s HUD Area Median Family Income (HAMFI).

The community identified Affordable Housing as priority need #5 of their top 10 priority needs. The city may be able to address affordable housing needs in future years as its capacity network is expanded and additional CDBG funds are available. The anticipated available funding for year one, \$212,780.00, is not enough to begin to adequately address affordable housing in FY 2024.

The City of Kyle is not a recipient of HOME funding, therefore Tables 56 and 57 below are not applicable.

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

Table 56 - One Year Goals for Affordable Housing by Support Requirement

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

Table 57 - One Year Goals for Affordable Housing by Support Type

## **AP-60 PUBLIC HOUSING – 91.220(H)**

### **Introduction**

The City of Kyle’s population is served by the Kyle Housing Authority (KHA). How it determines annual actions and the services it provides to residents are detailed below and in other sections of this Plan.

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

Kyle Housing Authority's (KHA) mission is to serve the diverse housing needs of families within its jurisdiction by:

- Ensuring equal opportunity in housing.
- Promoting self-sufficiency and asset development of families and individuals.
- Improving the resident quality of life and economic viability.

KHA’s annual actions are determined by an annual budget.

KHA will continue to regularly address unit and building maintenance repairs through monthly inspections and communication with residents. Needs are addressed as the budget allows.

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

KHA will continue to regularly address unit and building maintenance repairs. Any item(s) that cannot be repaired are replaced as necessary. Residents are instructed and encouraged to maintain proper care of all appliances and equipment. Energy savings appliances and materials are purchased when replacements are necessary.

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

HUD-assisted properties are inspected by qualified inspectors to make sure they are decent, safe, and sanitary. HUD’s Real Estate Assessment Center (REAC) sets the inspection standards and oversees inspections.

REAC inspections help ensure affordable housing communities are safe and up to code. The inspections are conducted by contracted inspectors and involve a thorough assessment of the property’s site, building exteriors, building systems, common areas, and units. The results of the inspection are given an overall score between zero and 100, with anything above a 60 being considered a passing score. Lower scored properties are inspected more frequently, while higher scored properties are inspected less frequently. The score also determines how often the property will be inspected in the future. Properties may also be given a letter (“a”, “b”, or “c”) to indicate the presence of any health and safety deficiencies. Inspectors are required to point out any issues that may negatively affect the score, and owners have 24 hours to address any life-threatening problems. If an owner has an issue with the final score, they may submit a written appeal with evidence.

The KHA was designated as “troubled” by HUD in 2018 when it received an average inspection score of 58C. In 2022, its average inspection score improved to 91B and it is no longer designated as “troubled” by HUD. See also MA-25 Table 36.

**AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)**

**Introduction**

The City will not be a recipient of HOME or ESG funds from HUD.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

The City of Kyle is not a recipient of HUD HOME or ESG funding. The City does not have a large homeless population and currently does not have many resources in place to assist this population at this time, i.e., year one which is 2024. We are interested in coordinated intake and assessment under the Police Department, but this program has not yet begun.

In order to address the homeless needs of the community, the City of Kyle will support organizations that reach out to homeless individuals in order to create a better service system to address these needs.

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

The City of Kyle is not a recipient of HUD HOME or ESG funding. The City does not have a large homeless population and currently does not have many resources in place to assist this population at this time, i.e., year one which is 2024. We are interested in coordinated intake and assessment under the Police Department, but this program has not yet begun. The city can refer homeless persons to the Southside Community Center's

shelter and transitional housing located in San Marcos, TX, which is approximately 15 minutes to south and west of Kyle.

As the city forms its institutional delivery network it will be able to form collaborations with organizations to shorten the period that individuals and families find themselves homeless and transition them to permanent housing and independent living. The city anticipates being able to use information obtained from the housing study it intends to conduct in FY 2024 to be able to better understand where and how the emergency and transitional housing needs of homeless persons in Kyle could be met.

**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 does not have a large homeless population and currently does not have many resources in place to assist this population at this time, i.e., year one which is 2024. We are interested in coordinated intake and assessment under the Police Department, but this program has not yet begun. In order to address the homeless needs of the community, the City of Kyle will support organizations that reach out to homeless individuals in order to create a better service system to address these needs. The city can refer homeless persons to the Southside Community Center's shelter and transitional housing located in San Marcos, TX, a approximately 15 minutes to south and west of Kyle.

**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**

Diversion to housing and services outside of the traditional homeless services system is an integral part of helping families to avoid becoming homeless.

As the city forms its institutional delivery network it will be able to form collaborations to leverage other private, local, state, and/or federal funds to assist families in increasing income and remaining in permanent housing. This could be achieved by connecting families to economic development and job opportunities to obtain better-paying jobs, providing access to education about resources in the community, and developing more affordable housing for families.

## **AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)**

### **Introduction:**

By following the Kyle Plan 2030 Comprehensive Plan Land Use & Growth Management Recommendation(s) of: Collect data and assess fiscal impacts of decisions, Maximizing the types of housing offered in Kyle, and Align future development with current/projected capacities, Adopt/accept incremental approach to connectivity, Encourage a development pattern that preserves green spaces and Introduce a land use strategy without a single focus on the separation of uses, combined with the housing study it intends to conduct in FY 2024, it can reduce and overcome existing barriers to affordable housing.

