TABLE OF CONTENTS

List of Tables

List of Charts

List of Figures

1 Community Goals & Objectives

Comprehensive Planning

A comprehensive plan is a document that articulates a future vision for a community and the goals, objectives, and actions to help achieve it. It provides guidance to City staff, leaders, decision-makers, property owners, businesses, developers, and residents in the choices and decisions they make.

A comprehensive plan:

- Provides detailed information about what a city looks like and how it functions
- Articulates a vision of how residents and other community members want the city to grow as it looks to the future
- Identifies specific goals and actions to help achieve the vision
- Provides a framework for policy decisions and physical development
- Covers a long-term time frame of 10- to 20-years
- Is integrated with other planning documents, studies, and initiatives carried out by local and region

While not statutorily required for Texas cities, comprehensive plans provide important legal and political support for zoning, subdivision, and other city development processes. A comprehensive plan defines a city's reasons for adopting and implementing land use regulations and provides information for budgeting, capital improvements programs, and other regulatory documents of the City.

Once complete, a comprehensive plan represents not only a sophisticated set of data about a city but also a set of priorities and specific projects established by the community that the city's leadership can use to move the city into the future.

1.1 Developing a Vision

Community goals and objectives guide the actions recommended throughout this comprehensive plan.

Marlin residents' goals and objectives were developed through a planning workshop and an online survey. The community survey was posted online using SurveyMonkey for approximately two months December 2021 and January 2022. The City of Marlin hosted a planning workshop at the Marlin Highschool Auditorium on January 5, 2022. The purpose of the workshop was to identify, organize, and analyze goals and objectives for the community.

The conclusions from the workshop and the survey responses can be expressed as a community vision statement that describes residents' hopes for what Marlin might be like in 2032:

City of Marlin Community Vision Statement

In 2032, Marlin will be a family-oriented, affordable, residential community that provides excellent - services and attractive amenities. The city will be characterized by:

- A peaceful and welcoming, small-town feel,
- An active and supportive community,
- Diverse housing opportunities, affordable to and serving the needs of all segments of the population,
- A local economy that supports a variety of businesses,
- A community that is proud of its history and historical architecture,
- Updated and efficient water and sewer systems that provide good service at a low cost to taxpayers, and
- Well-maintained parks and recreation facilities for residents of all ages.

1.2 Workshop Input

The planning workshop gathered information from Marlin residents using an effective, established process known as the Goals Grid Method.[1] The following questions were presented to those in attendance:

- What are you trying to achieve?
- What are you trying to preserve?
- What are you trying to avoid?
- What are you trying to eliminate?

Residents responded as follows:

Preserve/Achieve

- Community Appearance & Character
  - Preserve small-town peace & tranquility
  - Keep close-knit community
  - Build upon diversity of people
  - Increase walkability
  - Preserve historic character
  - Protect grand trees & plant trees
  - Beautify streets by developing street clean-up program & adding planter boxes
- Public Services
  - Upgrade police & fire facilities & equipment
  - Increase police protection & presence
  - Improve EMS response time
  - Develop recycling program
  - Improve schools
- Housing
  - Develop more multifamily housing & rental options
  - Develop more housing & more affordable housing
  - Preserve affordability of housing
  - Preserve historic homes
  - Support housing maintenance & repair (rehabilitation programs)
  - Improve code enforcement
  - Remove dilapidated structures

[1] Nichols, Fred (2000) The Goals Grid: A Tool for Clarifying Goals and Objectives

- Recreation & Open Space
  - Improve existing recreational spaces & facilities
    - Increase safety with lighting & fencing
    - Increase ADA accessibility
    - Improve supporting facilities (water fountains, benches, shade, etc.)
    - Upgrade & maintain tennis courts & baseball fields
    - Replace, upgrade, & maintain playground equipment
  - Develop more recreational opportunities
    - Splash pads
    - Walking/hiking trails
    - More facilities/events, recreation center with ESL opportunities

- Infrastructure
  - Water & Sewer Systems
    - Replace old, deteriorating lines
    - Conserve mineral water
  - Drainage & Streets
    - Improve culverts & ditches to prevent street flooding
    - Educate homeowners about culvert maintenance
    - Fix potholes & streets damaged from flooding

- Commercial Development
  - Improve downtown commercial center
  - Increase number of downtown eateries
  - Improve grocery store options

Eliminate/Avoid

- Substandard Structures & Lot Conditions
  - Tangled titles & deeds
  - Dilapidated structures
  - Abandoned properties
  - Vacant commercial buildings downtown
  - Overgrown lots
  - Dumping

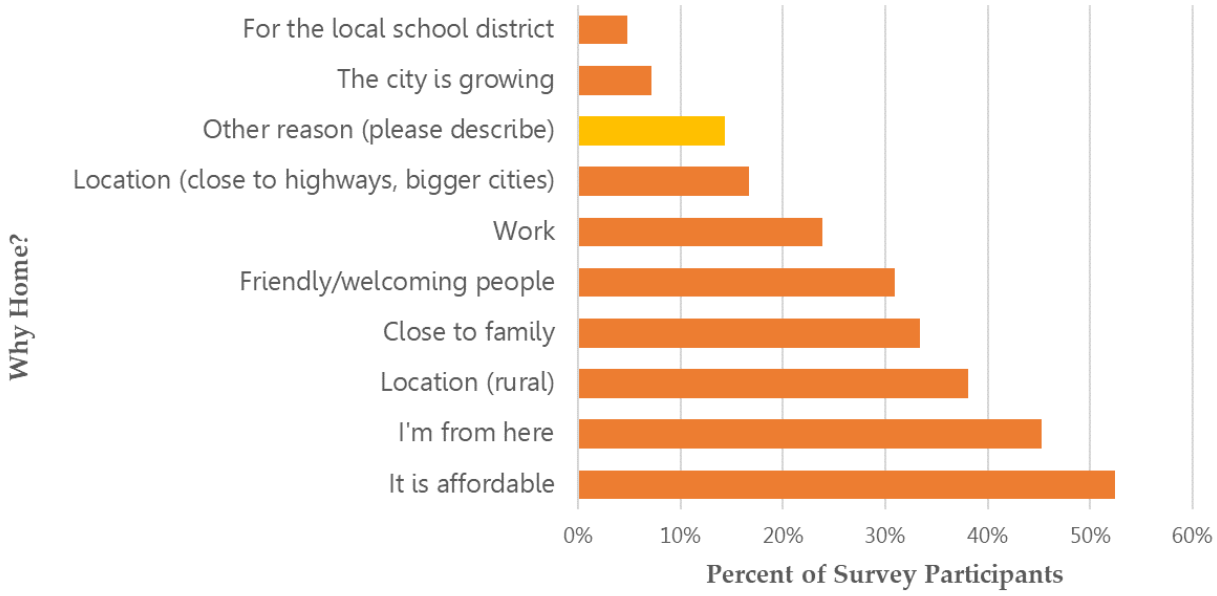
- Locally Unwanted Land Uses
  - Bars/Night Clubs & Smoke Shops close to neighborhoods
  - Sexual Oriented Businesses
  - Predatory Credit Access Businesses
  - Train Horns – (establish a Railroad Quiet Zone)

- Infrastructure
  - Water
    - Poor water quality, reduce the number of boil water notices
    - Drainage & Streets
    - Ditch blockage, maintain ditches
    - Damaged culverts
    - Flooding in south Marlin
  - Potholes/poor road conditions
    - Road erosion
    - Avoid traffic issues

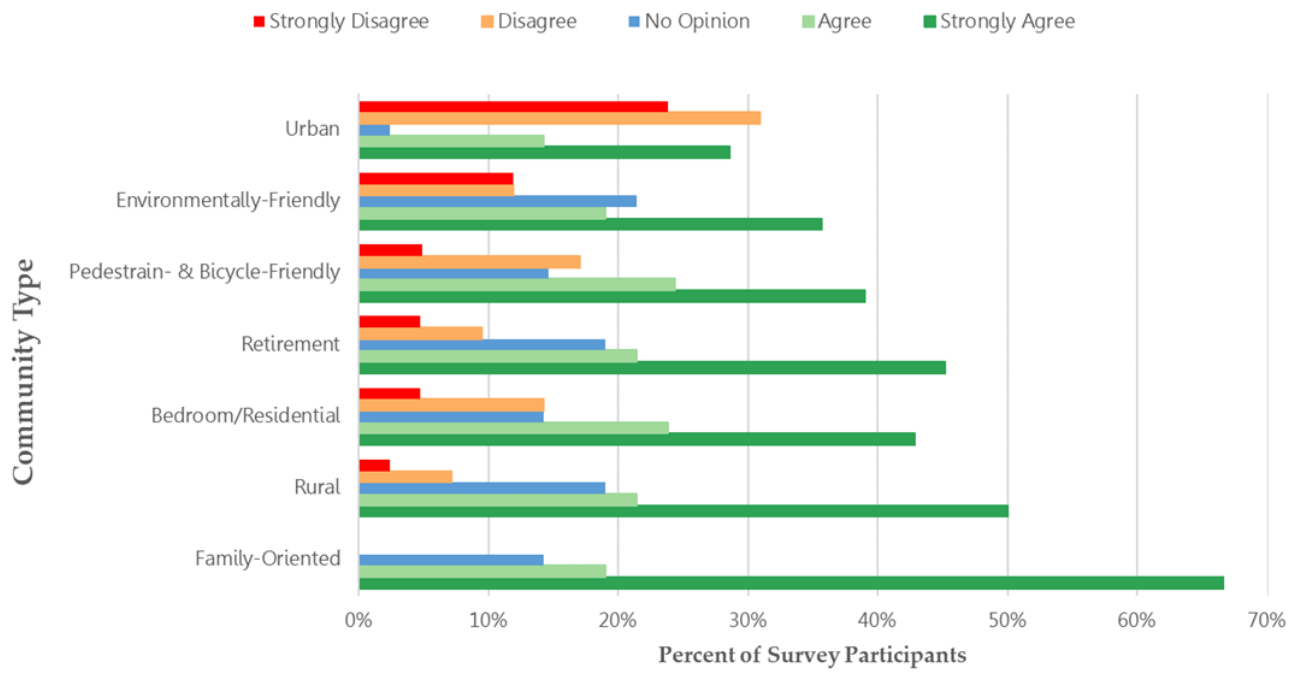
1.3 Survey Summary

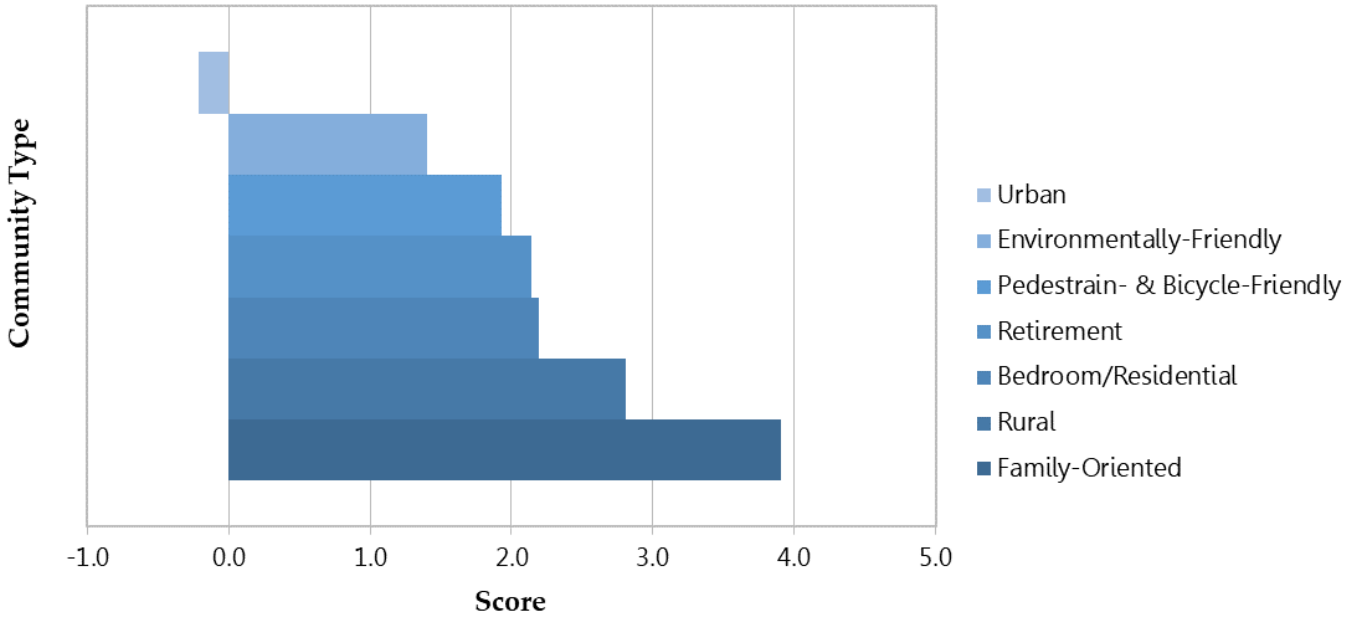
Forty-two (42) participants filled out Marlin's 16-question community planning survey. The following charts summarize survey responses. To the extent possible, alternative responses and open-ended comments were consolidated into additional categories.

- **Why is Marlin your home?**

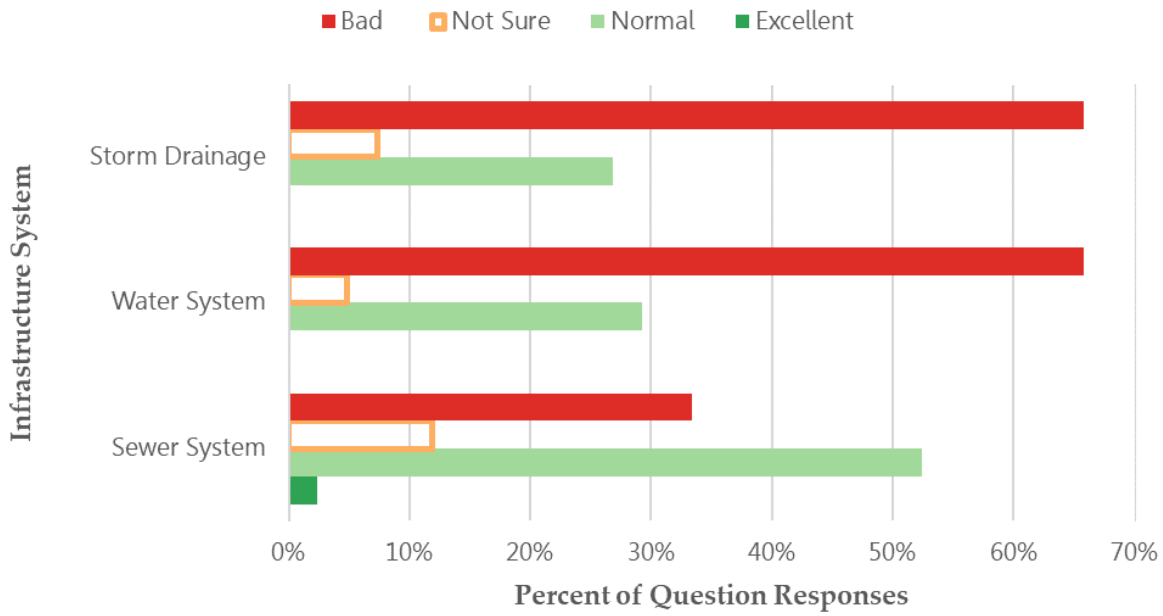


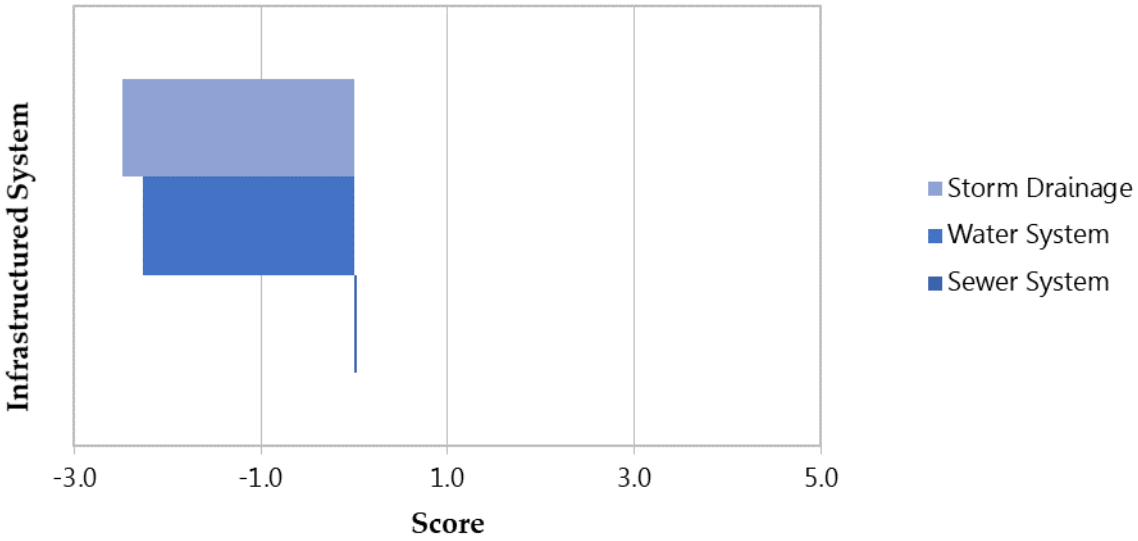
- **How much do you agree or disagree with the following statements about the kind of community Marlin should be?**





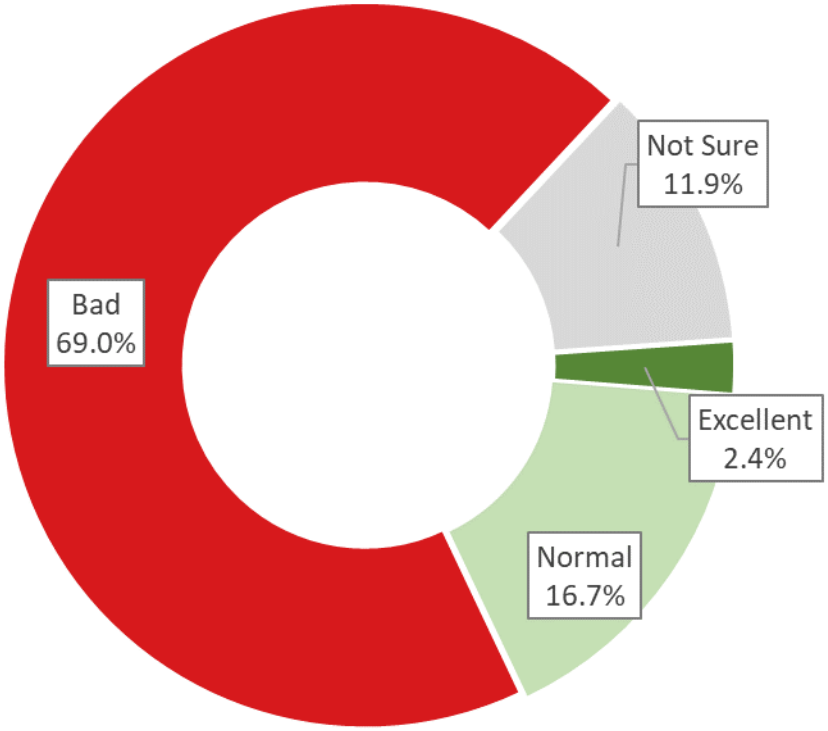
- **Please rate the quality and reliability of these services/systems in Marlin.**





System	"Bad" Ranking Comments
Water	Frequent boil notices, non-drinkable, water is not safe for human consumption
Storm Drainage	Poor drainage, flooding, road damage (There is a lot of runoff water that is continuously ruining the streets), standing water, nonexistent (On my road, there are no drains of any kind)
Sewer	Worries of backups

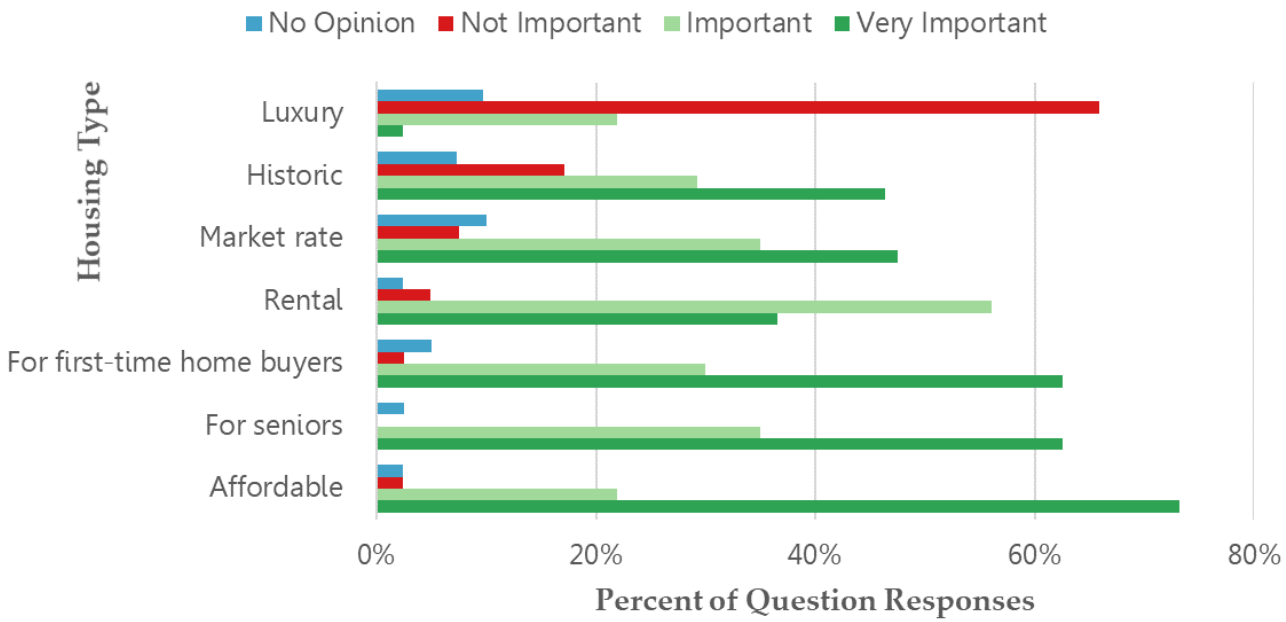
- **What is the general condition of houses in Marlin?**

