The City of New Braunfels invites you to provide input on the City's upcoming PY22 Annual Action Plan for the U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG) program that will help to meet the needs and priorities for low- to moderate-income residents. Your valuable feedback will be used to assist the City in developing an annual plan that identifies and addresses housing and community development needs as well as meets the priorities and goals established in the 2020 – 2024 Consolidated Plan. Additionally, the needs and priorities identified in this meeting will be considered by CDAC when making funding recommendations for PY22 to City Council.

The focus of this meeting will be to discuss the challenges that your agency and clients experience as the overall goal of the CDBG program is to develop “viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.”

Please RSVP to Paula Harper at paula.cstx@gmail.com with the number of staff that will attend the meeting either in person or on ZOOM.

Questions or comments regarding priorities and needs in the Annual Action Plan or comments on the draft Annual Action Plan may be submitted to Jennifer Gates at JGates@nbtexas.org or 830-221-4383. A public comment period for the draft Annual Action Plan will be from June 7, 2022, through July 6, 2022. The draft Annual Action Plan will be on the City’s website beginning June 7th and also hard copies will be at City Hall and the main Library.

NOTE: Persons with limited English proficiency or disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary’s office at 221-4010 at least (2) workdays prior to the meeting so that appropriate arrangements can be made.
### SIGN-IN SHEET

**STAKEHOLDERS MEETING**

Tejas Room – New Braunfels City Hall  
March 23, 2022 @ 9:30 PM

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<th>NAME</th>
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<td>Jeff Jowell</td>
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<td>Patrick Lynch, Jr</td>
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<td>Alice Jewell</td>
<td>McKenna Foundation</td>
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<td>Mario Obledo</td>
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<td>Tricia Schneider</td>
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<td>Bonnie Surratt</td>
<td>Comal Co. Sr. Center</td>
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<td>Debbie Castilleja</td>
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<td>Kristy Sigmor</td>
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<td>Roxanne Vikanara</td>
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2020-2024 CONSOLIDATED PLAN PRIORITIES

- Housing
- Homelessness
- Public Facilities
- Public Services
- Administration

GOALS FOR THE MEETING

- Identify greatest housing and community development needs of your clients and low-moderate income residents.
- Identify opportunities and barriers to affordable housing; and
- Collect information that is needed for the development of the Program Year 22 Annual Action Plan.

HOUSING NEEDS

1. What are the greatest housing needs and barriers for low-moderate income renters and homeowners in New Braunfels?

   STAKEHOLDER FEEDBACK:
   - Affordable housing in the community, for example, need to make a minimum of $19 p/h and additional challenges if there is a criminal history, etc.
   - Transportation, especially due to rising fuel costs
   - Lack of childcare, or affordable childcare options, increases necessity for a parent to stay at home with child(ren) rather than working outside of home
   - Amount of subsidized housing units hasn’t grown with the growth of the community; the waitlist is sometimes up to 5 years long
   - Stakeholder observation that more families are “doubling up” to save housing costs by living together which adds stressors to children in the home e.g., potential for child abuse
   - Stakeholder observation that NB residents have experienced increased rental costs due to the impact of COVID; landlords have raised rent to recover lost revenue
   - Stakeholder observation that it’s difficult to find single-family homes that cost less than $320K so people have moved out of state or to other communities because of being “priced out”, or are renting instead of owning a home
   - Stakeholder observation that these issues affect their clients but are also affecting their staff because housing isn’t affordable for staff either

2. What are the most common housing problems for low-moderate income residents?

   STAKEHOLDER FEEDBACK:
   - Affordability in terms of rent and mortgage which then triggers issues with food insecurity, etcetera
   - Difficult to afford maintenance of home which leads to decline in quality of housing stock
   - Increasing property taxes may cause difficulty with staying in the home
Challenges due to work instability e.g., low hours or pay
Pay may not increase enough to match increase costs of home maintenance
Stakeholder comment/question that there is a national trend of large corporations and individuals buying/building homes and then renting to residents but are they invested in the community, and does it affect stability since residents are renting rather than owning their home?