By coordinating with organizations in its institutional delivery structure it will be able to provide fair housing education.

### **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**

During FY 2024-2025, the City will continue to undertake efforts to promote affordable housing which include, but are not limited to:

- Conducting a housing study to compliment this first Consolidated Plan and further determine the city's housing needs.
- Begin to make Land Use & Growth Management decisions based on the recommendations in the City's 2030 Comprehensive Plan; this will continue through the 2024-2028 duration of the Consolidated Plan
- Continue to provide technical assistance to housing organizations and developers regarding reading federal, state, and local regulatory requirements and funding
- Full zoning code re-writing

### **Discussion:**

The City of Kyle will use the information collected from its housing study and the recommendations in its 2030 Comprehensive plan as the corner stones to develop ways to remove and/or mitigate barriers to affordable housing that be implemented in subsequent Action Plans.

## **AP-85 OTHER ACTIONS – 91.220(K)**

### **Introduction:**

The City of Kyle plans the actions and strategies described below in order to address underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between housing and social service agencies.

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

Actions taking place to address these obstacles include working with local colleges and universities and other job training and educational institutions to better prepare residents to enter the workforce.

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

City of Kyle is not a recipient of HUD HOME funding. The city is conducting a housing study in FY 2024 to compliment this first Consolidated Plan and further determine the city's housing needs. Information from the study could be used to foster and maintain affordable housing in subsequent years.

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

The majority of city's housing stock (85%) was constructed in 2000 or later, which was after the EPA's January 1, 1978 lead-based paint ban for residential use. Per 2013-2017 CHAS data there are 3,25 housing units built before 1980 with children present (see Table 33), which may or may not have lead-based paint. The city will conduct a housing study in FY 2024 to compliment this first Consolidated Plan and further determine the city's housing needs. Information from the study could be used to confirm the current number of units built before 1980 with children present and confirm if lead-based paint is present.

Depending upon the type of activity being funded, the CDBG program allows grant funds to be used to assist with the cost of lead-based paint removal and abatement activities.

Under the EPA rules, workers must follow lead-safe work practice standards to reduce potential exposure to occupants from dangerous levels of lead resulting from renovation and repair activities. As of April 2010, federal law requires contractors to be certified, and homeowners have also been required to sign a pre-renovation disclosure form. TX 2015 Minimum Construction Standards for Lead-Based Paint require compliance with EPA's Renovation, Repair, and Painting Final Rule found at 40 CFR 745. All homes built prior to 1978 should receive a lead-based paint inspection by a qualified inspector, prior to creation of the Rehabilitation scope of work. Inspection results must be appropriately disclosed to the homeowner and TDHCA. A Clearance inspection must be conducted after work is completed on any homes, or part of a home, that has tested positive for lead.

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

According to the U.S. Census Bureau Quick Facts, 7.3% of people in Kyle lived in poverty in 2022, compared to 14% for the state of Texas in 2022.

In an effort to reduce the incidence of poverty in Kyle, the City will implement the following efforts during FY 2024-2025:

1. Implement a public improvement project in an LMI area that serve to attract and maintain property and home values.
2. Support initiatives that help further local educational objectives.
3. Utilize minority small business contractors as deemed possible in the award of all infrastructure and housing construction and rehabilitation contracts.
4. Adhere with the Section 3 requirements of the CDBG program

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

The City of Kyle is in the process of expanding its network of service providers that will be able to assist with implementing this plan. The city anticipates engaging nonprofits, private sector developers, community-based development organizations, and the Kyle housing authority. Additionally, the City employs staff to administer the CDBG grants program. This allows both the city and the service providers to become subject matter experts to maximize both the efficiency and effectiveness of the program

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

The City of Kyle is in the process of expanding its network of service providers, to also include private housing and social service agencies, that will be able to assist with implementing this plan. The city anticipates engaging nonprofits, private sector developers, community-based development organizations, Workforce solutions and/or Gary Job Corps, and the Kyle housing authority. Additionally, the City employs staff to administer the CDBG grants program. This will allow the city to act as liaison between these groups and connect them for a common cause; enhancing coordination between public and private housing and social services agencies.

### **Discussion:**

The City of Kyle endeavors to build and refine its strategies to address underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between housing and social service agencies. By developing greater collaboration, the City will create increased opportunities for those in need.

**AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)**

**Introduction:**

The project planned with all CDBG funds expected to be available during the FY2024 is identified in the Project Table in AP-35. The City will not receive any program income.

**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
Total Program Income	\$0

**Other CDBG Requirements**

1. The amount of urgent need activities	\$0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.  Overall Benefit - <b>A period of one year will be used to determine that a minimum overall benefit of 70%</b> of CDBG funds is used to benefit persons of low and moderate income.	100.00%
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END CONSOLIDATED PLAN

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