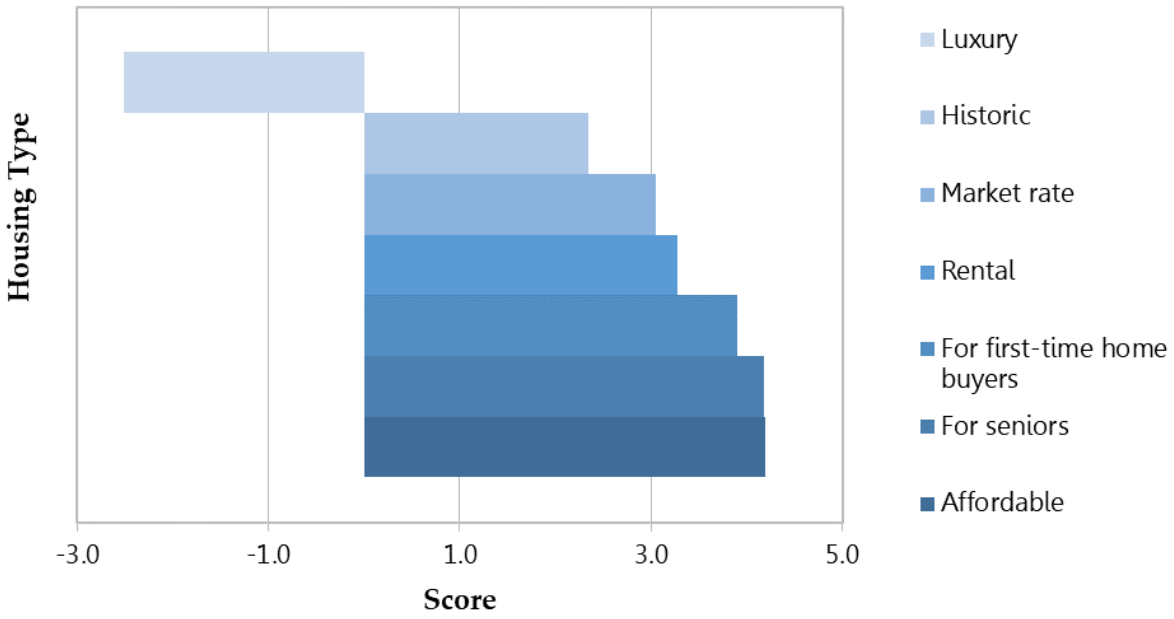


Key concerns include:

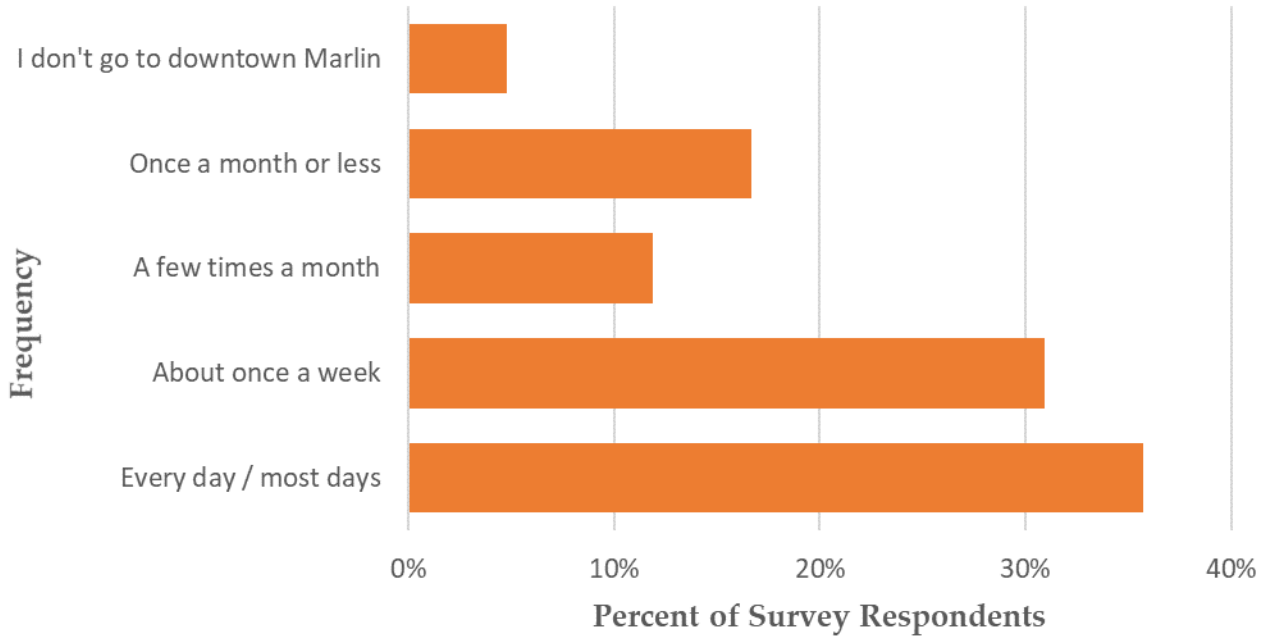
- Structure conditions; health and safety hazards; enforcement
- Abandoned/unoccupied structures
- Yard conditions and maintenance (debris, overgrown grass, vehicles)

- **How important are these types of housing?**

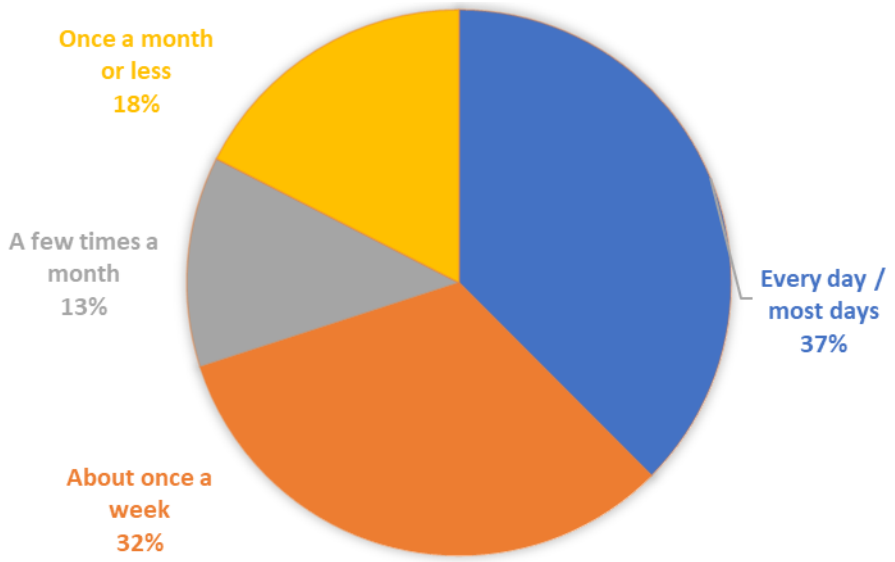




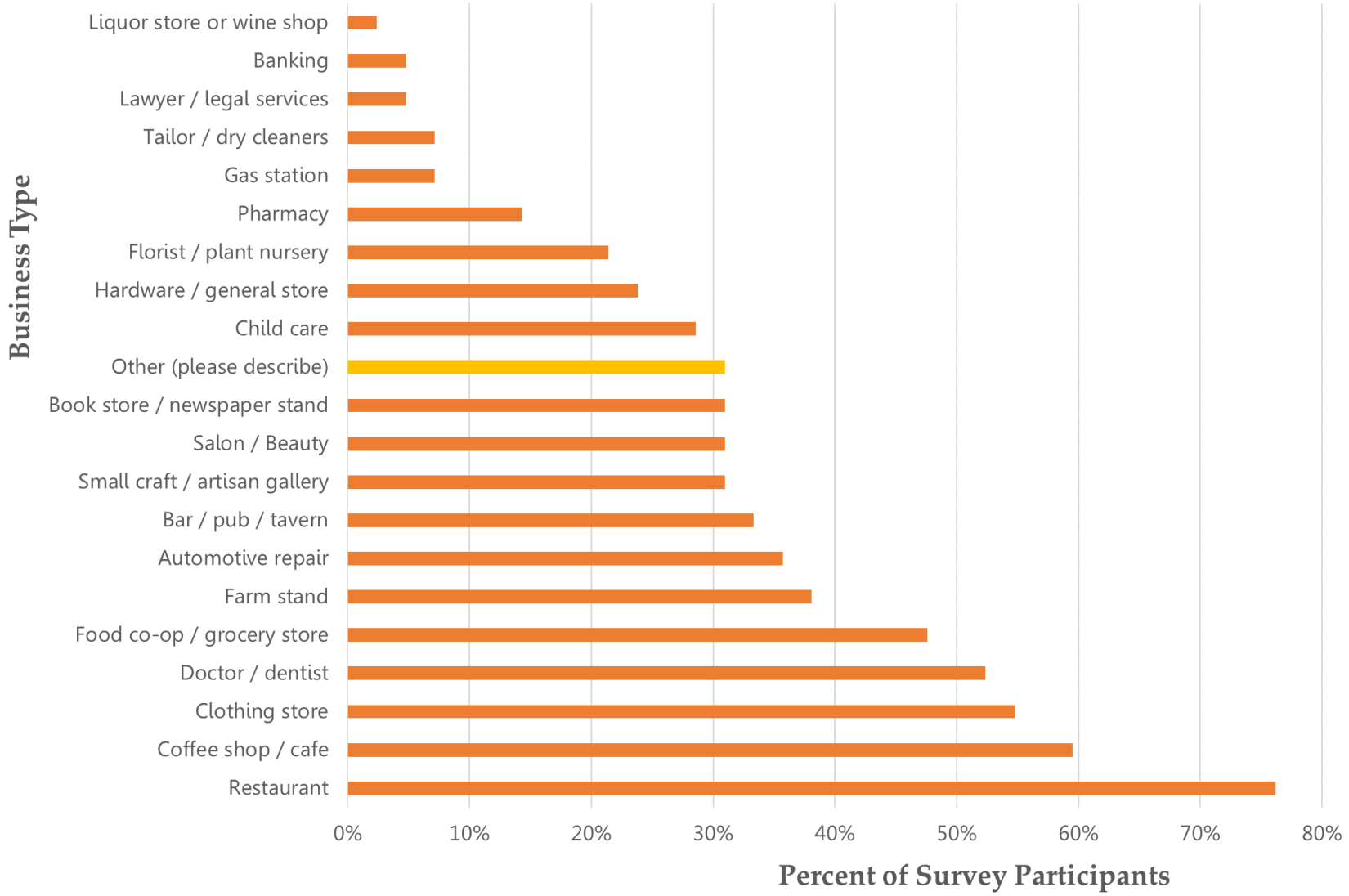
- **How often do you visit downtown Marlin?**



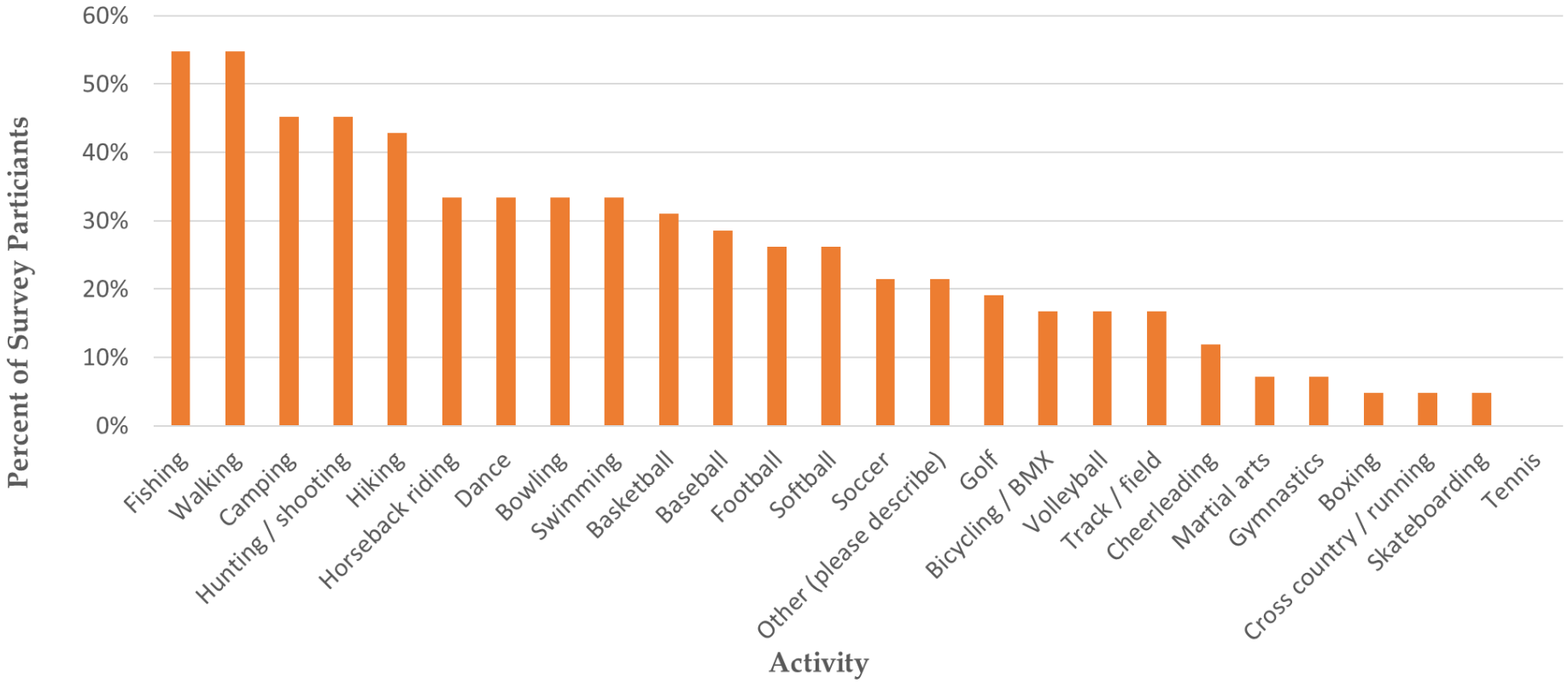
Downtown Visitors Only



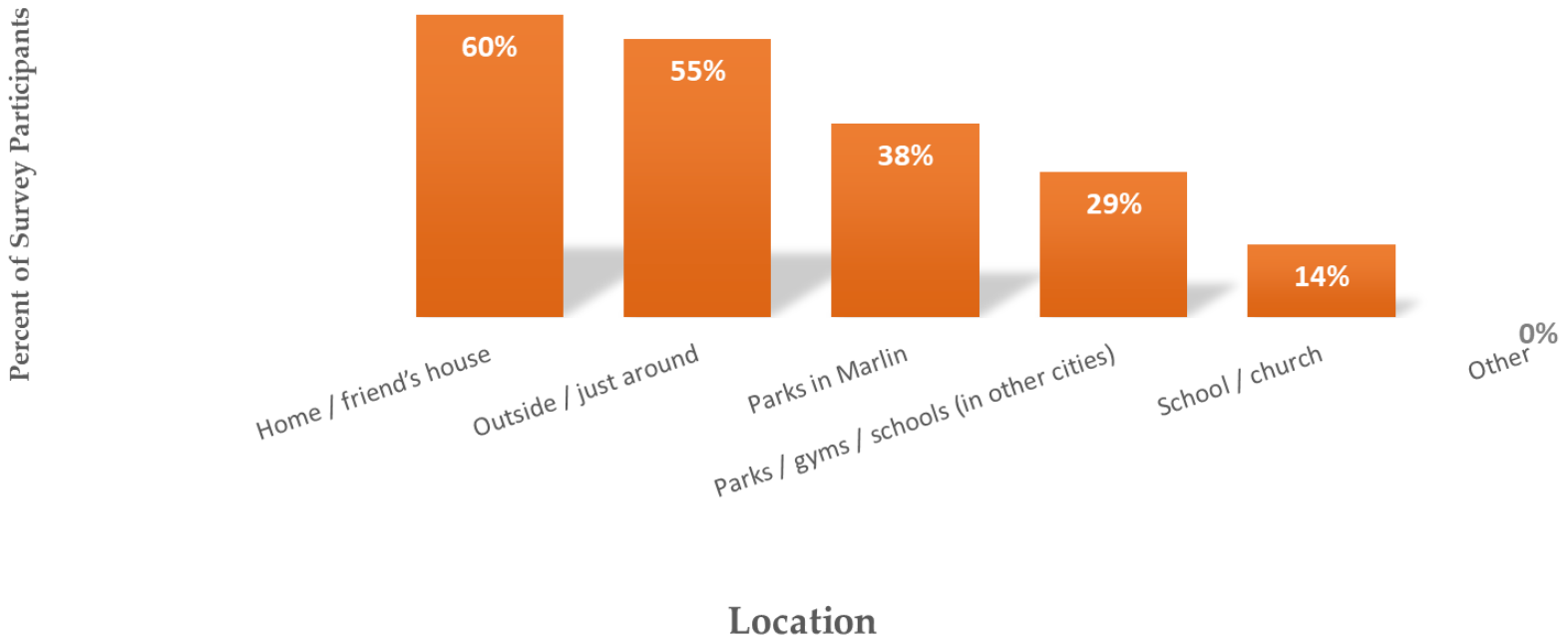
- **Which of the following businesses would you like to have, or have more of, in downtown Marlin?**



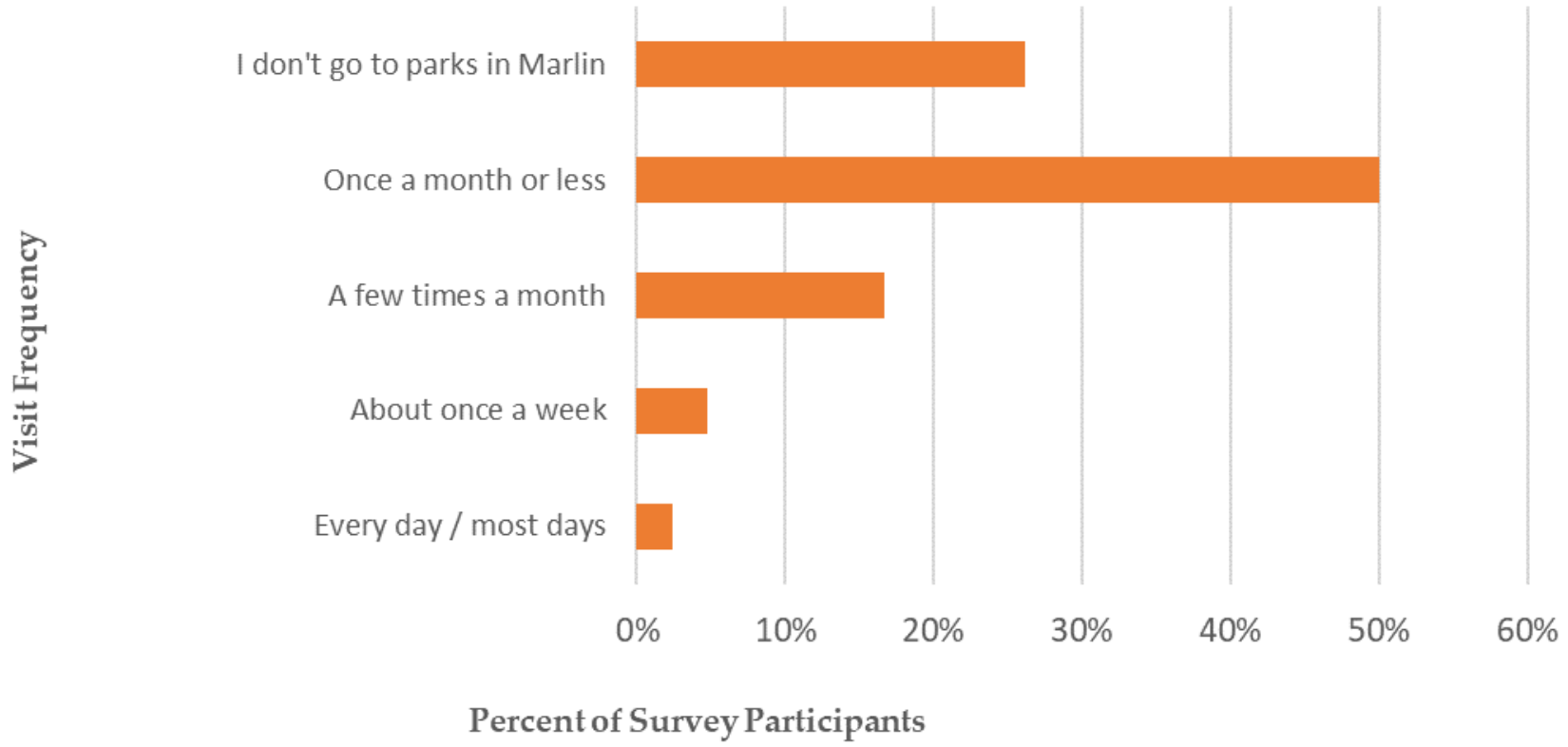
- **What types of sports do you and your family like to do?**



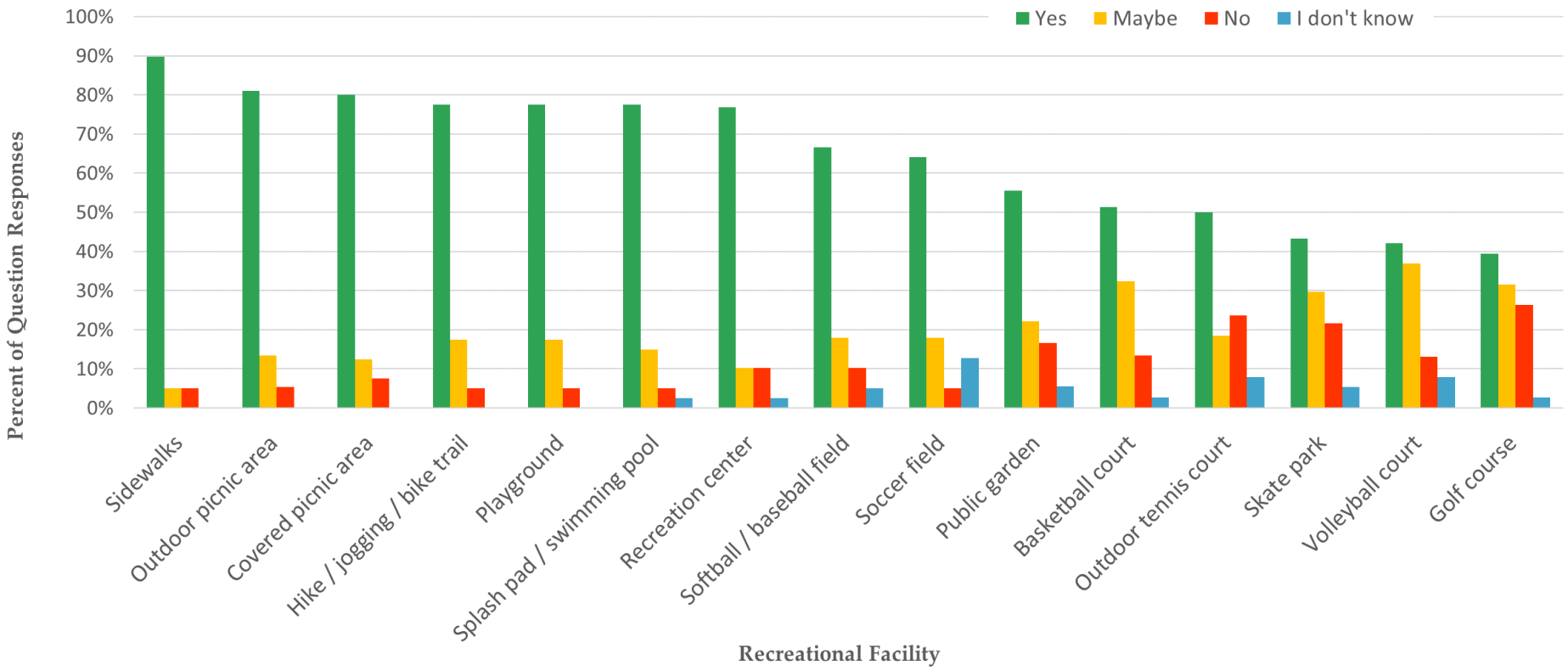
- **Where do you and your family go to play?**