3. What groups of people have the greatest housing needs in New Braunfels?

STAKEHOLDER FEEDBACK:
- Single families
- Single parents
- Older youth transitioning into independent living after aging out of the foster system
- Young people who don’t have an established credit history
- Seniors on a fixed income
- Stakeholder observation that there has been an increase in grandparents who are gaining custody of their grandchildren but are not able to afford the associated increase in family costs
- Insufficient affordable housing options after transitional housing
- Those with poor credit history, criminal history, etc.
- There are few options for those on disability
- People who are escaping crisis and trauma

FAIR HOUSING
Note: Housing discrimination is based on the race/ethnicity, gender, age, religion, disability, national origin, sexual orientation or family structure of the prospective tenants or buyers. These are known as “protected classes.” Housing cost and insufficient tenant/buyer income or credit are not fair housing issues.

1. Have any clients reported that they have been denied housing based on any of the protected classes?

STAKEHOLDER FEEDBACK:
- None reported at this time

SERVICES NEEDED
1. Are there areas in the City that are lacking certain community services and/or amenities?

STAKEHOLDER FEEDBACK:
- Additional community centers, especially for youth e.g., youth centers
- Lack of public transportation
- No in-patient behavioral health facilities, limited treatment facilities, no detox or in-patient recovery treatment facilities
- Difficulty accessing senior citizen center

2. What are the primary supportive service needs of low-moderate income residents of New Braunfels?

STAKEHOLDER FEEDBACK:
- Need additional, sufficient health care for eye/vision health services
- Insufficient medical and dental care
• Food and nutrition services; individuals and families are experiencing emergency and long-term food insecurity
• Insufficient financial literacy for residents
• Insufficient parenting classes in community
• Insufficient access/transportation to food for housebound individuals e.g., similar to meals on wheels programs or grocery deliveries.
• Per Comal County Senior Citizen’s Foundation (CCSCF) representative, CCSCF outreach employee and volunteers may be able to start running errands and delivering food to homebound seniors and individuals

3. Describe programs—or the need for programs—for ensuring that persons returning from mental and physical health institutions and/or persons who are homeless receive appropriate supportive housing.

**STAKEHOLDER FEEDBACK:**
• More need than capacity due to rapid growth of city
• Need additional crisis and “next step” housing
• MHDD working with those returning from psychiatric care, and hospitals and jail are now starting to try to locate support for those leaving their facilities
• Missing gap is affordable, long-term (3+ years) housing between crisis housing to permanent housing e.g., moving from living in car to long-term transitional housing to [GAP due to insufficient availability of affordable housing] and then to permanent housing
• Need transitional housing WITH supportive services e.g., up to 3 years at Apple Seed apartments
• Stakeholder observation that Alamo Area Community Network (AACN) in San Antonio allows HIPAA-compliant transfer of client information, thereby providing coordinated access to more resources for clients

**NON-HOUSING COMMUNITY DEVELOPMENT**

1. What are the greatest community and economic development needs? For example, neighborhood revitalization, job creation, local business development, transportation?

**STAKEHOLDER FEEDBACK:**
• Lack of public transportation
• Lack of access to local cultural events such as Dia De Los Muertos Festival and recreational facilities such as Das Rec; these events and facilities improve connectedness and engagement within community
• Lack of affordable afterschool care and childcare
• Need to find business partners for those who may be harder to employ e.g., those with mental and physical disabilities or criminal history
• Messaging needs to be developed better to communicate needs and solutions more effectively between stakeholders such as nonprofits, city representatives, and community
• As substantiated by collected data, more people are needing to commute from other, more affordable communities to work in New Braunfels.

If you would like to share additional information that you believe would inform the development of the PY22 Annual Action Plan or the Fair Housing Plan, please contact Jennifer Gates at JGates@nbtx.org – 830-221-4383 or Paula Harper at paula.cstx@gmail.com – 979-324-7402