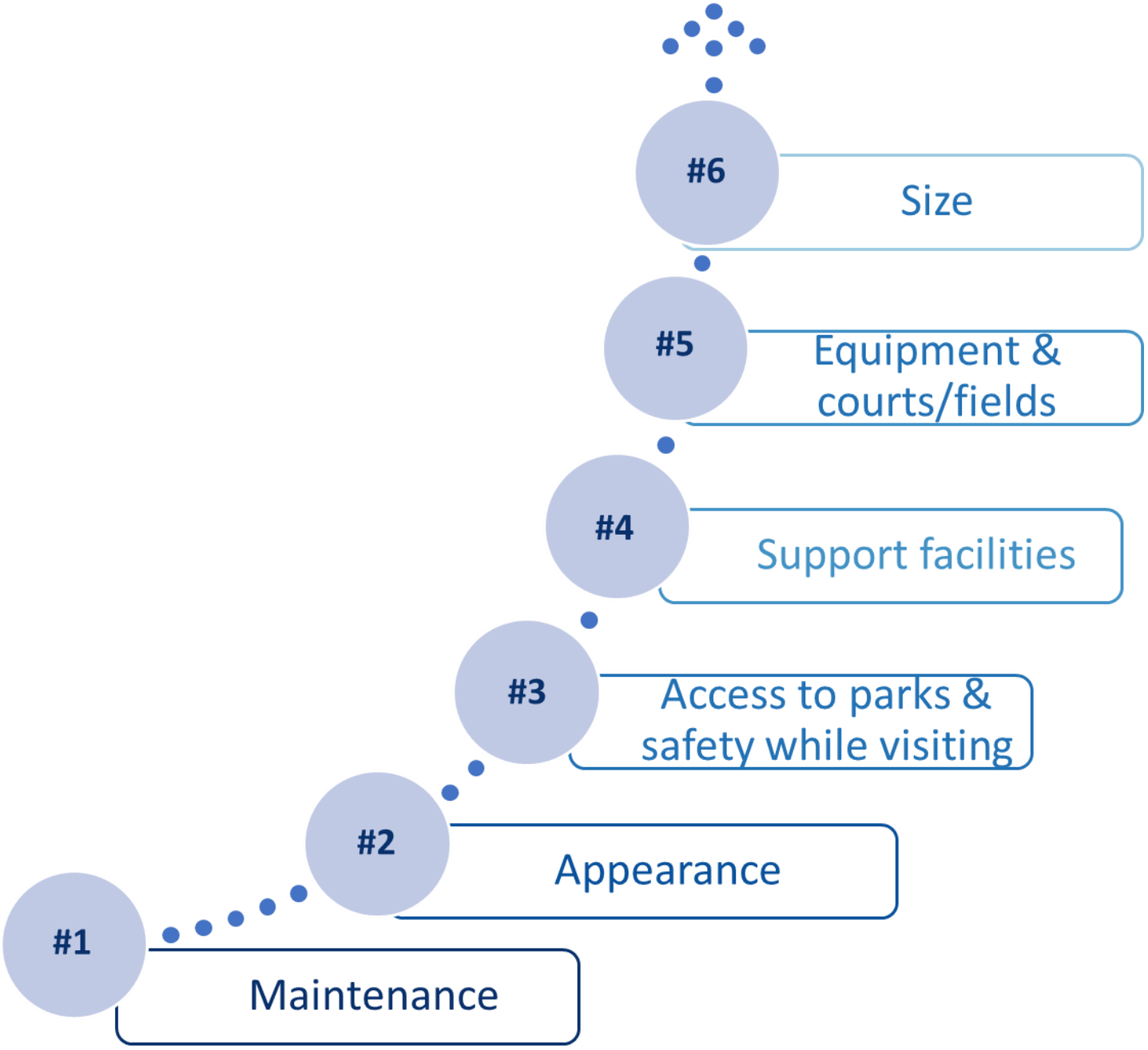
- **How often do you go to a park in Marlin?**



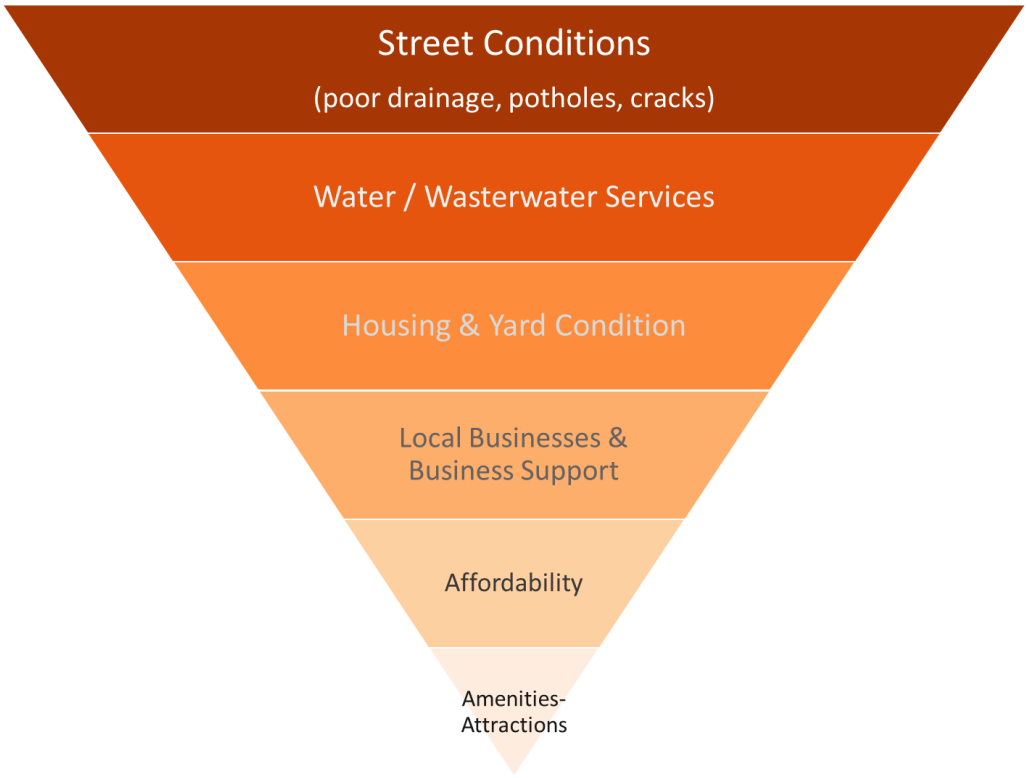
- **Would you like to have this in Marlin?**



- **Rank your priorities for park improvements/updates.**

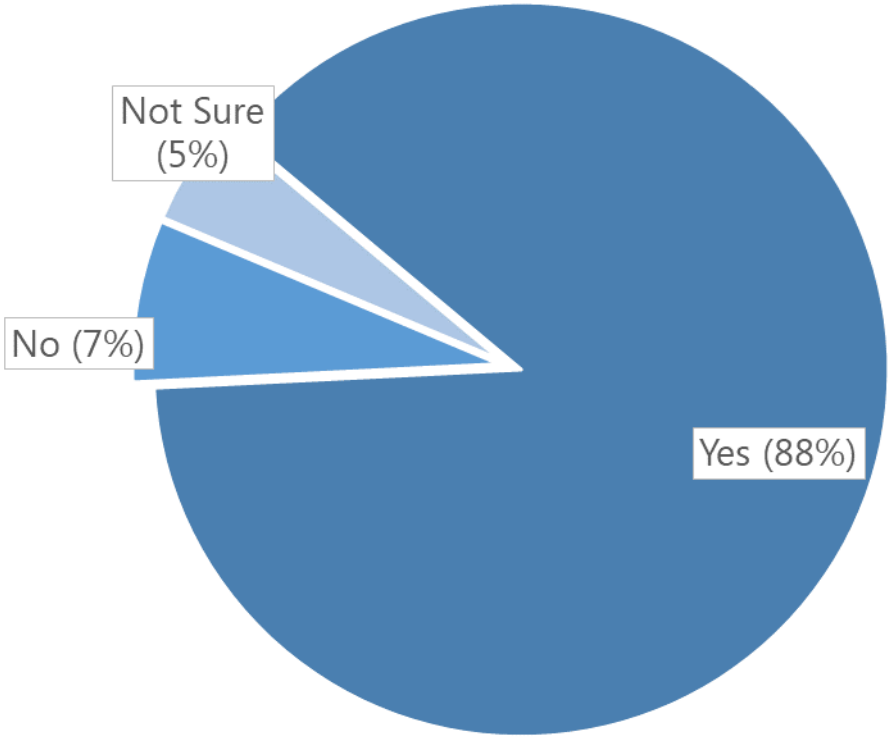


- **What are Marlin's key challenges?**

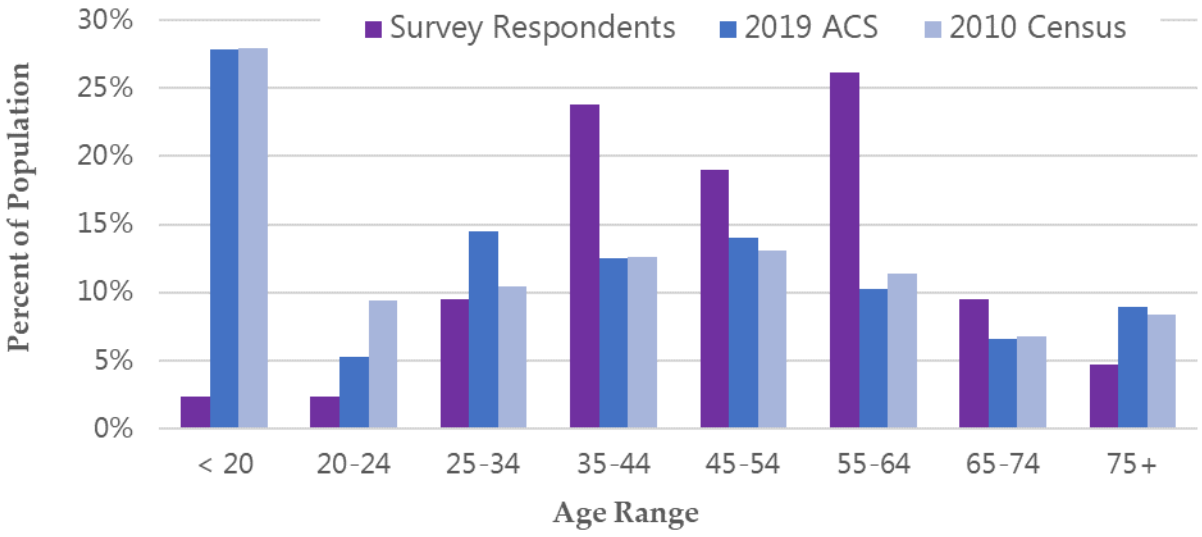


- **What are Marlin's key strengths?**

- **Do you live in Marlin?**



- **How old are you?**



1.4 Implementation: Goals & Objectives Framework

The results of the Goals Grid Method were used in conjunction with fieldwork and background research to define specific implementation plans for each area of this comprehensive plan. Each implementation plan contains long-term goals and specifically defined objectives, timelines, involved parties, and estimated costs.

1.5 Commitment to Fair Housing

In recognition of fair housing as important to all aspects of community planning, the studies in this plan include analyses of protected classes in Marlin and of how Marlin policies, procedures, and investments impact protected classes in the city.

2 Population Analysis

Comprehensive plans include estimates of the current and future population because the size and rate of a community's growth affect planning for community facilities and services. Information for the population analysis comes from the United States Census Bureau, the Texas Demographic Center, the Texas Water Development Board, and a survey of the community's occupied houses.

2.1 Highlights

Like many small cities in Texas, Marlin's population fluctuated over the past 50 years. Marlin is located at the intersection of State Highways 6 and 7, 24 miles south of Waco. Historical population changes were impacted by the activities and investments of the health industry that developed around the hot mineral waters found in Marlin in 1892.

Marlin's population decreased by 10% between 2000 and 2010. A comparison of actual versus expected population suggests that out-migration occurred among nearly all age groups, particularly among residents in their early-twenties-to-early-thirties. It is also to be noted, that while the total population of racial minorities decreased between 2000 and 2010, Marlin saw an increase in ethnic minorities (Hispanic or Latino). Based on the 2021 population estimate derived for this plan, the city lost 8.5% of its population over the last 11 years.

In 2022, the city is known as "The Hot Mineral Water City of Texas". Marlin's role as the County Seat for Falls County, and rich history helps maintain its place as the local hub for governmental and commercial activity.

This study forecasts that Marlin's population will experience limited growth over the next 10 years, reaching approximately 5,530 residents by 2032.

2.2 Conditions

The city of Marlin is located in Falls County at the intersection of State Highways 6 and 7. Incorporated in 1866, Marlin is a Home Rule City with a council-manager form of government and is within the Heart of Texas Council of Governments (HOTCOG).

Historical Development & Growth

Marlin's history is closely tied to the hot mineral waters found under its footprint. These waters gave birth to an entire industry and Marlin is now known through a designation of the Texas State Legislature as "The Hot Mineral Water City of Texas". The city was originally named Adams, and in 1851 it became the county seat of Falls County. Shortly after, the city was renamed Marlin in honor of the settling Marlin family. Marlin incorporated in 1867 and, with the completion of the Houston and Texas Central Railway in 1871, the city's population tripled from 500 to 1,500.[2]

Table 2A: Population (1960 – 2021)

Year	Marlin	Falls County	State of Texas
1960	6,918	21,263	9,579,677
1970	6,351	17,300	11,196,730
1980	7,099	19,946	14,229,191
1990	6,386	17,712	16,986,540
2000	6,628	18,576	20,851,820
2010	5,967	17,866	25,145,561
2021 (estimate)	5,460		

Source: US Census Bureau, Profile of Demographic Characteristics, 1960 – 2010; 2021 estimate Decennial Census P.L. 94-171 Redistricting Data

In 1892, in the search for an artesian well, hot mineral springs were discovered, and this discovery turned Marlin into a health mecca as Dr. J. W. Cook promoted the healing powers of the water. For the next 50 years the city's health industry flourished. In 1914 15 companies bottled mineral water in Texas including the waters in Marlin. In 1930, Marlin had a population of 5,338 and 80,000 people visited the city annually.[3] At its highest point, the healing waters supported the Bethesda Bathhouse, Majestic Bathhouse, Arlington Hotel, Imperial Hotel, Tourbett Hospital, and Dr. Frank H. Shaw's children's clinic. The Arlington Hotel served as the spring training hotel to several baseball teams in the early 20th century, all coming to Marlin for its mineral water. These teams included the Chicago White Sox, the Philadelphia Phillies, Cincinnati Reds, St. Louis Browns, and the New York Giants. The Great Depression, WWII, and modern medicine saw Marlin's health industry decline. Though the city's population peaked at 7,099 residents in 1950, therapeutic use of the waters continued into the 1960's.

Marlin's population fluctuated over the next several decades, returning to over 7,000 residents by 1980 but falling below 6,000 residents for the first time in 50 years by 2010. In 1989 the 1,000 bed William Pettus Hobby Unit was established in Marlin by the Texas Department of Corrections.

[2] https://www.tshaonline.org/handbook/entries/marlin-tx

[3] https://www.tshaonline.org/handbook/entries/mineral-water-springs-and-wells

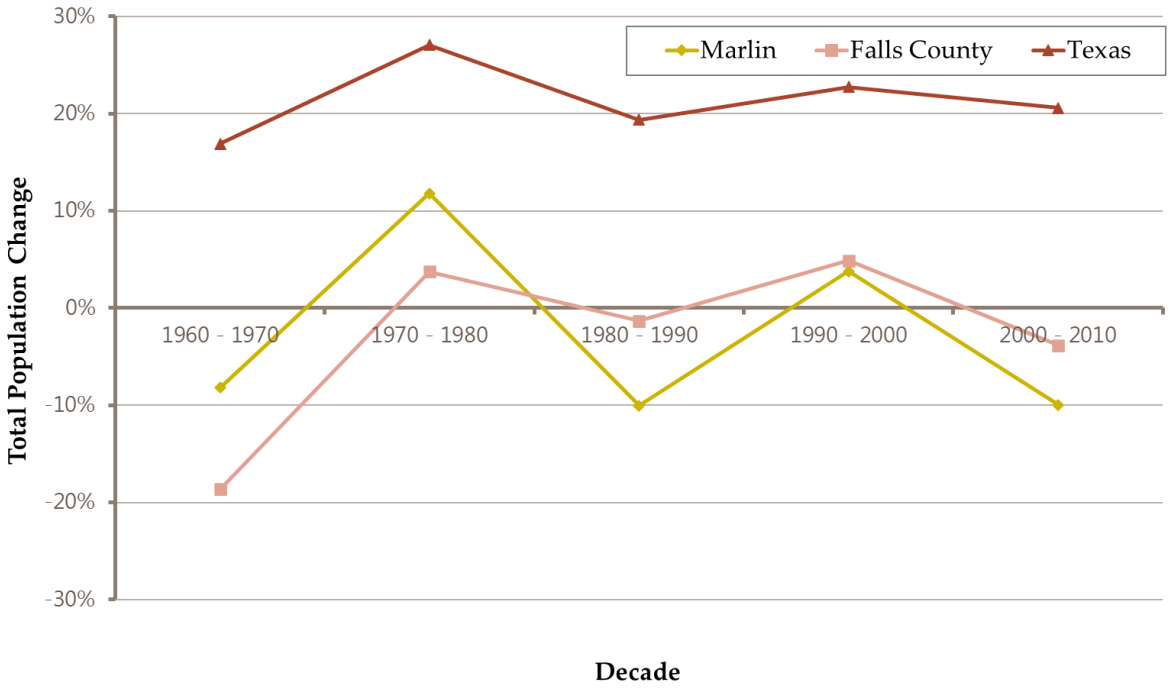
Chart 2A and *Chart 2B (next page)* compare population changes in Marlin, nearby cities, Falls County, and the state of Texas from 1960 to 2010.

As the charts show, population changes were more pronounced in Marlin than population changes at the county and state levels but have followed a similar trajectory; the rate of change increased and decreased during the same decades. These shared changes make sense as Marlin is the largest city in Falls County.

Historically, population changes in Marlin mirrored changes in Waco, the closest major city just 24 miles north. When the rate of Waco's population change increased, the rate in Marlin decreased, suggesting that Waco may have drawn some population from Marlin. The city of Groesbeck, located east of Waco and 31 miles north of Marlin, shows a similar historical relationship (see *Chart 2B*).

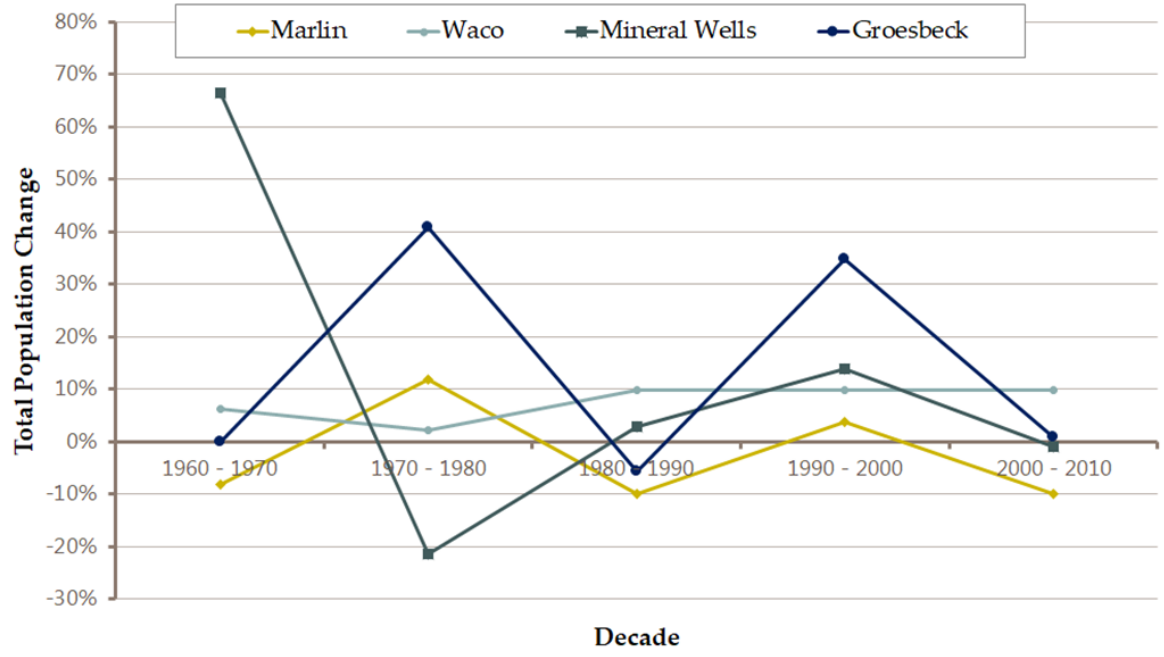
The city of Mineral Wells, located 157 miles away in Pilo Pinto and Parker County, shares a similar history to Marlin as a health-industry oriented community incorporated in the late 19th century. In recent decades, the two cities share a similar trajectory.

Chart 2A: Historical Population Change (1960 – 2010) [City, County, Texas]



Source: US Census of Population and Housing

Chart 2B: Historical Population Change (1960 – 2010) [City, Nearby Cities]



Source: US Census of Population and Housing

Recent Population Changes (2000-2010)

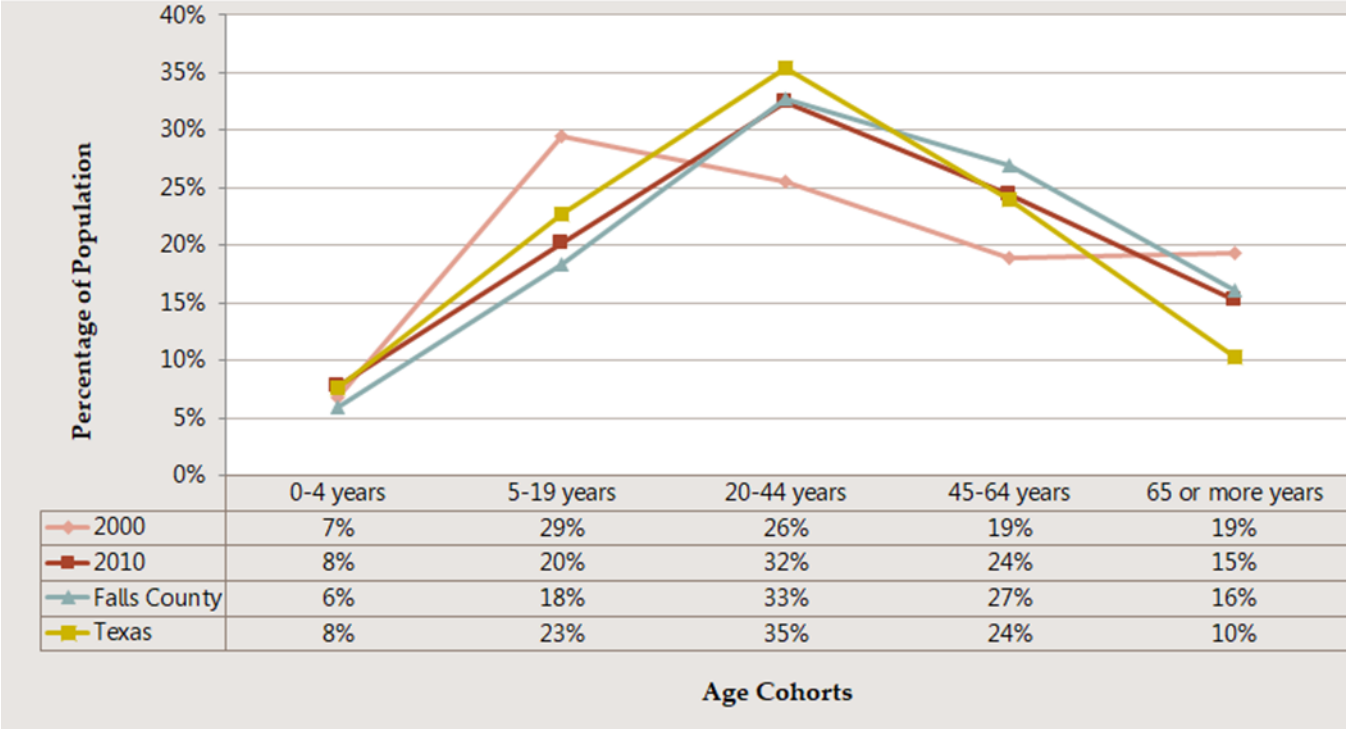
Marlin's population decreased by 10% (-661 residents) between 2000 and 2010. The following sections analyze changes in age distribution and representation of racial and ethnic minorities in the city during this period.

Age Distribution

Chart 2C illustrates age cohort distributions for Marlin (2000 and 2010), Falls County (2010), and the state of Texas (2010). An age distribution peaked by the 20-to-44-year-old age cohort generally indicates a stable-to-expanding or "healthy" population distribution. The 2010 Texas distribution is an example of a "healthy" population change. In contrast, a flatter distribution can indicate relatively stationary or declining population change.

As *Chart 2C* demonstrates, in 2000, the age distribution of residents peaked at the age cohort of 5-19, and in 2010 peaked at the 20-to-44-year-old age cohort. The 20-44-year-old age group represents the largest percentage of the city's population in 2010, which shows a possible positive correlation to the 2000 peak age group. It should be kept in mind that, due to the relatively small size of Marlin's population, the age distribution can fluctuate from minor changes. However, Marlin's 2010 age distribution indicates age dynamics that support stable-to-expanding population growth.

Chart 2C: Recent Population Change, by Age Group (2000 – 2010)



	0-4 years	5-19 years	20-44 years	45-64 years	65 or more years
2000	7%	29%	26%	19%	19%
2010	8%	20%	32%	24%	15%
Falls County	6%	18%	33%	27%	16%
Texas	8%	23%	35%	24%	10%

Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing

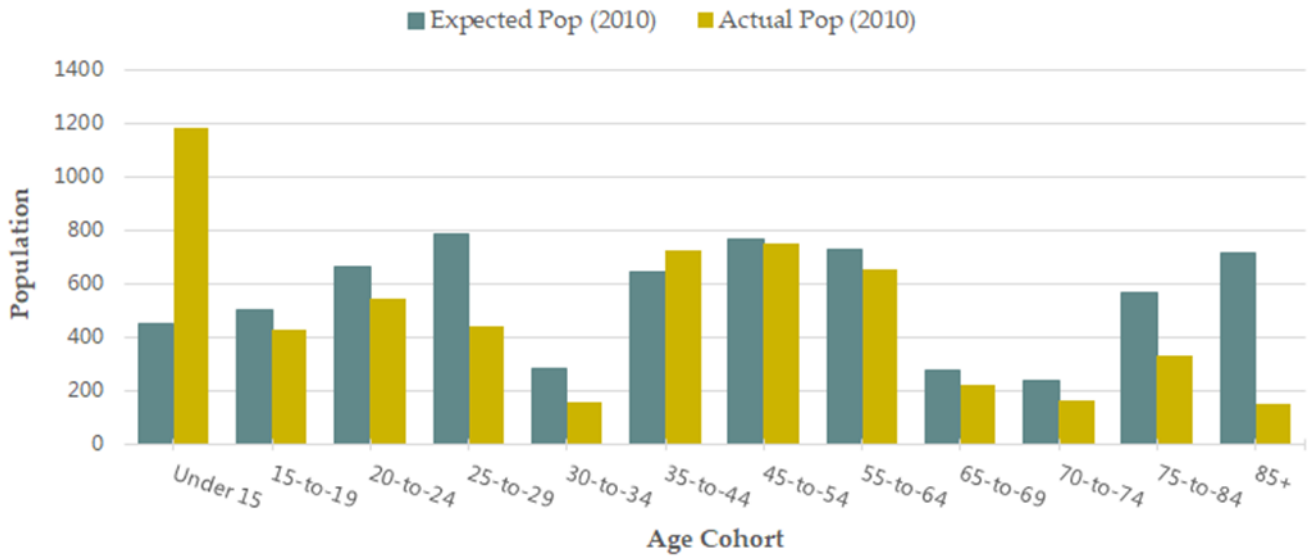
Actual Versus Expected Population

Population changes are usually the result of both migration - residents moving to or leaving a city - and natural changes – new births or current residents passing away. Examining the relative impact of these factors provides a more nuanced understanding of recent population change.

Chart 2D compares Marlin's expected 2010 population (organized by age group) with the actual population figures from the 2010 Census (also organized by age group). The expected population in each group is based on the aging of individuals living in Marlin in 2000. For example, the expected population of 20-to-24-year-olds in 2010 is the population that was 10-to-14 years-old in 2000. A higher-than-expected 2010 population suggests that new residents in the age group moved to Marlin between 2000 and 2010. In the case of residents under the age of 15, this could also indicate natural population growth (new births to parents already living in the city). A lower-than-expected 2010 population could be the result of several factors, namely mortality or previous residents moving away.

Comparison of Marlin's actual and expected 2010 population by age group suggests that several residents living in Marlin in 2000 likely left or passed away over the last decade. The actual 2010 population was lower than expected in all but two age groups – children under 15 and adults 35-to-44. In contrast, the actual population of residents in their early twenties and early thirties were lower, and residents in their mid-to-late-twenties were notably lower. These younger age groups tend to be particular contributors to population growth in the form of new births.

Chart 2D: Expected & Actual 2010 Population, by Age Group



Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing

It is important to note that these are only general reference figures to identify general changes. The comparison captures only overall changes.

Race & Ethnicity

The U.S. Census distinguishes between two minority population groups: "racial minorities" - all non-"White" residents - and "ethnic minorities" - all "Hispanic or Latino" residents. *Table 2B* provides a population profile of residents in Marlin and Falls County in terms of race and ethnicity.

As *Table 2B (next page)* demonstrates, approximately 62% of Marlin's 2010 population identify as a racial minority (non-White), and 24% identify as an ethnic minority (Hispanic or Latino). Racial minorities comprised a very similar percentage of Marlin's residents in 2000 and 2010, as did representation within racial minority groups. Marlin's ethnic minority population increased slightly during this period (6%). It is also to be noted, that while the total population of racial minorities decreased between 2000 and 2010, Marlin saw an increase in ethnic minorities (Hispanic or Latino). *Table 2B* also shows that Marlin is more racially a diverse than the populations in Falls County, but less ethnically diverse than the statewide population.

As shown on *Map 2A: Population Distribution 2022 & 2032* and discussed further in *Chapter 3: Housing Study,* the city of Marlin has several areas of high minority concentration. The State of Texas defines an "Area of High Minority Concentration" as "a census block group that consists of 65% or more of minorities".[4] Minorities include all racial and ethnic population groups other than 'White, non-Hispanic (Anglo)'". Census data is not available to map the locations of other protected classes for towns or cities with fewer than 20,000 residents.

Additional data regarding minorities in Marlin included in *Appendix 2A: Project Beneficiaries.*

[4] The "65 percent threshold" is based on the definition of "an area of minority concentration" used by the Texas General Land Office in its 10/1/2012 publication**, "**Homeowner Opportunity Program Guidelines - CDBG Disaster Recovery Program - Hurricanes Ike & Dolly, Round 2."

Table 2B: Population Change by Race & Ethnicity (2000, 2010) [City, County, State]

Characteristic	Marlin				Falls County		Texas	
	2000		2010		2010		2010	
	%	#	%	#	%	#	%	#
Total Population	***100%***	**6,628**	***100%***	**5,967**	***100%***	**17,866**	***100%***	**25,145,561**
Race								
White	*41.8%*	2,773	*38.1%*	2,273	*60.6%*	10,832	*70.4%*	17,701,552
Black or African American	*44.5%*	2,948	*45.5%*	2,717	*25.3%*	4,524	*11.8%*	2,979,598
American Indian, Alaskan Native	*0.3%*	18	*0.5%*	31	*0.6%*	101	*0.7%*	170,972
Asian	*0.3%*	13	*0.4%*	23	*0.3%*	46	*3.8%*	964,596
Native Hawaiian / Hawaiian / Another Pacific Islander	*0.02%*	1	*0.08%*	5	*0.06%*	10	*0.09%*	21,656
Other	*11.6%*	770	*13.3%*	796	*11.3%*	2,010	*10.5%*	2,628,186
Two or More Races	*1.54%*	102	*2.0%*	122	*1.9%*	343	*2.7%*	679,001
Ethnicity								
Hispanic or Latino	*18%*	1,213	*24%*	1,415	*21%*	3,716	*38%*	9,460,921
Not Hispanic or Latino	*82%*	5,415	*76%*	4,552	*79%*	14,150	*62%*	15,684,640

Source: U.S. Census Bureau.
Note: Figures may be rounded to next whole number

2.3 Population Projections & Forecast

In 2022, Marlin's role as the County Seat for Falls County and rich history helps maintain its place as the local hub for governmental and commercial activity. The city's location at the intersection of State Highways 6 and 7 provides direct connections to large cities like Waco and Temple.

Population Estimate

The city of Marlin's estimated 2021 population is 5,460. The population estimate is based on the 2020 US Decennial Census Redistricting Data (P.L. 94-171).

Population Projections

Population projections inform federal, state, and local funding decisions about facilities such as highways, sewage treatment plants, and schools. Population projections are based on historical trends ranging from the population changes in the most recent decade to changes over the past century or more. Planners considered several population projections, based on differing methods, to help guide the planning recommendations for the city of Marlin in this comprehensive plan.

- Extrapolation of Texas Demographic Center (TDC) cohort population projection for Falls County (adjusted by the city of Marlin's relative population)
- Geometric extrapolation of recent Census data (2000, 2010)
- Linear regression analysis of Census data (1930-2010)
- Texas Water Development Board (2021 Regional Water Plan)

Appendix 2B provides a more detailed discussion of the population projection methods.

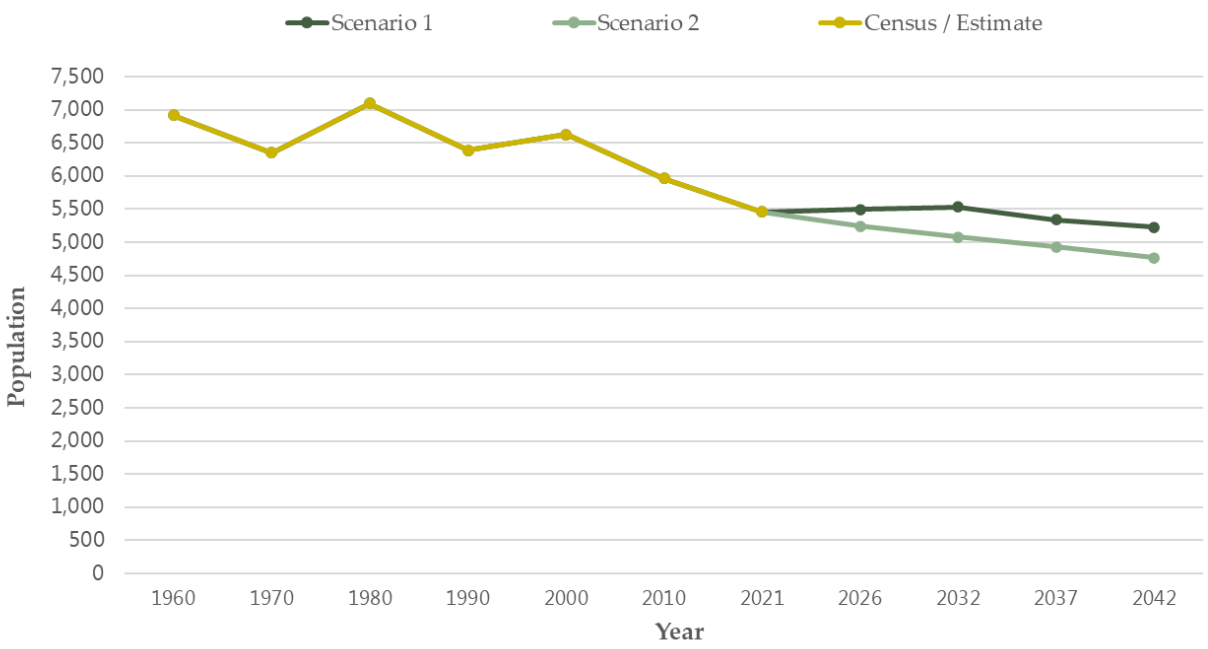
Growth Scenarios

Planners considered two scenarios for population change in Marlin over the planning period (2022-2032).

The first scenario (Scenario 1) projects that Marlin will experience limited population growth over the planning period, based on Marlin's share of the total Fall's County population in 2000. The 2000 share is similar to Marlin's historical share of Falls County (since 1960). In contrast, Marlin's 2010 and 2020 shares of the Falls County population were lower than prior decades. Scenario 2 accounts for the possibility that recent population changes will continue; Marlin will continue to have a smaller share of the county population. Based on trends from the last 20 years (2010 and 2020 shares), Scenario 2 projects that Marlin's population will decline over the planning period.

Chart 2E illustrates the population projections for both growth scenarios, as well as population data from the US Census and the 2021 population estimate for this plan. As the chart shows, while Scenario 1 projects that Marlin will reach approximately 5,530 residents by the end of the planning period (2032), Scenario 2 projects that Marlin's population will fall to approximately 5,080 residents.

Chart 2E: Growth Scenario Projections (2021-2042)



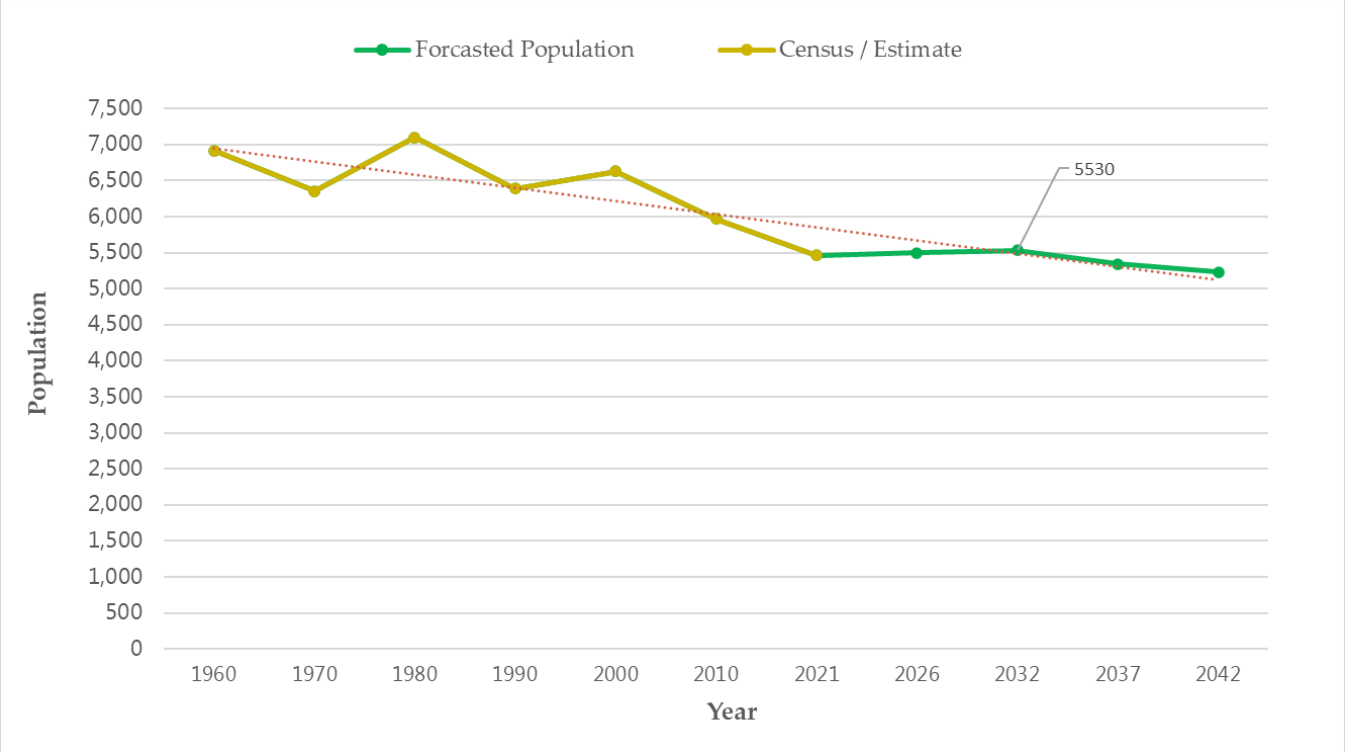
Population Forecast

While a population projection speculates values for the population by assuming the continuation of historical trends, the assumptions in a population forecast may also include informed expectations of future events, such as non-traditional growth.

Since 1970, the city of Marlin's share of the Falls County population has hovered around 36%. However, over the last 20 years the share has been approximately 33%. Marlin can regain a larger share of the county population with strong school performances, supported through continuing community, infrastructure, and housing investment. This return to a larger share of the county population could also result in additional local population growth.

Therefore, following Growth Scenario 1, this study forecasts that Marlin's population will experience limited population growth over the next 10 years, reaching approximately 5,530 residents by 2032 *(see Chart 2F)*.

Chart 2F: Population Forecast



2.4 Appendix 2A: Project Beneficiaries

Table 2A.1 contains information required by the U.S. Department of Housing and Urban Development (HUD) in the fulfillment of this planning grant. The numbers detailed for project beneficiaries below may not correspond exactly to the numbers presented in *Table 2B (above)* because HUD grant programs generally require at least a 51% low-to-moderate community income level to qualify for funding. However, income levels are not collected from all Census respondents. Census income levels are derived from a 1-in-6 sample and weighted to represent the total population. Race beneficiary numbers are then mathematically derived to correspond to income beneficiary numbers. When Census income level estimates seem too high, additional door-to-door surveys are conducted to verify a 51% low-to-moderate income level. Because the income tabulation is slightly different for the grant application, the resulting numbers generally do not correspond to the 100% population samples that represented in *Table 2A.1.*

Table 2A.1: Beneficiary Report

Total Project Beneficiaries	5,155	Male	2,355	Female	2,800

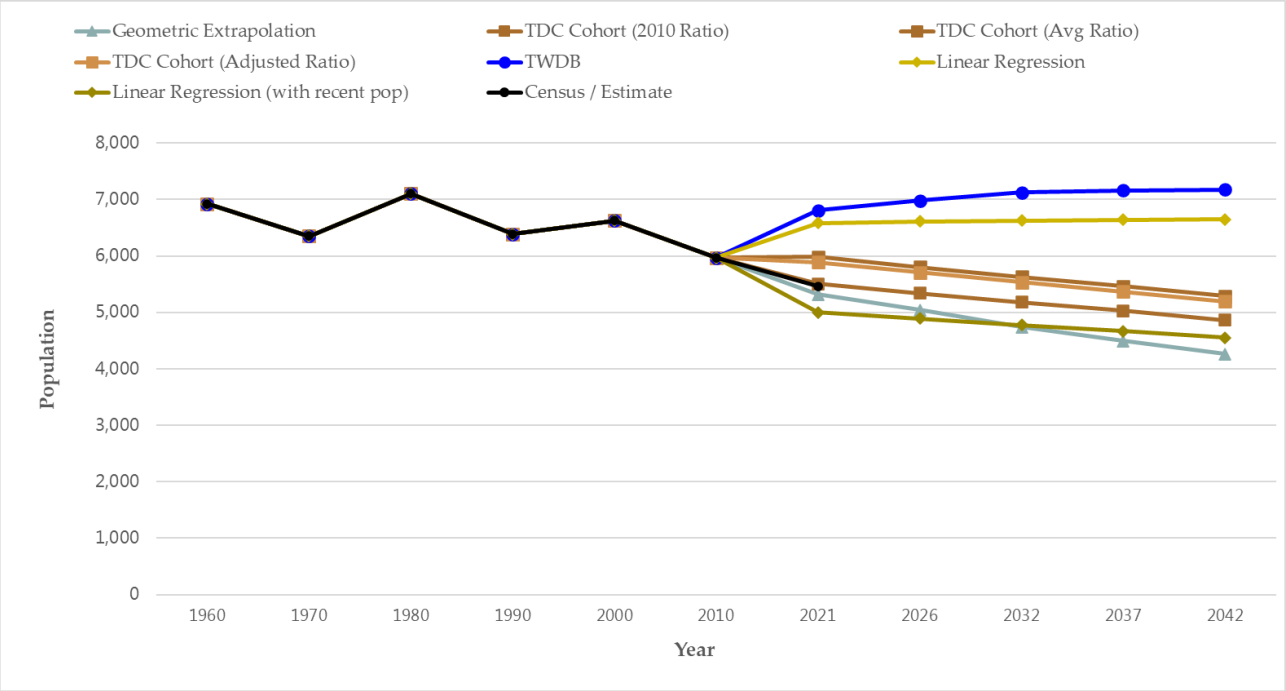
Race	Non-Hispanic	Hispanic Ethnicity Also	Total
White	1,221	1,416	2,637
Black/African American	2,426	28	2,454
Asian	12	0	12
American Indian/Alaskan Native	0	8	8
Native Hawaiian/Other Pacific Islander	0	0	0
American Indian/Alaskan Native & White	0	0	0
Asian & White	0	0	0
Black/African American & White	12	0	12
American Indian/Alaskan Native &	0	0	0
Other Multi-Racial	0	32	32
		Grand Total	*5,155*

Income Level	No. of Persons
Very Low (at or below 30% of the AMFI)	n/a
Low (31-50% of the AMFI)	n/a
Moderate (51-80% of the AMFI)	n/a
Non-Low/Moderate (above 80% of AMFI)	n/a
Total	**5,155**
Subtotal – All Low/Mod	***3,330 (64.60%)***

2.5 Appendix 2B: Population Projection Methods

Chart 2B.1 illustrates each projection considered for this plan. The following sections describe projection methods.

Chart 2B.1 Population Projections Comparison



Cohort Extrapolation

Population estimates identify changes to the city's population and provide a benchmark to guide population projections and forecasts. The Texas Demographic Center (TDC) periodically issues population estimates for all incorporated places in the state; the TDC's system provides a baseline for the cohort extrapolation estimate produced as part of this study. The TDC uses the **Cohort-Component Method** to calculate estimates and projections. The basic characteristics of this technique are the use of separate cohorts – persons with one more characteristic – and the separate projection of each of the major components of population change –fertility, mortality, and migration for each of the cohorts. The latest projections employ a migration scenario that assumes a continuation of 2010-2015 rates of age-, sex-, and race/ethnicity-specific rates of migration.

Geometric Extrapolation

The geometric extrapolation model operates on the assumption that the population will change by the same percentage in each future year as the average annual change over the base period (2000-2010).

Linear Regression

Linear regressions attempt to model the relationships between two variables by fitting a linear equation to the observed data. One variable is considered to be an explanatory variable (time) and the other is considered to be a dependent variable (population change). Linear regressions help to adjust for short term fluctuations over time to identify longer-term trends.

Texas Water Development Board

The Texas Water Development Board (TWDB) provides population projections for "Municipal Water User Groups," which include:

- Cities with a 2010 population greater than 500
- Select Census Designated Places, such as military bases and in counties with no incorporated cities
- Utilities (areas outside the places listed above) providing more than 280 acre-feet of municipal water per year)
- Collections of utilities with a common water supplier or water supplies (Collective Reporting Units)
- Remaining rural, unincorporated population summarized as "County-Other"

Municipal water user group ("MWUG") projections are taken from county-level projections based on projections from the Texas State Data Center (TSDC) / Office of State Demography (*see Cohort Extrapolation above*). County-level projections are based on the TSDC half-migration scenario, but alternative scenarios are selected where more reflective of anticipated growth patterns. Projections for individual MWUGs are developed by allocating growth from the county-level projections according to the following methods:

- Share of Growth – applying the MWUG's historical (2000-2010) share of the county's growth to future growth
- Share of the Population – applying the MWUG's historical share (2000-2010) of the county population to the projected county population
- Constant Population – applied to military bases and other water user groups that had a population decline between 2000 and 2010 in a county with overall population growth.

The sum of all MWUG populations within a county is reconciled to the total county projection. More information about the MWUG population projection methods and methodology can be found at https://www.twdb.texas.gov/waterplanning/data/projections/.

3 Housing Study

The Housing Study analyzes the location and condition of Marlin's housing stock. It identifies the various types of housing, including multifamily (apartments, duplexes, etc. and government-funded units), single-family (the typical house), and mobile/manufactured houses, as well as fair housing-related characteristics of the city's housing stock. The study lists particular issues that need to be addressed, actions municipal authorities should take, and resources available for improving local housing.

3.1 Highlights

The city of Marlin's housing stock is characterized by single-family, stick-frame housing (82% of all units). Approximately 74% of housing units are in standard condition, and residential vacancy rates are substantial (estimated 15.9%).[5] The City has numerous multifamily units (445), including duplexes, triplexes, and apartments. Over 2/3 of multifamily units (83%) are in standard condition. A substantial number of multifamily units in Marlin (123 units) are income-limited and renter-occupied. Landlords report high occupancy in, and demand for, affordable rental units.

Marlin faces several significant challenges for maintaining and further developing a healthy housing stock. Approximately 26% of Marlin's housing (685 units) is in substandard condition (i.e., deteriorated or dilapidated condition), and a substantial number of substandard units are occupied (61% or 419 units). In addition, there are 266 vacant, dilapidated/deteriorating units located within the city limits. Vacant, dilapidated houses are a key community concern, increase risks to public health and welfare, and should be removed.

Map 3A: Housing Conditions shows the location of housing by type and condition.

[5] Estimated vacancy rate derived from the average of the 2010 US Census vacancy rate and the 2021 vacancy rated based on windshield observations (further discussed in *Section 3.3.2*).

Improving the existing housing stock will require financial and technical support for repair and maintenance, as well as financial and technical support for housing removal and replacement. The City should focus on assisting residents with home repair (e.g., through grant applications and dissemination of information on organizations able to help individuals) and with dilapidated structure removal. The City should also update and enforce relevant ordinances to ensure that housing and lots meet high standards.

The City of Marlin will require new housing to accommodate anticipated population growth. Based on a projected 2032 population of 5,530, Marlin will need approximately 27 new housing units over the next 10 years. City representatives and residents expressed a desire for additional affordable and multifamily housing in Marlin. The City should continue to work with area foundations, large landowners, and regional developers to identify areas and to finance and build new housing.

3.2 Context: History & Community Input

Previous Studies

The most recent housing study for the City of Marlin was completed in 1992 as part of a TxCDBG-funded comprehensive plan but was not available for review.

Community Input

Housing goals expressed by residents at the Comprehensive Planning Workshop in *Chapter 1: Community Goals & Objectives* are:

Achieve/Preserve	Avoid/Eliminate
▪ Develop more multifamily housing & rental options ▪ Develop more housing & affordable housing ▪ Preserve affordability of housing ▪ Preserve historic homes ▪ Support housing maintenance & repair ○ (rehabilitation programs) ▪ Improve code enforcement ▪ Remove dilapidated structures	▪ Tangled titles & deeds ▪ Dilapidated structures ▪ Abandoned properties ▪ Overgrown lots ▪ Dumping

See also summarized community survey results in *Chapter 1: Community Goals & Objectives.*

3.3 Inventory & Forecast

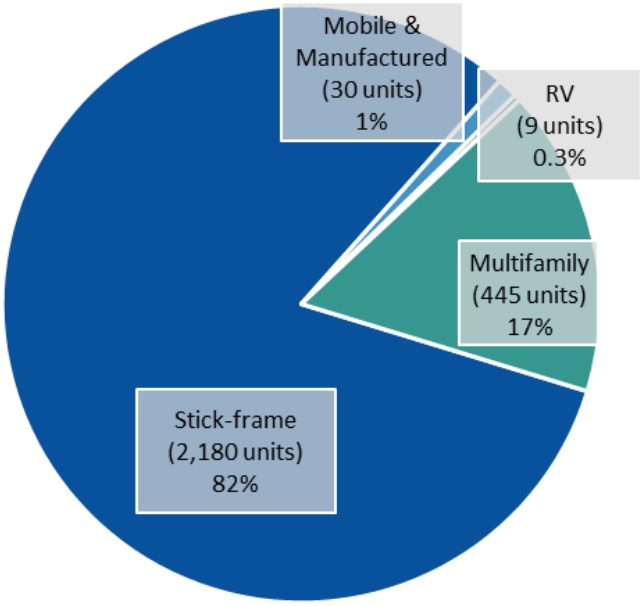
Housing Types & Condition

The city of Marlin's housing stock includes stick-frame, mobile/manufactured, and multifamily units, as well as a few recreational vehicles (RV) that seem to be primary residences. However, the housing stock in Marlin is characterized by single-family, stick-frame units – 82% of all housing in the city (see *Chart 3A*).

Approximately 2/3 of Marlin's housing stock is in standard condition (see *Chart 3B*). While relative stock conditions vary across housing types, most units in each type are in standard condition (between 72% and 83%). Multifamily housing had the highest relative percentage of units in standard condition (83%) (see *Table 3A, page 3-4*).

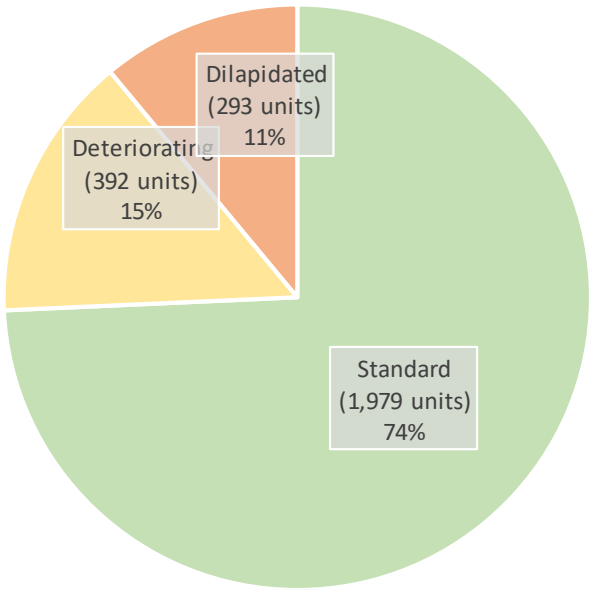
There are 684 substandard housing units in Marlin. Substandard units include all housing types, but 88% of substandard units are stick-frame structures. A substantial amount of all substandard units are occupied (61% or 419 units). Over 2/5 (43%) of substandard housing units have significant problems indicating dilapidation, such as holes in the exterior walls, missing windowpanes, cracked foundation, etc. (see *Table 3C, page 3-5*). These findings support one of the key housing goals identified by Marlin's residents: the need for home repair and maintenance support. *Appendix 3A* provides a detailed tabulation of all housing units by type, condition, occupancy, and location (city and ETJ).

Chart 3A: Houses, by Type



Source: GrantWorks, Inc., Fieldwork 2021

Chart 3B: Houses by Condition, All Types



Source: GrantWorks, Inc., Fieldwork 2021

Table 3A: Housing Conditions, by Type

Unit Type & Condition	All Units #	All Units %	
Stick-frame	**2,180**		
Standard	1,579	72%	**82%**
Deteriorated	314	14%	
Dilapidated	287	13%	
Mobile & Manufactured	**30**		
Standard	25	81%	**1%**
Deteriorated	2	10%	
Dilapidated	3	10%	
RV	**9**		
Standard	5	50%	**0.3%**
Deteriorated	1	17%	
Dilapidated	2	33%	
Multifamily	**445**		
Standard	370	83%	**17%**
Deteriorated	75	17%	
Dilapidated	0	0%	
Total Substandard Units	**684**	26%	
Total Dilapidated Units	**293**	11%	
Total Units	**2,664**	-	

Source: GrantWorks, Inc., Fieldwork 2021

Table 3B: Occupied Housing Conditions, by Type

Unit Type & Condition	Occupied Units #	Occupied Units %	
Stick-frame	**1,833**		
Standard	1,494	82%	**80%**
Deteriorated	311	17%	
Dilapidated	28	2%	
Mobile & Manufactured	**25**		
Standard	24	96%	**1%**
Deteriorated	1	4%	
Dilapidated	0	0%	
RV	**9**		
Standard	5	56%	**0.4%**
Deteriorated	1	11%	
Dilapidated	3	33%	
Multifamily	**432**		
Standard	357	83%	**19%**
Deteriorated	75	17%	
Dilapidated	0	0%	
Total Substandard Units	**419**	18%	
Total Dilapidated Units	**31**	1%	
Total Units	**2,299**	-	

Source: GrantWorks, Inc., Fieldwork 2021

Table 3C: Substandard Housing Conditions & Occupancy, by Type

Unit Type & Condition	All Units #	All Units %		Occupied Units #	Occupied Units %		Occupancy Rate %	
Stick-frame	**601**			**339**				
Deteriorated	314	52%	**88%**	311	92%	**81%**	99%	**56%**
Dilapidated	287	48%		28	8%		10%	
Mobile & Manufactured	**5**			**1**				
Deteriorated	2	40%	**1%**	1	100%	**0.2%**	50%	**20%**
Dilapidated	3	60%		0	0%		0%	
RV	**4**			**4**				
Deteriorated	1	25%	**1%**	1	25%	**1%**	100%	**100%**
Dilapidated	3	75%		3	75%		100%	
Multifamily	**75**			**75**				
Deteriorated	75	100%	**11%**	75	100%	**18%**	100%	**100%**
Dilapidated	0	0%		0	0%		0%	
Total Dilapidated Units	**293**	**43%**		**31**	**7%**		**11%**	
Total Units	**685**	**-**		**419**	**-**		**61.2%**	

Source: GrantWorks, Inc., Fieldwork 2021

Vacancy Rate

Marlin's estimated residential vacancy rate is 15.9%, or approximately 1-in-6 houses.[6]

Vacant Structures

Fieldwork windshield observation identified 365 vacant units in Marlin. Most vacant units (72%) have significant problems like holes in exterior walls, missing windowpanes, cracked foundation, etc. (coded as dilapidated). An additional four vacant units require repair beyond routine maintenance (coded as deteriorated) (see *Table 3D*).

Table 3D: Vacant Housing, by Condition

Unit Condition & Type	Vacant Units #	Vacant Units %	
Standard	**99**		
Stick-frame	85	86%	
Mobile/Manufactured	1	1%	**27%**
RV	0	0%	
Multifamily (Excluding Institutional)	13	13%	
Deteriorated	**4**		
Stick-frame	3	75%	
Mobile/Manufactured	1	25%	**1%**
RV	0	0%	
Multifamily (Excluding Institutional)	0	0%	
Dilapidated	**262**		
Stick-frame	259	99%	
Mobile/Manufactured	3	1%	**72%**
RV	0	0%	
Multifamily (Excluding Institutional)	0	0%	
Total Substandard Units	**266**	**-**	**73%**
Total Units	**365**	-	**100%**

Source: GrantWorks, Inc. Fieldwork 2021

Vacant, dilapidated housing increases the risks to public health and welfare and should be removed. These findings support one of the key housing goals identified by Marlin residents: to eliminate vacant and dilapidated houses from the community.

[6] The estimated vacancy rate for this study is the average of the 2010 U.S. Census vacancy rate and the 2021 vacancy rate based on windshield observations. According to U.S. Census Data, 18% of houses in Marlin were vacant in 2010. Fieldwork windshield observations from 2021 indicate a 13.7% vacancy level. Windshield observations are necessarily limited to observation of external and readily apparent housing characteristics and therefore may miss some units. In addition, windshield observations may undercount vacant structures in better condition because it is easier to identify vacant housing that is deteriorated/dilapidated than vacant housing that is in standard condition. For example, some houses in Marlin had "For Sale" signs posted. Unless otherwise apparent, it was assumed that these structures were occupied. However, the possibility exists that these structures, and other structures in an externally standard condition, were in fact vacant. As a result, the vacancy rate based on windshield observations may be somewhat understated.

Multifamily Housing

Marlin has several multifamily housing options. The Marlin Housing Authority offers seven housing sites located throughout the city. All units are income limited. Together the complexes include 163 units, 13 of which are ADA accessible. Most units (112) have two or more bedrooms, indicating opportunities for tenants with families.

Marlin's largest multifamily complex is the Plantation Manor Apartments located off McClanahan Rd, north of the city center. The complex includes 114 units. The majority of tenants receive rental assistance, and three units are ADA accessible. Unit options range from one-to-three-bedrooms, indicating opportunities for tenants with families.

The majority of multifamily complexes are privately-owned and detailed information about the number of bedrooms/bathrooms, ADA accessibility, and income limitations for these units was not available at the time of plan production *(see Map 4A: Existing Land Use).*

According to local landlords, multifamily rental units are in high demand; there were only 11 vacant multifamily units at the time of fieldwork.

Table 3E: Multifamily Housing Condition, Occupancy, & Income-Limitations

Name	Condition	# of Units	# Occupied	# Vacant	# Income-limited
Mesquite St – Housing A.	Standard	28	28	0	28
Bridge St – Housing A.	Standard	12	12	0	12
Church & Fall St	Standard	4	4	0	N/A
Burnett St- Housing A.	Standard	8	8	0	8
Green & Winter St	Deteriorated	16	16	0	N/A
Chamber & Oak St	Standard	2	2	0	N/A
Marlin Health Spa Apartments	Deteriorated	15	15	0	0
Agnes Ave & Lovell Ln	Standard	4	4	0	N/A
Quaid & N. Gresham St	Standard	2	2	0	N/A

Name	Condition	# of Units	# Occupied	# Vacant	# Income-limited
Falls & Newton St	Deteriorated	2	2	0	N/A
Marlin Square Apartments	Standard	25	23	2	0
W Parkview Dr – Housing A.	Standard	60	60	0	60
Plantation Manor Apartments	Standard	114	105	9	0
Chamber & Walker St	Standard	2	2	0	N/A
Chamber & Bartlett St	Standard	2	2	0	N/A
Branch & Ward St	Deteriorated	7	7	0	N/A
Marlin Manor Apartments	Standard	18	18	0	N/A
Coleman & Fortune St	Standard	2	2	0	N/A
Rimes St – Housing A.	Standard	2	2	0	2
Crocket St – Housing A.	Standard	14	14	0	14
Fortune & Post Office St	Deteriorated	4	4	0	N/A
Donohoo St – Housing A.	Standard	15	15	0	15
Fortune St – Housing A.	Standard	4	4	0	4
Conoly St – Housing A.	Standard	20	20	0	20
Perry Street Apartments	Deteriorated	29	29	0	N/A
Walker & Coleman St	Deteriorated	2	2	0	N/A
Lakeview Apartments	Standard	26	24	0	N/A

Name	Condition	# of Units	# Occupied	# Vacant	# Income-limited
Bartlett & Coleman St	Standard	2	2	0	N/A
Bennet St	Standard	4	4	0	N/A
Total Standard		370	250	11	163
Total Deteriorated		75	33	0	N/A
Total Dilapidated		0	0	0	N/A
Total Multifamily Units		**445**			

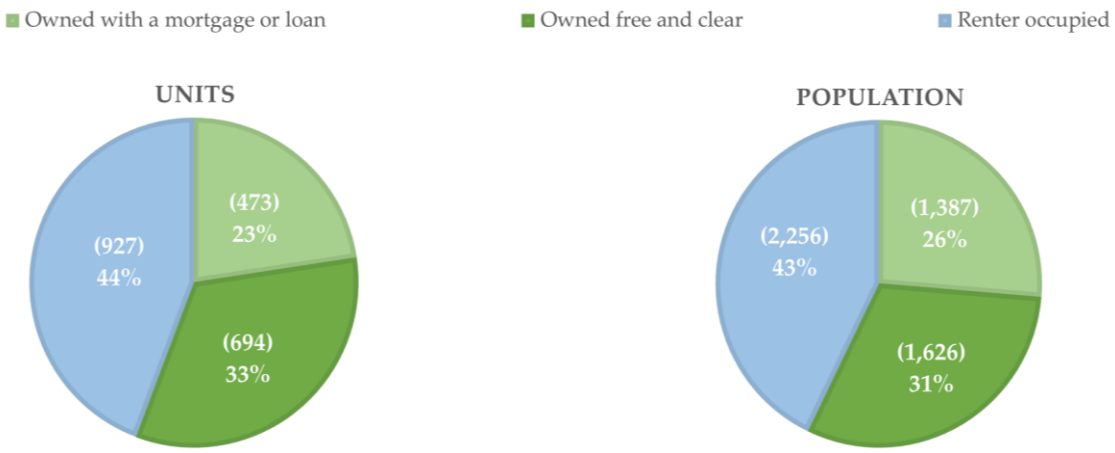
Source: GrantWorks, Inc. Fieldwork 2021

Residents would like to see an increase in housing development that will be attractive and affordable for current and future community members. Additional multifamily housing development could support this goal (see *Section 3.4.2 - Key Considerations).*

Homeownership & Renting

Tenure refers to the conditions under which land or buildings are held or occupied, for example, through ownership or through renting. Examining tenure types and comparing the characteristics of residents with different types of tenure can provide helpful information about shared or differing needs between these groups. *Chart 3C* compares the percentage of units, and of Marlin's total population, held through the following tenure types: outright ownership, ownership through a mortgage, and renting. As the chart shows, most Marlin residents own or are in the process of purchasing their house, but, notably, approximately 2/5 of residents (or 43%) live in a rental unit.

Chart 3C: Housing Unit & Population, by Tenure Type



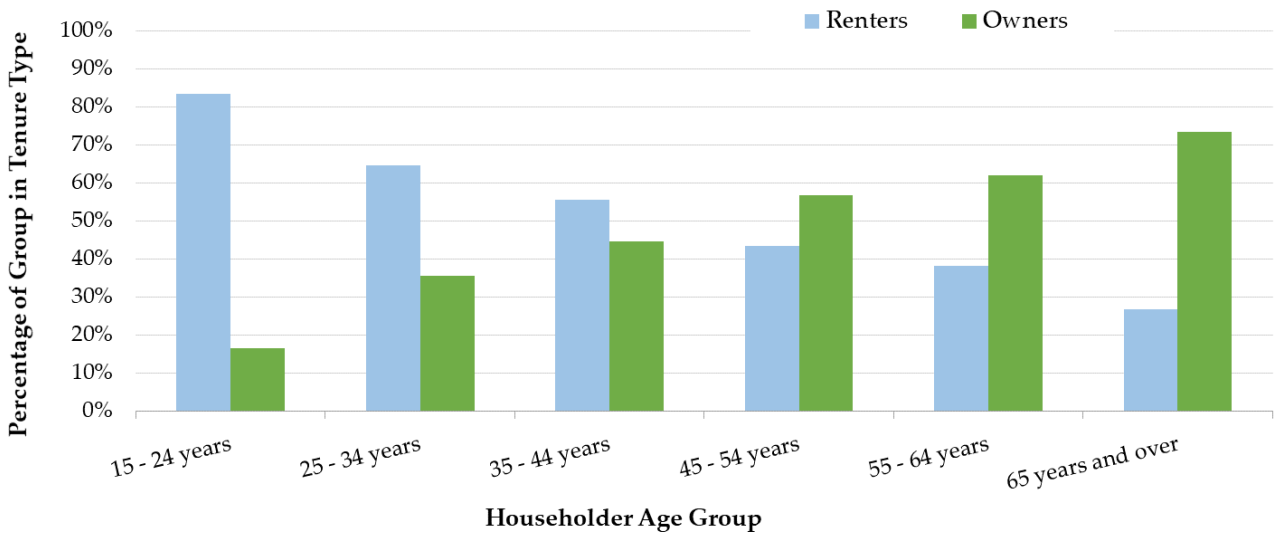
Source: Census 2010, SF1, Tenure (H4) and Population in Occupied Units by Tenure (H11)

Renter-householders and owner-householders[7] in Marlin differ in terms of age. As in many US cities, renting is more common among younger residents, and homeownership is more common among older residents. *Chart 3D (next page)* demonstrates this difference by illustrating the percentage of householders in each age group that rent or own their house. As the chart shows, most householders in Marlin between 15 and 44 rent their house. Notably, adults between 35-44 are renting at a rate of approximately 55%, contrasting with the state of Texas, where adults in this age range shift to owning their home. Statewide, 62% of adults between the ages of 35-44 own their home. Starting in the 45-to-54-year-old age group most householders own their house in Marlin.

Renter- and owner-householders in Marlin also differ in terms of race and ethnicity. *Chart 3E (next page)* compares the percentage of Marlin householders that rent or own their house across several racial/ethnic groups. As the chart shows, most householders in each group own their homes, except in Black/African American and Two or More households where the majority rent, but the prevalence of homeownership varies between groups.

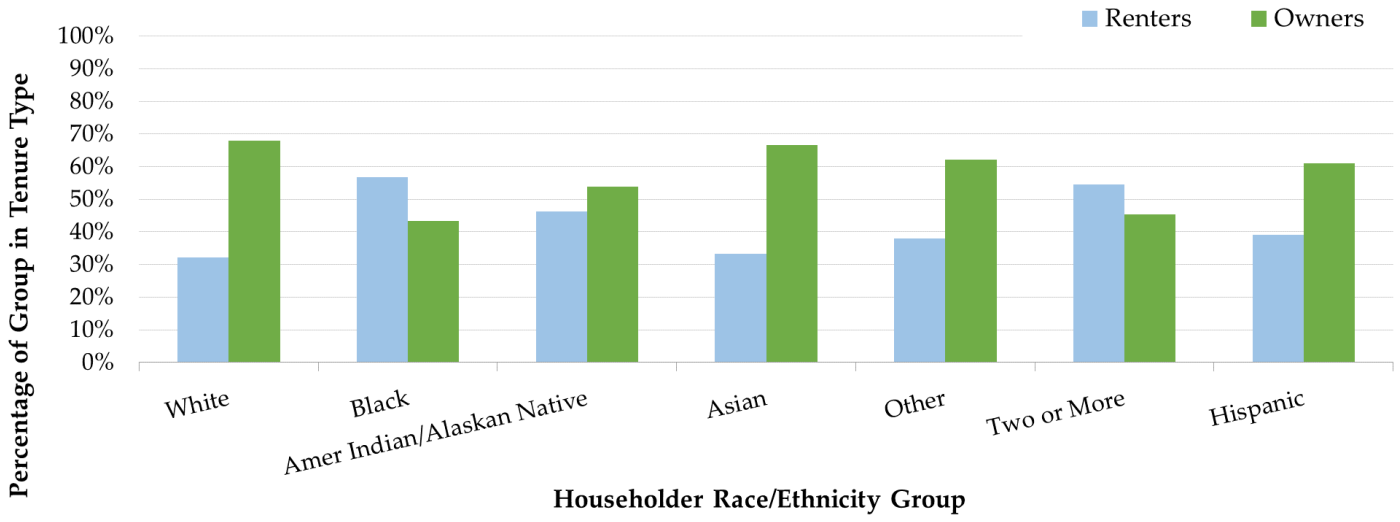
[7] Refers to the person who is the head of the household.

Chart 3D: Householders, by Age, Tenure



Source: Census 2010, SF1, Tenure by Age of Householder (H17)

Chart 3E: Householders, by Race/Ethnicity[8]

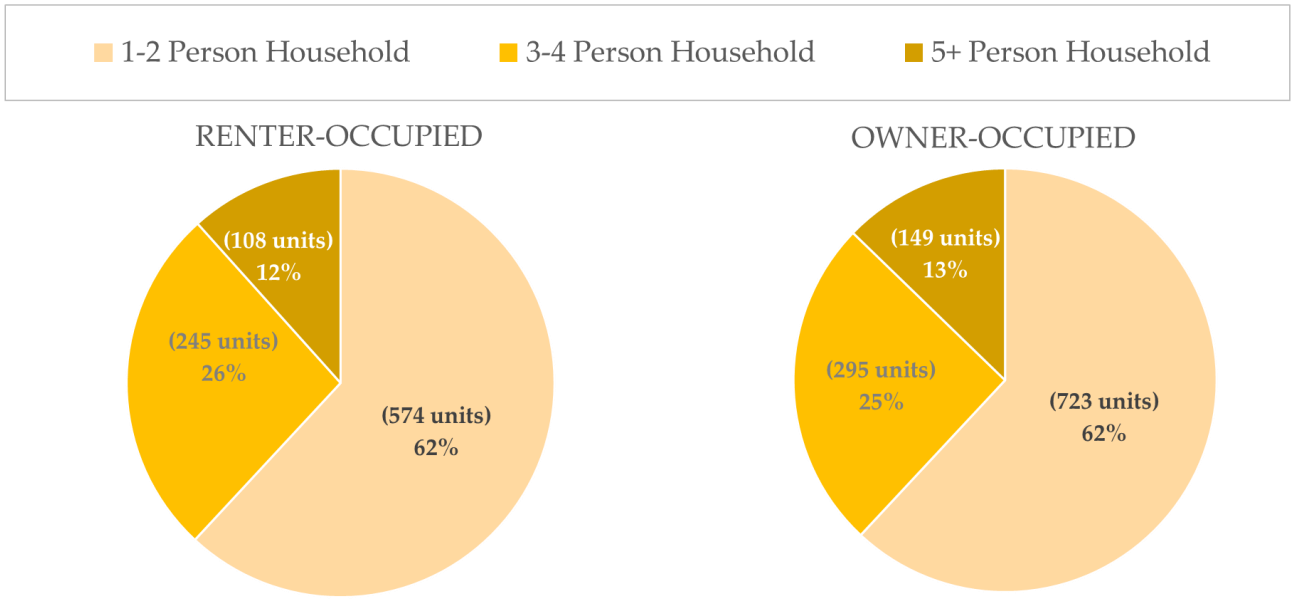


Source: Census 2010, SF1, Tenure by Hispanic or Latino Origin of Householder By race of Householder (HCT1)

[8] For ease of reference this chart only shows population groups with a universe greater than 10.

While renter- and owner-householders in Marlin differ somewhat in terms of age, race, and ethnicity, household sizes are similar in these two groups. *Chart 3F* compares household sizes in Marlin by tenure type. As the chart shows, household sizes are very similar in both tenure categories. Notably, 38% of renter-occupied households include three or more people, suggesting that rental housing may be an important housing option for families in Marlin.

Chart 3F: Household Size Comparison, by Tenure



Source: Census 2010, SF1, Tenure by Household Size (H16)

Rental housing has often been characterized as a necessary option for only certain groups, such as low-income households or individuals and young couples in transition to homeownership. As a result, rental housing may be treated as an option of secondary importance (to homeownership). However, studies in cities throughout the U.S. have found that renting is increasingly prevalent and that renter households represent a more diverse array of individuals and life situations than previously thought. These findings have led many researchers and policymakers to reconsider the contribution that renting can make to a healthy housing market (further discussed in *Section 3.4.2 - Key Housing Considerations).*

Residents in Marlin recognize the prevalence of renting in their community and would like to see additional rental housing development that is affordable for residents from all segments of the population.

Housing Affordability

According to American Community Survey (ACS) data, houses in Marlin are, on average, more affordable than those in Falls County or the state of Texas. The median home value in Marlin – estimated at $49,900 - is lower than the county-area and state-wide estimates. The city's median home value is approximately 66% of the median home value for Falls County ($75,300) and approximately 29% of the median home value for Texas ($172,500).

However, the median household income in Marlin – estimated at $21,667 annually - is also lower than county-area and state-wide estimates; the median annual household income in Marlin is approximately $17,830 less than the county-area estimates and $40,207 less than the state-wide estimates, or a difference in monthly income of roughly $1,480-to-$3,350. Therefore, a more appropriate measure of housing affordability in Marlin would be the percentage of the median income consumed by housing costs.

Housing expenses are conventionally considered to be affordable when they consume less than 30% of a household's monthly income. The level of affordability for owner-occupied units differs depending on whether the owner has a mortgage or owns the home outright. Owner-occupied housing costs for Marlin residents *without a mortgage* consume an estimated 23% of the average income. However, owner-occupied housing costs for Marlin residents *with a mortgage* consume an estimated 52% of the average income (see *Appendix 3B*). Owner-occupied housing costs for residents with a mortgage in Falls County consume an estimated 34% of the average income in the county.

Housing affordability in Marlin also varies by tenure.[9] Monthly housing costs for renters in Marlin are affordable but consume a higher percentage of the average income than rental costs in Falls County; median monthly rent consumes approximately 25% of the average income in Marlin compared to 15% of the average income in Falls County (see *Appendix 3B)*.

Appendix 3B includes detailed tables and methodology regarding housing affordability calculations.

[9] "Tenure" refers to the conditions under which land or buildings are held or occupied, for example through ownership or through renting

Fair Housing

In conjunction with the acceptance of grant funds from the Texas Community Development Block Grant Program (TxCDBG) program of the U.S. Department of Housing and Urban Development (HUD), the City of Marlin stated that it would affirmatively further fair housing (AFFH) and uphold the 1968 Fair Housing Act. The Fair Housing Act prohibits discrimination based on disability, familial status, race, color, religion, sex, or national origin. *Table 3F, page 3-15)* provides basic data on the availability of housing types to those protected classes. The following paragraphs discuss each protected group.

1. Disability: According to the 2015-2019 American Community Survey (ACS), approximately 26% of residents in Marlin (estimated 1,314 residents) have a disability;[10] this figure is higher than the state-wide average – 11.6% of all Texans. An estimated 27% of Marlin residents with a disability are over 75 years old, and more than 1/3 (37%) are between the ages of 35-64. It is not known how many single-family homes in Marlin fully meet ADA accessibility standards. Appendix 3C includes information about organizations providing grants and loan assistance to disabled individuals.

2. Familial Status: As measured by the number of bedrooms available, a variety of rental properties and homes for ownership are available to accommodate families, as well as single occupants.

3. Race & Ethnicity: As shown in *Figure 3A (page 3-17)*, the minority population in several Census areas of Marlin is 65% or higher, which is the threshold[11] used by the State of Texas for defining an area of "minority concentration." Houses in both good and poor conditions are located throughout the community. There are 29 multifamily developments within the city limits.

[10] In the 2015-2019 American Community Survey, individuals were classified as having a disability if they had hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty.
[11] The "65% threshold" is based on the definition of "an area of minority concentration" used by the Texas General Land Office in its 10/1/2012 publication**, "**Homeowner Opportunity Program Guidelines - CDBG Disaster Recovery Program - Hurricanes Ike & Dolly, Round 2."

Table 3F: Fair Housing Data

Housing by Type/Location (Field Survey 2021)

	Units	% of all Units in City [1]	ADA Accessible	2+ Bedroom	Location
Multifamily Units (Occupied and Vacant)					
Mesquite St – Housing A.	28	1.1%	2	28	City
Bridge St – Housing A.	12	0.5%	0	12	City
Church & Fall St	4	0.2%	n/a	n/a	City
Burnett St – Housing A.	8	0.3%	0	8	City
Green & Winter St	16	0.6%	n/a	n/a	City
Chamber & Oak St	2	0.1%	n/a	n/a	City
Marlin Health Spa Apartments	15	0.6%	n/a	0	City
Agnes Ave & Lovell Ln	4	0.2%	n/a	n/a	City
Quaid & N. Gresham St	2	0.1%	n/a	n/a	City
Falls & Newton St	2	0.1%	n/a	n/a	City
Marlin Square Apartments	25	0.9%	2	21	City
W Parkview Dr – Housing A.	60	2.3%	2	8	City
Plantation Manor Apartments	114	4.3%	3	26	City
Chamber & Walker St	2	0.1%	n/a	n/a	City
Chamber & Bartlett St	2	0.1%	n/a	n/a	City
Branch & Ward St	7	0.3%	n/a	n/a	City
Marlin Manor Apartments	18	0.7%	n/a	n/a	City
Coleman & Fortune St	2	0.1%	n/a	n/a	City
Rimes St – Housing A.	2	0.1%	0	0	City
Crocket St – Housing A.	14	0.5%	1	6	City
Fortune & Post Office St	4	0.2%	n/a	n/a	City
Donohoo St – Housing A.	15	0.6%	1	10	City
Fortune St – Housing A.	4	0.2%	1	4	City

Housing by Type/Location (Field Survey 2021)					
Conoly St – Housing A.	20	0.8%	1	10	City
Perry Street Apartments	29	1.1%	n/a	n/a	City
Walker & Coleman St	2	0.1%	n/a	n/a	City
Lakeview Apartments	26	1.0%	n/a	n/a	City
Bartlett & Coleman St	2	0.1%	n/a	n/a	City
Bennet St	4	0.2%	n/a	n/a	City
Total MF Units	**445**	**17%**	**13**	**133**	
Houses (Occupied and Vacant)					
Single-family Rentals [2]	482	19%	N/A	244	Throughout
Single-family Owned	1699	67%	N/A	1321	Throughout
Single-family Vacant	354	14%	N/A	180	Throughout
Total Units	**2,535**				

Housing by Race/Ethnicity (Census 2010) [3]

Characteristic	Owned		Rented	
	#	%	#	%
Race				
White	619	68%	292	32%
Black	420	43%	549	57%
American Indian or Alaska Native	7	54%	6	46%
Asian	6	67%	3	33%
Other	105	62%	64	38%
Two or More Races	10	45%	12	55%
Native Hawaiian & Other Pacific Islander	0	0%	1	100%
Ethnicity				
Hispanic or Latino	195	61%	125	39%

Source: Census 2010, Sf-1 Data, Quick Table Hi (QTH1)

Notes: [1] Percentage derived from total housing units in City from 2021 Plan field survey (occupied and vacant); [2] 2+ bedroom is estimated from 2015-2019 ACS Census data using minimum percentage with 90% margin of error; [3] Number estimated based on total number of rentals counted in the Census minis number of apartments counted in field survey

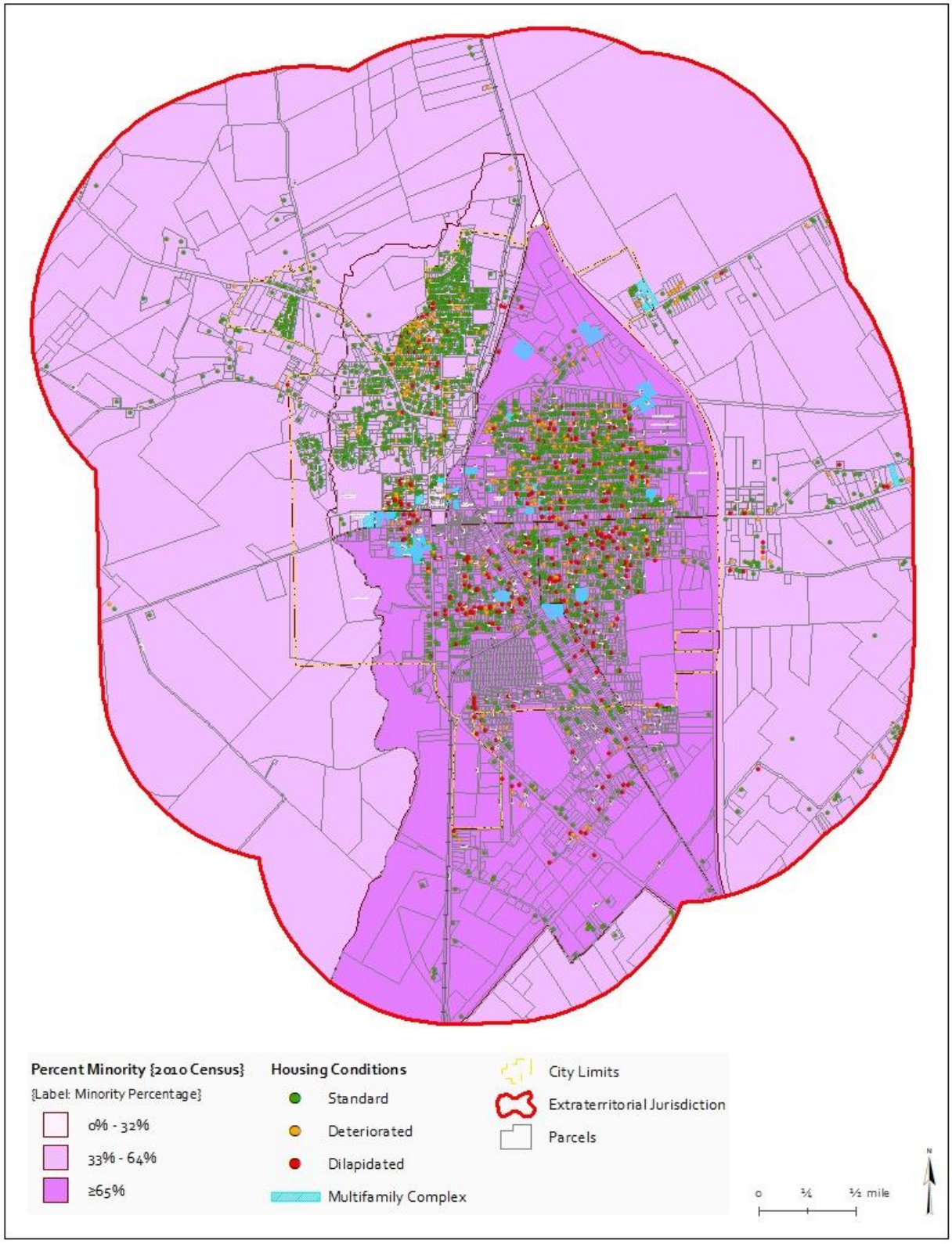


Figure 3A: Distribution of Minority Residents

Future Housing Needs

To improve the condition of the existing housing stock and ensure that current residents have access to safe and suitable housing, Marlin will need to remove and replace the following occupied, substandard units:

- 1 occupied deteriorated manufacturing unit,
- 28 occupied, dilapidated stick-frame unit,

In addition, RV-units used as primary housing should ideally be replaced with more substantial shelter.

The City will also need to take action to support repair and prevent further deterioration of 389 currently deteriorating, stick-frame- and multifamily-units (see *Table 3G*). Additional construction beyond the 29 replacements for occupied, substandard units, as well as the RV units used as primary housing, may take place instead of deteriorated unit rehabilitation. However, rehabilitation is often less expensive.

In addition, based on a projected 2032 population of 5,530 residents, Marlin will need an additional 27 units to accommodate the anticipated population growth. To increase housing diversity in Marlin, at least 20 of the new units should be multifamily units. The need for more multifamily units also aligns with Marlin's goal for more housing options that would attract younger adults and young families in making the city their home. New housing units should ideally support the goal of removing and replacing the 266 currently vacant, substandard, single-family units in Marlin (see *Table 3G*).

Table 3G: Future Housing Needs

	Single-family	Multifamily	Total
Housing 2021, 2032			
Occupied Housing in 2021	1,858	432	2,290
Total Housing in 2021	2,210	445	2,655
Total needed in 2032	*1,887*	*442*	*2,329*
Future Housing Strategy 2022-2032			
Need to repair *(Deteriorated SF)*	314	75	389
Need to remove/replace *(Occupied: dilapidated MH & SF, deteriorated MH)*	38	0	38
New construction needed	7	20	27
Need to remove *(Vacant: dilapidated MH & SF, deteriorated MH)*	266	0	266

Note: SF – Strick Frame; MH – Manufactured House

3.4 Key Housing Considerations

Based on the community input and local housing data described above, the City of Marlin and its residents should focus on the following key areas related to housing: structural condition, stock diversity and affordability, and Fair Housing Act compliance.

3.4.1 Improving Structural Conditions

Marlin residents expressed a desire for improved housing conditions. The City has approached assisting residents with single-family housing conditions by utilizing the HOME program grant in 2003, 2011, and 2013, as well as enforcement of City ordinances. The City should pursue the following strategies to support improved residential structural conditions.

- Reduce dilapidated housing
- Update manufactured housing regulations
- Apply for grants / educate homeowners about available grants
- Consider developing a disaster recovery program

Reduce Dilapidated Housing

Within the city limits, Marlin has 29 occupied, substandard houses that need to be replaced, and 266 vacant, substandard houses. Dilapidated houses comprise approximately 11% of Marlin's housing stock.

Common causes of house deterioration include:

- ✓ A change in financial circumstances that makes an owner unable to pay for home repairs
- ✓ Elderly residents no longer attentive to or able to maintain their homes
- ✓ Lack of motivation by rental property owners to maintain their properties (because of low renter expectations, desire to maximize profit, living out-of-town, lack of enforcement, etc.)
- ✓ Lack of pride in the property.

Figure 3B: Overgrown Yard/Dilapidated Housing Example

The effects of deteriorated and dilapidated houses impact the entire community, and it is worth community investment to address the problem. Effects include:

- ✓ Health risks to residents of deteriorated and dilapidated structures
- ✓ Downward pressure on property values
- ✓ Reluctance of future homeowners to move to an area with large numbers of deteriorated or dilapidated houses

Marlin should pursue the following strategies to support the renovation or removal of substandard houses in the community, and to prevent future deterioration.

To improve the condition of Marlin's housing stock, the City should:

a) Track the number and location of vacant, dilapidated structures in the community

b) Enforce the Substandard Buildings and Structures Ordinance

c) Support voluntary and alternative dilapidated building removal

d) Apply for, and educate homeowners about, available grants

The following sections describe these recommendations in further detail.

Many of these strategies require clear property titles to be successful. Complicated titles are a key concern raised by residents and public representatives and a problem that they would like to eliminate and/or avoid under housing goals (see *Chapter 4: Land Use* for more information about legal clinics to assist residents).

Track Vacant, Dilapidated Structures

Tracking vacant, dilapidated housing enables the City to have a clear understanding of both the extent of the challenge and of progress in addressing that challenge. Depending on municipal resources and needs, the tracking system could be as sophisticated as a mapped database or something as simple as a single word document or excel spreadsheet noting structure addresses and the date each vacancy was identified. Tracking implies regular or semi-regular updates to the database or document/spreadsheet. Updates can similarly vary based on the resources and needs of the municipality. Municipalities with less available resources for this activity could select a time each year to drive the community, identify newly vacant, dilapidated structures, and update the document/spreadsheet as needed.

An up-to-date record of vacant, dilapidated housing can enable a city to make strategic decisions about its actions, such as focusing efforts on a few proximate structures or integrating demolition activities with other neighborhood improvements. Vacant, dilapidated housing records may also support grant applications. The City could also share general figures with community members as part of an educational campaign about housing conditions or to encourage support for a voluntary clean up event.

The City of Marlin does not have an established system for tracking vacant, dilapidated housing. As part of this comprehensive plan, the city will receive fieldwork data collected to support each study, including housing. The City could use this data to start a tracking system according to its resources and needs.

Continue Enforcing Substandard Buildings & Structures Ordinance

Local Government Code, Title 7, Subtitle A, Chapter 214 establishes a municipality's authority to regulate substandard buildings. The statutes enable a municipality to, by ordinance, require the vacation, relocation of occupants, securing, repair, removal, or demolition of certain buildings. Such ordinances must:

- ✓ Establish minimum standards for the continued use and occupancy of all buildings regardless of the date of their construction
- ✓ Provide for giving proper notice
- ✓ Provide for a public hearing to determine whether a building complies with the ordinance standards

In addition, in 2011 and 2012, the Texas Supreme Court released opinions on the City of Dallas v. Stewart that impact dangerous structures ordinance enforcement. Most importantly, cities must allow 30 days after an administrative nuisance declaration for an owner to appeal the declaration before enforcing the ordinance. The Texas Municipal League (TML) has prepared a detailed report on the case and its implications for municipal enforcement of substandard structures ordinances. That report is included in the *Digital Appendix* to this study and is available on the TML website (www.tml.org).

The City of Marlin adopted a substandard buildings ordinance in 2008 and updated it in 2013. It is enforced by the City's active code enforcement program. The ordinance allows the City to take action to repair, remove, demolish, or secure a building, and relocate or vacate occupants of any structure if the building is found to be dilapidated, substandard, unfit for human habitation, a hazard to public health, safety, and welfare, unoccupied and unsecured or inadequately secured, or if it constitutes a danger even though it is secured. The ordinance also allows the City to impose a lien on buildings and premises for expenses incurred in enforcing regulations and/or for civil penalties, and also imposes a $1,000 fine per day for non-homestead property and $10 per day for homestead property for certain violations.

Support Code Enforcement in Marlin

The effectiveness of an ordinance depends on enforcement, and fortunately the City of Marlin has an active code enforcement program. Code enforcement officials, who are empowered to secure properties that pose a threat to public health, safety, and welfare, can then issue citations and levy fines on problem properties. Successful early intervention is the best course of action because deterioration compounds quickly over time.[12]

Code enforcement can be a powerful tool if the system is working well. The first step to create an effective code enforcement system is to conduct an assessment of the current system and how it functions. An evaluation, such as an audit by an outside consultant, will provide City officials and community advocates with a better understanding of the problem areas in the system and provide information on how to improve the system. Questions to ask in the audit include:

a) How long does the enforcement process take on average from initiation to completion?

b) What percent of properties are brought into compliance?

c) Is there comprehensive coordination among City departments?

d) How does the City deal with code enforcement liens?

e) Does the City foreclose on these liens?

f) Is assistance provided to lower-income homeowners who do not have the financial means to bring their homes into compliance with code?

For more information as well as best practices for code enforcement refer to the "Texas Problem Properties Toolkit" PDF in the *Digital Appendix.*

[12] https://www.huduser.gov/portal/periodicals/em/winter14/highlight1.html

Support Voluntary & Alternative Building Removal Strategies

The City can also support the effectiveness of a Substandard Structures Ordinance by supporting voluntary and alternative building removal strategies. One way that some cities have encouraged landowners to abide by dangerous structures codes without entering litigation is to include a provision in the regulating ordinance that provides City assistance with demolition to landowners who voluntarily come forward and ask for an inspection. Instead of the $5,000-to-$10,000 it can cost to demolish the structure, the property owner pays landfill costs and $500 to the City for labor and hauling.

Some cities also provide no-cost demolition to homeowners who show financial inability to pay. Some small cities negotiate with their solid waste providers to include provisions such as removal of one or more dilapidated structures per year in their solid waste contract.

Home demolition is expensive, and costs may prove prohibitive for municipalities and residents. The City can also facilitate ordinance compliance by allowing for demolition alternatives. Two increasingly popular alternatives to house demolition are deconstruction and house moving. Rather than bringing in heavy equipment to raze an abandoned structure before sending it to the landfill, home deconstruction specialists and salvagers take apart abandoned houses piece by piece. Their focus is on collecting materials for reuse, so they limit the amount of waste that heads to the landfill. Unlike demolition, pricing for deconstruction is not always straightforward.

In some cases, salvagers will pay to remove certain materials, but they might not take everything. In other cases, deconstruction specialists will demolish the house for the right to collect the materials they want. In still other cases, deconstruction can cost significantly more than demolition. However, deconstructing a home allows the homeowner to take a significant tax deduction, often higher than the cost of deconstruction itself. The *Digital Appendix* includes an explanation of the appraisal process for donated building materials.

Some structural moving companies maintain an inventory of the commercial and residential structures they remove from properties to resell and relocate. Often, structural moving companies sell their inventory at relatively affordable prices. By reselling the homes, house movers keep them out of the landfill, and they give new buyers an opportunity to rehabilitate the structures. If structural movers keep the structure, they may or may not charge for house removal. Depending on the house, they might buy it from the property owner before moving the structure. As long as the home is structurally sound enough to be moved, structural moving companies will collect homes and other buildings in all conditions.

Improve Manufactured Housing Regulations

Manufactured houses comprise 1% of Marlin's housing stock. Although less durable than well-constructed, stick-frame houses, when in compliance with HUD and building codes, manufactured units can provide affordable, safe housing. One of the most common complaints about manufactured houses is that their appearance negatively impacts surrounding property values. Manufactured houses are increasingly similar to stick-frame houses in design and, when located on single-family lots with landscaping, masonry skirts, and regular maintenance, can be near-indistinguishable from stick-frame houses.

Figure 3C: New Manufactured Home Example

Manufactured home values may be more likely to depreciate than stick-frame homes values due to factors like location, maintenance, and purchase price. Depreciation negatively impacts local property tax revenues. A 2003 study conducted by the Consumers Union in Texas assesses which aspects of manufactured houses are most likely to lead to depreciation or appreciation in value.[13] The Consumers Union concludes that variability in manufactured house appreciation/depreciation is much higher than in stick-frame construction. However, the study finds that homeowners and regulators can pursue several actions to increase the likelihood of appreciation:

- ✓ Own Land. If land ownership is not an option, rent and tenancy should be as stable as possible. Homes should be sold in place
- ✓ Select durable houses
- ✓ Pay fair price – and it may be that shopping for a deal in used homes is worthwhile
- ✓ Improve demand for used homes by creating lending products to finance this market
- ✓ Place housing in good locations and neighborhoods [increase appreciation]
- ✓ Give the home-site built visual appeal and congruence with neighborhood styles
- ✓ Budget money for repairs

[13] Study available from www.consumersunion.org and is included in the *Digital Appendix* for this plan.

- ✓ Consider all the aspects that lead to equity building, not just appreciation

The impact of manufactured houses on municipal tax revenues also depends on state tax law and county appraisal district methods for depreciating manufactured housing.

Update Manufactured Housing Ordinance

Manufactured housing standards are not likely to reduce the number of manufactured units in the city, but standards are likely to improve the condition of Marlin's manufactured housing stock over time.

The Texas Manufactured Housing Standards Act, passed in June 2003, established manufactured housing regulations at the state level (Texas Occupations Code, Subtitle C, Chapter 1201). The standards create an important distinction between "Mobile Homes" and "HUD-Code Manufactured Homes". This distinction is important because the structure types receive different protections under the law. For example, it is lawful for a city to prohibit the new installation of a Mobile Home within the city limits (with a few caveats). However, a city may NOT prohibit the new installation of HUD-Code Manufactured Home in the city limits. The act defines the term "Manufactured Home" or "Manufactured Housing" as a "HUD-code Manufactured Home or a Mobile Home".

Sample manufactured housing ordinances from other municipalities, as well as a legal Q&A report regarding manufactured housing regulation from the Texas Municipal League, are included in the *Digital Appendix* to this study.

The City adopted a Mobile Homes and Manufactured Homes ordinance in 1977 and updated it in 2007. While the ordinance update includes provisions that follow the Texas Manufactured Housing Standards Act requirement, such as the distinction between "Mobile Homes" and "HUD-Code Manufactured Homes", these updates were added as a new article to the ordinance, rather than incorporated into or replacing existing standards. As a result, there is some inconsistency between ordinance definitions and requirements. For example, the chapter offers two separate definitions for Mobile Homes, the original ordinance definition and the Texas Manufactured Housing Standards Act's definition (see Art. 1, Sec. 17-1. and in Art. 4, Sec. 17-81.).

The City of Marlin should adopt a new ordinance or revise its current Mobile Homes and Manufactured Homes ordinance to clarify definitions, consolidate standards, and resolve any potential contradictions such as whether, where, and how manufactured housing may be installed outside of "fully licensed and lawful" manufactured housing parks. The City should also review and update its Zoning Ordinance to ensure consistency.

Apply for Grants / Educate Homeowners about Available Grants

Within the city limits, Marlin has 311 occupied, residential structures in deteriorated condition that need renovation, and 28 occupied dilapidated/deteriorating houses that need to be replaced. The City can further support improved housing conditions by applying for grants and working to share information about available grant programs with homeowners.

HOME Grants. Since 2003, the City has facilitated 15 home replacements and over $1.0 million in housing rehabilitation through the HOME program. The City should continue applying for grants under the HOME program. The HOME grant is the most common grant program for rehabilitation or replacement of single-family homes. The program is managed by the Texas Department of Housing and Community Affairs (TDHCA) and funded by the U.S. Department of Housing and Urban Development (HUD). Program details change year to year, but, in general, the recipient resident must meet income limits and have a clear title to the property and land. The City may also have to provide a cash or labor/materials match, depending on population size.

Maintenance Grants. Municipal authorities should also work to share information about available maintenance grant programs with homeowners. Housing maintenance and repairs can be costly. Providing homeowners with information about home maintenance and repair grant and loan programs is a key component not only to preventing structural deterioration but also for maintaining affordability. Several programs are available to homeowners that assist with a variety of home maintenance needs such as weatherization improvements, general home repairs, and low-interest loans.

Appendix 3C: Community Housing Organizations & Grant Programs lists grant programs and resources that public officials should be aware of and should share with residents.

Consider Developing a Disaster Recovery Program

The City should consider developing a disaster recovery program. The Rapid Disaster Recovery Housing Report, developed out of the Rapid Housing Recovery Pilot Program (RAPIDO) in the Lower Rio Grande Valley, is an excellent resource.

The report was created to "…give an overarching view of the lessons learned from the RAPIDO Demonstration Project14 as well as findings from a comparison of other reports completed after similar disasters across the Gulf and Atlantic Coasts" (CDC Brownsville, 2015).

The report approaches disaster management as an "ongoing cycle of action that takes place both during and between disasters. In other words, recovery from one disaster is mitigation for the next" (CDC Brownsville, 2015). The disaster management cycle consists of four phases – mitigation, preparedness, response, recovery – each requiring ongoing planning to reduce the impact of disasters. The program emphasizes several "Key Concepts and Innovations", including: pre-disaster preparedness, pre-procurement, local focus, supportive case navigation, community empowerment, and temporary-to-permanent housing strategy.

> *"Disasters both magnify and accelerate processes already occurring in communities, such as housing turnover, gentrification, or conversions of land use from residential to commercial…. Such acceleration might not permit the extent of community input or interventions that might occur normally.*
>
> *Consequently, in the days, weeks, and months that follow a disaster, decisions must be made rapidly to deal with pressing immediate issues like emergency sheltering and temporary housing, rebuilding, and the restoration of community infrastructure.*
>
> *The pace of decision-making defies typical rational planning methods that require the collection of data and consideration of many alternatives, forcing communities to make hasty decisions that may later turn out to be ill-advised, but yet now are long-lasting if not permanent."*
>
> (CDC Brownsville (2015)., pg. 05)

The Rapid Disaster Recovery Housing Report consists of three documents: policy recommendations, a step-by-step technical guide for local jurisdictions, and a program comparison report. The report is available online at http://www.rapidorecovery.org/.

[14]http://www.cdcbrownsville.org/rapido.html

3.4.2 Developing More Diverse & Affordable Housing Options

Marlin residents expressed a desire for additional housing development to meet the high demand for affordable and rental housing. Residents currently living in substandard housing that needs to be replaced could also benefit from additional housing development efforts. The City should pursue the following strategies that promote a variety of housing options, affordable for diverse incomes and stages of life:

a) Promote residential infill, especially multifamily

b) Collect and share housing and community information

c) Network with affordable housing organizations and developers

Promote Residential Infill, Especially Multifamily Housing

The City should promote infill development. One key component in affordability is the costs associated with utility bills and taxes. These costs tend to rise when a city issues municipal bond debt. Bond debt is a common tool used to finance large-scale infrastructure improvements that result from growth and development. One way to limit the need for increased infrastructure costs that result from growth is to encourage residential infill development on vacant, subdivided land within the corporate limits.

Since existing infrastructure systems already serve these lots, new development would not require significant infrastructure expansion and would allow the City to focus on existing system maintenance and improvements. Development should be encouraged in areas identified as semi-developed and located outside of the 100-year Floodplain. Strategies to promote infill development and a map showing the location of developable properties ideal for infill development are found in *Chapter 4: Land Use Study.*

The City should also promote multifamily housing development. An Urban Land Institute (ULI) study finds that multifamily housing:

- ✓ Is needed and preferred by many people at a variety of life stages (individuals, new families, empty-nesters, seniors, etc.)
- ✓ Is important to the economic vitality of the broader community
- ✓ Can help minimize traffic congestion
- ✓ Enables a community to provide housing that is affordable to a broader range of incomes
- ✓ If well designed, can be an attractive and compatible addition to the community

The ULI study is included in the *Digital Appendix* to this plan.

Multifamily housing does not have to be exclusive to renters. Multifamily housing development could also provide an important alternative housing option for Marlin's potential homeowners as multifamily housing units, such as duplexes, are often (but not always) more affordable than single-family housing.

Collect & Share Housing & Community Information

The City of Marlin can also support the development of more diverse and affordable housing options by collecting and sharing housing and community information through record-keeping, surveys, and workshops.

The City should keep records of housing market information such as:

- Requests made to City Hall for rental housing information
- Records of occupancy and vacancy rates in rental housing (including RV parks and single-family houses)
- Information on land available for lease or purchase
- Information on utility rates and capacities

Keeping records of inquiries about available single-family and multifamily housing opportunities would make Marlin more appealing to potential residents and housing developers. This type of basic legwork by municipal staff and residents makes a city more appealing. The potential resident/developer does not have to spend as much time on research, and such work builds trust that residents and staff members are able and willing to work with new residents or development groups.

The City should also consider regularly collecting information from residents about housing conditions. For example, a survey conducted every three-to-five-years could help the City maintain a better understanding of housing conditions. In addition to potentially supporting grant applications and studies, record keeping and housing survey results could help the City identify key community challenges and opportunities and to work with residents on these issues. For example, the housing survey could be followed up with a workshop to educate residents about fair housing laws and available grant and loan programs that pertain to housing needs expressed through the survey.

Community and housing information could be shared on the City website.

Network with Affordable Housing Organizations & Developers

The City should network with affordable housing organizations. Several regional and State organizations promote affordable housing. Coordinating and communicating with these organizations will keep Marlin updated about affordable housing programs and opportunities. State organizations working on affordable housing initiatives include the Texas Department of Housing and Community Affairs, Texas Affiliation of Affordable Housing Providers, Texas State Affordable Housing Corporation. *Appendix 3C* includes more information about those and other housing organizations.

The City should also network with affordable housing developers. Currently, Marlin may be most appealing to niche developers in the lower-income, worker, and senior housing markets. Recruiting those developers would require networking, consulting with potential developers about their needs, and providing information about the city to as many people as possible. *Appendix 3C* describes several organizations that provide general information, grants, and loans for housing development and access to networks of housing developers, including:

- ✓ Texas Affiliation of Affordable Housing Providers (TAAHP)
- ✓ Texas State Affordable Housing Corporation (TSAHC)
- ✓ Texas Department of Housing and Community Affairs (TDHCA)
- ✓ U.S. Department of Agriculture Rural Development (USDA-RD)

In terms of bringing affordable, multifamily, rental housing development to Marlin, the City should focus on working with developers who are eligible to apply for the Housing Tax Credit (HTC) program. The HTC program is a dollar-for-dollar reduction of federal income tax liability through the Texas Department of Housing and Community Affairs (TDHCA). The program reduces the cost to developers, allowing them to provide more affordable units at lower rates to tenants. This would increase the number of quality, affordable units in Marlin. The program is competitive, so municipal participation is encouraged in the form of development support and funding contributions. Visit the TDHCA website for more information (http://www.tdhca.state.tx.us/multifamily).

3.4.3 Continuing to Support Fair Housing

The City of Marlin has adopted or agreed to adopt several policies and to undertake actions to increase local awareness of fair housing issues and increase the availability of housing choices to protected classes. The City must consider whether its policy and budget decisions intentionally or unintentionally sanction segregation or limit free housing choice, if it has sufficiently educated the public about the Fair Housing Act, and if it has taken proper steps to uphold the Act.

The fair housing analysis in this plan is guided by the State of Texas Analysis of Impediments and the Fair Housing Activities Statement of Texas (FHAST), both of which provide standards for analyzing fair housing in a community. The FHAST often combines references to protected classes with references to low-income because there is a high correlation between the two groups; therefore, the following analysis also references income-related assistance.

The City has at least three tools by which it can affect fair housing:

Grant Applications. With the exception of HOME (described above), many grant applications that would help residents with home repair and rehabilitation must be initiated by individuals or non-municipal organizations. Marlin's public officials and municipal staff can publicize and provide contact information for such grants. *Appendix 3C* provides a list of grant programs and area organizations that work on housing assistance.

Ordinance Adoption & Enforcement. The City's ordinances do not appear to contain fair housing impediments. The following review assesses how fair housing is affected by the City's standards for flood damage prevention and minimum standards for continued use and occupancy of a building.

Flood Damage Prevention Ordinance: Marlin's Flood Damage Prevention Ordinance permits the construction of structures in flood-prone areas provided that the construction meets damage-prevention and safety standards. The ordinance applies equally to all residential structures in the 100-year Floodplain; there are currently 21 single-family structures located in the 100-year Floodplain.

Minimum Standards for Building Use/Occupancy. While housing conditions vary throughout the city, and City standards apply equally to all housing, the vast majority of vacant, dilapidated single family housing structures (approximately 90%) are located in minority majority neighborhoods (≥65% minority population) and approximately 60% of these structures are in south Marlin. The standards would be improved if combined with assistance to owners who are unable to repair or replace their homes (primarily through HOME grants and other grant resources listed in *Appendix 3C*).

Policy Adoption & Community Education. The City has regularly published the following ad in its newspaper of record in conjunction with TxCDBG grants.

To promote fair housing practices, the City of Marlin encourages potential homeowners and renters to be aware of their rights under the National Fair Housing Law. Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination against any person on the basis of race, color, religion, sex, handicap, familial status, or national origin in the sale or rental of units in the housing market. For more information on fair housing or to report possible fair housing discrimination, call the U.S. Department of Housing and Urban Development's toll-free hotline at 1-800-669-9777.

The City posts provisions of the National Fair Housing Laws and the process for filing a complaint regarding housing discrimination at City Hall.

The City should take the following actions to further support fair housing in Marlin.

a) Provide at City Hall:

- Local, State, and Federal contacts for reporting a fair housing complaint.
- A copy of the City's Fair Housing policy and complaint procedures.
- A copy of the Federal Fair Housing Act.[15]
- A copy of the Texas Accessibility Standards[16] and Construction Requirements for Single-Family Affordable Housing (Texas Government Code, Section 2306.514).[17]

b) Adopt and annually update fair housing ordinances, resolutions, and policies, including:

- A Fair Housing Ordinance based on HUD model ordinances.
- A policy explicitly requiring that all non-federally funded projects in the city follow State and Federal laws regarding special-needs construction standards.
- A policy preventing the concentration of undesirable infrastructure (e.g., sewer plant, solid waste dump, etc.) in locations that would unfairly impact protected classes.
- A resolution designating April as Fair Housing Month.

[15] Availa*ble at the Department of Justice Civil Rights Division website: www.justice.gov/crt/about/hce/title8.php*
[16] *Available at www.tdlr.state.tx.us/ab/abtas.htm*
[17] *Available at www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514*

c) Provide annual fair housing training to all senior municipal staff.[18]

d) Establish a procedure for municipal staff to keep logs and records of fair housing complaints and referrals.

e) Coordinate housing grant applications with other grant applications so that housing quality in an area is improved at the same time as water, sewer, streets, and drainage.

f) Develop an anti-NIMBYism[19] action plan to disseminate timely and accurate information to residents and other concerned parties during the planning and execution of fair housing projects and developments.

[18] The Texas Workforce Commission offers a variety of training programs. Visit http://www.twc.state.tx.us/partners/fair-housing-presentations-training for further information.
[19] "NIMBY" is an acronym for "Not In My Backyard". An AntiNIMBYism action plan is intended to prevent/address misinformation that may lead to NIMBY-type sentiments about proposed new developments and fair housing opportunities.

3.5 Implementation Plan

The Implementation Plan organizes the recommended action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized and organized by date.

Table 3H: Implementation Plan: 2022-2032

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Goal 3.1 *Renovate or replace occupied, substandard housing and support housing stock resiliency*						
Reconstruct or replace at least one (1) house per year with HOME grants.	X	X	X	City	Match is variable[20]	GEN; TDHCA;
Keep up-to-date information on housing assistance organizations at City Hall, on a City website, and at local institutions (service organizations, churches, etc.) (*see Appendix 3C for a list of organizations*)	X	X	X	City	Staff	GEN
Keep up-to-date information on grant programs at City Hall, on a City website, and at local institutions (service organizations, churches, etc.) (*see Appendix 3C for a list of programs*)	X	X	X	City	Staff	GEN
Revise Manufactured Housing Ordinance to ensure clarity and consistency	X			City	$1,000 (legal)	GEN
Consider developing a Disaster Recovery Housing Program		X	X	City	Staff; Variable	GEN
Goal 3.2 *Remove vacant, dilapidated structures*						
Create and maintain a log of vacant, dilapidated structures	X	X	X	City	Staff/Varies	GEN; Local

[20] HOME program details, including match requirements, change year-to-year.

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Pursue one or more strategies to support voluntary and alternative dilapidated building removal	X	X	X	City	Staff	GEN; Local
Designate and train a staff member in code enforcement or develop an interlocal agreement with a neighboring municipality for code enforcement assistance	X			City	$1,000 (legal)	GEN; TDLR
Remove at least three (3) vacant, dilapidated house per year		X	X	City	Varies (US avg. = $18,000)	GEN; Local
Goal 3.3 *Pursue diverse and affordable housing development*						
Network with affordable housing organizations and developers	X	X	X	City	Variable	GEN; Local
Collect information on Marlin's population and housing needs (e.g., rental housing requests, occupancy rates, demographics)		X	X	City	Varies by form	GEN; Local
Update website to make information about Marlin easily accessible to residents and developers		X	X	City	Variable by form; (estimated $100 - $1,500/year) + Staff	GEN; Local
Goal 3.4 *Continue to support Fair Housing initiatives*						
Adopt and conduct annual reviews of ordinances, resolutions, and policies that support fair housing	X	X	X	City	Staff	GEN
Keep up-to-date information on Fair Housing laws, policies, complaint procedures, and ADA construction standards at City Hall and on a City website	X	X	X	City	Staff	GEN

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Provide annual fair housing training to all senior staff	X	X	X	TWC, Staff	Staff	GEN
Establish a procedure for City staff to keep logs and records of fair housing complaints and referrals	X			Staff	Staff	GEN
Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents during the planning of fair housing developments			X	City	Staff	GEN
Goal 3.5 *Attract economically stable residential development that complements existing development*						
Prioritize and market lots suitable for residential infill	X	X	X	City	Staff	GEN
Adopt an updated Zoning Ordinance to ensure zoning regulations support community housing goals	X			City	$1,000 (legal)	GEN
Adopt an updated Subdivision Ordinance to ensure subdivision regulations support community goals			X	City	$1,000 (legal)	GEN
Adopt a Future Land Use Map	X			City	Staff	N/A
Establish a schedule for regular review of Future Land Use Map, Zoning Ordinance, and Subdivision Ordinance		X		City	N/A	GEN

Sources: **GEN** = Municipal funds; **Staff** = Staff time (City); **Local** = donations of time/money/goods from private citizens, charitable organizations, and local businesses; **TDHCA** = Texas Department of Housing and Community Affairs; **TDLR** = Texas Department of Licensing and Regulation; **TWC** = Texas Workforce Commission

3.6 Appendix 3A: Detailed Housing Data

In November 2021, GrantWorks, Inc. conducted an exterior/windshield survey of all residential buildings in Marlin to determine the physical condition of each housing unit in the city and extraterritorial jurisdiction (ETJ). A housing unit can be a single-family detached house, a mobile/manufactured house, or a multifamily unit such as an apartment, condominium, or townhome). The survey rated the condition of each housing unit on a scale from "standard" to "dilapidated," as defined in *Table 3A.1.*

Table 3A.1: Housing Condition Survey Classifications & Criteria

	Criteria
Standard	Few or no minor visible exterior defects such as: • cracked, peeling, or missing paint • cracked, sagging, rotting, or missing siding, steps, porch planks, or other wooden surfaces • cracked or broken windowpanes • cracked masonry, brick, or mortar surfaces • missing or damaged roof shingles • small rust spots on mobile homes Generally, meets local building codes No detriment to health and safety present
Deteriorating	Few visible exterior defects requiring repair beyond routine maintenance such as: • missing or damaged wooden surfaces that could cause injury if walked upon or leaned against • missing windowpanes • badly deteriorated window frames • major holes in exterior walls, up to one (1) foot across and/or penetrate through the interior walls • roof missing many shingles or has holes up to six (6) inches across • chimney bricks missing • extensive rusting, joint separation on mobile home exterior Rehabilitation is economically feasible
Dilapidated	Fails to provide safe shelter Several of the major defects listed under Deteriorating Any major structural damage such as: • sagging foundation • sagging roof • slanted or tilted exterior walls • missing doors • collapsed chimney or porch • fire or severe water damage Rehabilitation is not economically feasible All non-HUD Code (pre-June 15, 1976) mobile homes are considered dilapidated

Housing occupancy was determined by visual inspection of each house. Each house was checked for: wired electric meter, yard maintenance, intact blinds and/or visible furniture, undamaged or secured windows, and the condition of yard furniture. *Table 3A.2* tabulates the complete survey results.

Table 3A.2: Housing Data from Windshield Survey

	Type / Condition	Occupancy	City	ETJ	Total Region
Stick Frame	**Standard**	Occupied	1,494	161	1,655
		Vacant	85	8	93
	Deteriorated	Occupied	311	31	342
		Vacant	3	0	3
	Dilapidated	Occupied	28	7	35
		Vacant	259	21	280
	Total (Occupied)		1,833	199	2,032
	Total (Vacant)		347	29	376
	Subtotal - Stick Frame Homes		*2,180*	*228*	*2,408*
Mobile & Manufactured	**Standard**	Occupied	24	43	67
		Vacant	1	1	2
	Deteriorated	Occupied	1	8	9
		Vacant	1	6	7
	Dilapidated	Occupied	0	0	0
		Vacant	3	9	12
	Total (Occupied)		25	51	76
	Total (Vacant)		5	16	21
	Subtotal – Manufactured Homes		*30*	*67*	*97*
	Subtotal- Single-Family Homes		*2,210*	*295*	*2,505*
RV	**Standard**	Occupied	5	7	12
		Vacant	0	0	0
	Deteriorated	Occupied	1	0	1
		Vacant	0	0	0
	Dilapidated	Occupied	3	0	3
		Vacant	0	0	0
	Total (Occupied)		9	7	16
	Total (Vacant)		0	0	0
	Subtotal – RV Homes		*9*	*7*	*16*

	Type / Condition	Occupancy	City	ETJ	Total Region
Multifamily	**Standard**	Occupied	357	2	359
		Vacant	13	0	13
	Deteriorated	Occupied	75	0	75
		Vacant	0	0	0
	Dilapidated	Occupied	0	0	0
		Vacant	0	0	0
	Total (Occupied)		432	2	434
	Total (Vacant)		13	0	0
	Subtotal - Multifamily Homes		*445*	*2*	*447*

	Type / Condition	Occupancy	City	ETJ	Total Region
Total Housing Conditions	**Standard**	Occupied	1,880	213	2,093
		Vacant	99	9	108
		Total Standard	1,979	222	2,201
	Deteriorated	Occupied	388	39	427
		Vacant	4	6	10
		Total Deteriorated	392	45	437
	Dilapidated	Occupied	31	7	38
		Vacant	262	30	292
		Total Dilapidated	293	37	330
	Total (Occupied)		2,299	259	2,548
	Total (Vacant)		365	45	410
	Total Housing Units		2,664	304	2,968

Source: GrantWorks, Inc., 2021 Fieldwork Study

3.7 Appendix 3B: Housing Affordability Calculations

Housing units are conventionally considered to be affordable when monthly costs are less than 30% of monthly income. *Table 3B.1: Housing Tenure Data* tabulates the median monthly income, the total number of owner- and renter-occupied housing units, and housing costs as a percentage of income for both renters and homeowners. **Average housing costs for owner-occupied units with a mortgage consume 52% of the median monthly income in Marlin.**

Table 3B.1: Housing Tenure Data (2015)

		Marlin	Falls County
Owner-occupied Units	*Total Occupied Housing Units*	*1,644*	*5,199*
	# of Units	*841*	*3,764*
	% of Total	*51%*	*72%*
	Monthly $ w/Mortgage (median)	*$934*	*$1,115*
	% of monthly income	***52%***	***34%***
	Monthly $ w/o Mortgage (median)	*$415*	*$372*
	% of Income	***23%***	***11%***
Rental Units	Number of Units	803	*1,435*
	% of total units	49%	*28%*
	Median monthly rent	$452	*$509*
	% of monthly income	**25%**	***15%***

** The City housing unit count is from the ACS and does not include additional houses counted in the field survey.*

Source: U.S. Census Bureau; American Community Survey 2015-2019, Tables S2502, B25077, B19013, B25088, B25064; <data.census.gov>

Another affordability measure for housing and a key component of mortgage lending decisions is the price-to-income ratio. The price-to-income ratio is the disparity between median income and median housing value. It provides a measure to answer the question "Is a median-priced home affordable for a median income earner?" Houses are generally considered to be affordable for the purchaser when the cost of the house equals roughly 2.6 times the purchaser's annual income.[21] *Table 3B.2* shows that Marlin's price-to-income ratio is more than the ratios for Falls County but less than Texas. The ratio for both Marlin and Falls County is considered affordable, while Texas is unaffordable.

Table 3B.2: Median Household Income & Housing Values

	Marlin	Falls County	State
Median Household Income	$21,667	$39,497	$61,874
Median Household Monthly Income	$1,806	$3,291	$5,156
Median Home Value	$49,900	$75,300	$172,500
Median Home Value / Median Household Income	**2.3**	**1.9**	**2.8**

Source: U.S. Census Bureau; American Community Survey 2015-2019, Tables B19013 and B25077; <data.census.gov>

[21] "Where the House-Price-to-Income Ratio is Most out of Wack" retrieved from: https://www.citylab.com/equity/2018/05/where-the-house-price-to-income-ratio-is-most-out-of-whack/561404/; "High Home Price-to-Income Ratios Hiding Behind Low Mortgage Rates" retrieved from: http://www.forbes.com/sites/zillow/2013/04/16/high-home-price-to-income-ratios-hiding-behind-low-mortgage-rates/

3.8 Appendix 3C: Community Housing Organizations & Grant Programs

Detailed information regarding programs that serve housing needs in Falls County and Marlin are listed below. Additional information on state and federal programs that may be useful to Marlin's residents may be found by contacting local offices and reviewing individual organizations' websites.

3.8.1 Services Currently Available/Active in Marlin

Marlin Housing Authority

Established in 1974, the Marlin Housing Authority provides housing assistance to low-income families. The Marlin Housing Authority administers the Public Housing and Housing Choice Voucher Program (Section 8) through federal funding from the U.S. Department of Housing and Urban Development (HUD). The Housing Authority manages seven, income-limited, multifamily complexes in Marlin (163 total units).

Organization / Office:	Marlin Housing Authority
Address:	101 Burnett Street Marlin, Texas 76661
Phone / Email:	(254) 803-0072
Website:	*N/A*

Heart of Texas Council of Governments (HOTCOG)

Council of Governments (COGs), also known as regional planning commissions, are voluntary associations of local governments formed under Texas law. These associations address problems and planning needs that require regional attention or that cross the boundaries of individual local governments. COGs coordinate planning and provide a regional approach to problem-solving through cooperative action and may provide direct services at the local level. The Heart of Texas COG conducts planning activities, applies for grants for local communities, administrates programs such as the Area Agency on Aging program and the Housing Choice and Voucher program, and is an Economic Development District (established in 1967).

Organization / Office:	Heart of Texas Council of Governments
Address:	1514 S. New Road Waco, Texas 76711
Phone / Email:	(254) 292-1800
Website:	*http://www.hotcog.org*
Counties Served:	*Bosque, Falls, Freestone, Hill, Limestone, McLennan*

Area Agency on Aging

Local area agencies on aging (AAAs) are affiliated with the Texas Department on Aging and receive State and federal funds to help coordinate local elderly care for those over age 60. Services the agency provides include: Nursing Home Ombudsman, Benefits Counseling (legal information), Care Coordination (in-home assistance with meals, minor repair, health care, etc.), Caregiver Support Program (counseling/assistance to caregivers) and some additional services (health and wellness). HOTCOG administers the program in Falls County. The Department of Health and Human Services provides an online eldercare locator that includes the option for an online chat at http://www.eldercare.gov/eldercare.NET/Public/index.aspx.

Organization / Office:	Area Agency on Aging of the Heart of Texas
Address:	1514 S. New Road Waco, Texas 76711
Phone:	(254) 292-1800
Website:	https://www.hotcog.org/health-and-human-services/area-agency-on-aging/
Counties Served:	*Bosque, Falls, Freestone, Hill, Limestone, McLennan*

3.8.2 Grants/Loans & Organizational Resources Available to the City

Texas Department of Housing and Community Affairs (TDHCA)

TDHCA is the state agency responsible for promoting and preserving homeownership, and financing the development of affordable rental housing. The agency has programs to build and to rehabilitate single-family and multifamily housing. The City can apply for funding to:

- Assist with multifamily unit rehabilitation projects (Rental Housing Development Program);
- Assist renters, including veterans and persons with disabilities, with utility and security deposits (Tenant-Based Rental Assistance Program, Tenant-Based Rental Assistance Program for Persons with Disabilities, and the Veterans Housing Support Program);
- Provide down payment assistance to individuals who have not owned a home in three years or who are first-time home buyers (Texas HOMEbuyer Assistance Programs);
- Repair or replace substandard homes for low-to-moderate-income residents (HOME Rehabilitation Program and Homeownership Assistance Program); and
- Construct home accessibility projects for disabled residents (Amy Young Barrier Removal Program)

Organization / Office:	Texas Department of Housing & Community Affairs
Address:	221 East 11th Street Austin, Texas 78701
Phone / Email:	(512) 475-3800 or (800) 525-0657 / *info@tdhca.state.tx.usa*
Website:	*www.tdhca.state.tx.us*

U.S. Department of Agriculture Rural Development (USDA-RD)

The mission of USDA-RD is to improve the economy and quality of life in rural America. USDA programs include homeownership opportunities, owner-occupied housing assistance, rental assistance, rental housing development, community development activities, business development, and technical assistance in rural areas of the State (generally considered areas with a population of fewer than 20,000 people). Programs include:

- Loan Program: USDA-RD Guaranteed Rural Housing Loans for Single-family Dwellings offers help for people who want to own a home but cannot pay a down payment. Low and moderate-income applicants can have closing costs associated with purchasing a house financed into the loan up to the appraised value of the property. Loans can be for new or existing homes. The Guaranteed Rural Housing Program charges a 1.5% guarantee fee that is due at closing. Generally, the program targets communities with populations of 10,000 or less in locations not closely associated with urban areas.
- Direct Loan Program: Individuals can apply for direct loans through the area offices.

- Rural Repair and Rehabilitation Loans: Used to modernize existing homes by adding bathrooms, central heating, modern kitchens, and other improvements such as driveways and foundation plantings. Individuals who meet the requirements should contact USDA directly for these loans. The USDA Rural Development Hillsboro office accepts applicants from Marlin. Some seniors may be eligible for grants of up to $7,500 for home repairs.

Programs are explained at www.rd.usda.gov/programs-services or the following offices can be contacted.

Organization / Office:	US Department of Agriculture Rural Development / Hillsboro Service Center
Address:	101 Industrial Loop Hillsboro, Texas 76645
Phone / Email:	(254) 582-7328, Ext. 4 / terry.chenoweth@tx.usda.gov

Organization / Office:	US Department of Agriculture Rural Development / State Office
Contact:	Housing Program Staff
Address:	101 South Main Street, Suite 102 Temple, Texas 76501
Phone / Email:	(254) 742-9770, TTD (254) 742-9712
Website:	*http://www.rd.usda.gov/tx* or *http://www.rd.usda.gov/contact-us/state-offices/tx*

Texas Affiliation of Affordable Housing Providers (TAAHP)

TAAHP is a non-profit association of affordable housing developers, financers, and designers throughout Texas. The goal of TAAHP is to "increase the supply and quality of affordable housing for Texans with limited incomes and special needs," and the organization's primary focus is on education and lobbying. The group is a good starting place for communities interested in affordable housing projects. It provides communities with networking opportunities (through conferences and newsletters) to market available land, seek financing information, and/or discuss changes to state laws that could bring more affordable housing to their cites.

Organization / Office:	Texas Affiliation of Affordable Housing Providers
Address:	221 East 9th Street, Suite 408 Austin, Texas 78701
Phone / Email:	(512) 476-9901
Website:	*http://www.taahp.org/*

Rural Rental Housing Association of Texas (RRHA)

RRHA is a non-profit association of professionals involved in the development and management of rental housing in rural Texas. Like TAAHP, the organization provides communities with networking opportunities and lobbying for the industry as well as technical assistance and training for housing providers.

Organization / Office:	Rural Rental Housing Association of Texas
Address:	2 North 9th Street, Suite B Temple, Texas 76501
Phone / Email:	(254) 778-6111 / office@rrhatx.com
Website:	*http://www.rrhatx.com/index.php*

3.8.3 Grants/Loans & Organizational Resources Available to Residents

Combined Community Action, Inc.

Combined Community Action, Inc. is a non-profit organization that provides assistance through programs focusing on tenant-based rental assistance, weatherization, and comprehensive energy assistance, among others. CCA's mission is to assist people to become independent and self-sufficient by transitioning people out of poverty and providing comprehensive programs that support families and individuals.

Organization / Office:	Combined Community Action, Inc.
Address:	165 West Austin Giddings, Texas 78942
Phone / Email:	(979) 540-2980/ info@bvcaa.org
Website:	*http://www.ccaction.com/about/about-cca*
Counties Served:	*Not specified*

Texas State Affordable Housing Corporation (TSAHC)

TSAHC is a self-supporting, not-for-profit organization created by state statute in 1994 to provide safe, decent and affordable housing for low-income Texans and other underserved populations. TSAHC provides a variety of affordable housing programs that range from First-time Homebuyer Programs for individuals and families. Programs provide low-interest financing to individuals, particularly first-time homebuyers, teachers, paid firefighters, EMS personnel, peace officers, correction of juvenile corrections officers, county jailers, and public security officers. It also provides various financing options for developers of both single-family and multifamily housing, portions of which would serve low-to-moderate income tenants. Programs are listed on the agency website at www.tsahc.org. The agency can be reached at 512-477-3555 or 888-638-3555.

Aging in Place

Aging in Place is a joint program of Partners for Livable Communities and the National Association of Area Agencies on Aging. It provides regional workshops and Jumpstart grants to facilitate conversations and form action plans that address issues of aging in place within a community. Past JumpStart grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services to help senior residents remain an active part of their community, and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home. For information, contact Penny Cuff, Vice President of Programs for Partners for Livable Communities by emailing pcuff@livable.org or calling (202) 887-5990. Website: www.aginginplaceinitiative.org

Additional resources on aging in place can be found through national networks:

National Aging in Place Council (www.ageinplace.org)

Senior Resource (www.seniorresource.com/ageinpl.htm)

Texas Ramp Project

Texas Ramp Project is a non-profit agency that relies on volunteers, foundations, civic organizations, and corporate partners to build ramps for low-income elderly and disabled residents. Since it was established in 2006, the organization has built over 20,000 ramps throughout the state. The organization accepts client referrals from social service agencies through its 33 service areas. Social service agencies can refer clients by submitting an online form to their respective service area.

Organization / Office:	Texas Ramp Project / Central Administration Office
Address:	PO Box 832065 Richardson, Texas 75083
Phone / Email:	(214) 675-1230 / *info@texasramps.org*
Website:	*http://www.texasramps.org/*

Texas Association of Structural Movers (TASM)

TASM is a statewide trade organization for structural movers. Their website provides an easy-to-use Member Directory that is organized by region. It also provides an Online Quote Engine to send a request for services to all TASM members. The organization is a good source for helpful information about the house moving process and permitting requirements.

Organization / Office:	Texas Association of Structural Movers
Address:	2202 South 51st Street Temple, TX 76504
Phone / Email:	(254) 613-9099 / *sawmhq@gmail.com*
Website:	*www.texashousemovers.com*

The ReUse People of America

The ReUse People of America provide deconstruction services across the country. With over 20 years of experience in the deconstruction industry, they are experts in making sure that homeowners get as much salvageable material as possible. Their expertise is important because the value of the salvageable material will determine the tax deduction that a homeowner can take on the donated deconstructed materials. In addition to deconstruction services, The ReUse People of America conduct job training seminars. In the past, they have worked with cities to provide job training for unemployed and underemployed residents.

Organization / Office:	The ReUse People of America
Contact Name:	Mike Thrutchley, Deconstruction Manager, Texas Regional Office
Phone / Email:	(214) 251-2306 / mikethrutchley@thereusepeople.org
Website:	*http://www.deconstructiontexas.com/*
Corporate Office	9235 San Leandro Street Oakland, California 94603 (510) 383-1983 / *info@thereusepeople.org*

Pure Salvage Living

Pure Salvage Living is Tiny Texas Houses' salvage operation. They salvage materials from dilapidated and decaying structures before completing demolition. They can deconstruct a structure and leave the salvaged materials for the property owner, or they can keep the salvaged materials. The Pure Salvage Living website is a good source for homeowners trying to locate deconstruction professionals in their area. The website is also the best way for homeowners to have their projects evaluated. It includes an online form where homeowners can input information about the size, condition, and location of the structure that needs to come down, along with the desired project timeframe. Pure Salvage Living reviews deconstruction projects on a case-by-case basis. All fees for deconstruction must be worked out directly with Pure Salvage Living or their representatives.

Organization / Office:	Pure Salvage Living
Address	20501 East I-10 Luling, Texas 78648
Phone / Email:	(830) 875-2500 / brad@puresalvageliving.com
Website:	*www.salvagetx.com*

Legal Aid Services

Local legal aid organizations provide civil legal representation and advice at little or no cost to low-income individuals who cannot afford a lawyer. Legal aid focuses on legal issues relating to basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.

Texas Rio Grande Legal Aid (www.trla.org/) serves communities around Texas with legal aid in housing, family, health, public benefits, education, employment, individual rights, fair housing, and many other areas.

Organization / Office:	Texas Rio Grande Legal Aid / Austin TAJ
Address	4920 North I-35 (Austin Office) Austin, Texas 78751
Phone / Email:	(888) 988-9996 Austin Office: (512) 347-2700
Website:	*http://www.trla.org/office*
Counties Currently Served:	*Aransas, Atascosa, Bandera, Bastrop, Bee, Bexar, Blanco, Brewster, Brooks, Burnet, Caldwell, Calhoun, Cameron, Comal, Crockett, Culberson, DeWitt, Dimmit, Duval, Edwards, El Paso, Frio, Gillespie, Goliad, Gonzales, Guadalupe, Hays, Hidalgo, Hudspeth, Jackson, Jeff Davis, Jim Hogg, Jim Wells, Karnes, Kendall, Kenedy, Kerr, Kimble, Kinney, Kleberg, La Salle, Lavaca, Live Oak, Llano, Mason, Maverick, McMullen, Medina, Nueces, Pecos, Presidio, Real, Reeves, Refugio, San Patricio, Starr, Sutton, Terrell, Travis, Uvalde, Val Verde, Victoria, Webb, Willacy, Williamson, Wilson, Zapata, and Zavala*

Leader Dog for the Blind

Leader Dog works to improve the mobility and independence of blind or visually impaired individuals by partnering them with a guide dog. Applicants complete a 26-day residential training program and must be 16 years or older and in good mental and physical health. The training program is located in Rochester Hills, Michigan and is offered at no cost. Room and board and transportation costs to and from the training program for clients traveling within the United States are also provided free of charge. The organization also offers orientation and mobility and GPS programs to professionals and clients. Applicants can apply online at or can download an application to print and mail.

Organization / Office:	Leader Dogs for the Blind
Address	1039 South Rochester Rd. Rochester Hills, Michigan 48307
Phone / Email:	(248) 651-9011, Toll Free (888) 777-5332, TTY (248) 651-3713 / *leaderdog@leaderdog.org*
Website:	*http://www.leaderdog.org*

4 LAND USE STUDY

Land use location and extent impact community property values, City service expenditures, traffic flow, aesthetics, and economic development potential. The Existing Land Use Map (*Map 4A*) shows land development patterns within the city limits and extraterritorial jurisdiction (ETJ).[22] The Future Land Use Map (*Map 4B)* and Land Use Study help the community plan for infrastructure to guide the desired direction of future growth.

4.1 Highlights

Approximately 82% of land in the Marlin city limits is developed (2,390 acres). The remaining 532 acres are water (lakes), undeveloped, or used for agriculture.

Of the developed land, approximately 22% is used for public right-of-way (516 acres), due in part to TX Highways 7 and 6, Business 6, and a few miles of railroad that traverses the city. Most of the remaining land is used for residential housing (770 acres), including 46 acres of multifamily housing.

Other more common land uses in Marlin include institutional (123 acres), commercial/retail (180 acres), public (14 acres), recreation/open space (62 acres), and utility (35 acres).

The primary natural barriers to construction are floodplain, depth-to-saturation, and shrink-swell from changing water content in the soil.

Residents are interested in these primary areas of land use improvements: housing conditions and stock, street conditions, community appearance, and local, commercial development.

[22] The ETJ is the area within a certain distance beyond the city or town limits in which the local government can control land development patterns through its subdivision ordinance.

Residents would like to see an improvement in the conditions of existing houses in Marlin, including dilapidated building removal and improved yard maintenance to enhance community appearance. Residents would also like to see more housing development affordable to, and serving the needs of, people of varying economic means and life stages (such as affordable, senior, market-rate, first-time homebuyer, and rental housing needs). In addition, residents would like to see more opportunities for business development centered in Marlin's downtown to support an active local economy and create a sense of place that reflects the City's touristic history.

Map 4B: Future Land Use illustrates a preference for:

(a) walkability centered around a vibrant downtown that supports improved economic activity, street and housing conditions and creates a sense of place within the city and region

(b) additional and diverse housing development to serve varying resident needs

(c) infill development to limit development that would require city services to be extended

(d) growth and limited development in the ETJ once existing land within city limits reaches its potential

4.2 Context: History & Community Input

Previous Land Use

The most recent housing study for the City of Marlin was completed in 1992 as part of a TxCDBG-funded comprehensive plan but was not available for review.

Community Input

Land Use goals expressed by residents at the Comprehensive Planning Workshop in *Chapter 1: Community Goals & Objectives* are:

Achieve/Preserve	Avoid/Eliminate
▪ Preserve small-town peace & tranquility ▪ Preserve historic character ▪ Develop more multifamily housing & rental options ▪ Develop more housing & more affordable housing ▪ Remove dilapidated structures ▪ Improve existing recreational spaces & facilities ▪ Develop more recreational opportunities ▪ Improve downtown commercial center ▪ Increase downtown eateries ▪ Improve grocery store options ▪ Increase walkability ▪ Protect Grand Trees & plant trees	▪ Dilapidated structures ▪ Abandoned properties ▪ Sexually oriented businesses ▪ Bars/Night Clubs & Smoke Shops close to neighborhoods ▪ Predatory Credit Access Businesses ▪ Train Horns – (establish a Railroad Quiet Zone) ▪ Flooding in south Marlin ▪ Overgrown lots ▪ Dumping ▪ Vacant commercial buildings downtown ▪ Tangled titles & deeds

See also summarized community survey results in *Chapter 1: Community Goals & Objectives*.

4.3 Inventory & Forecast

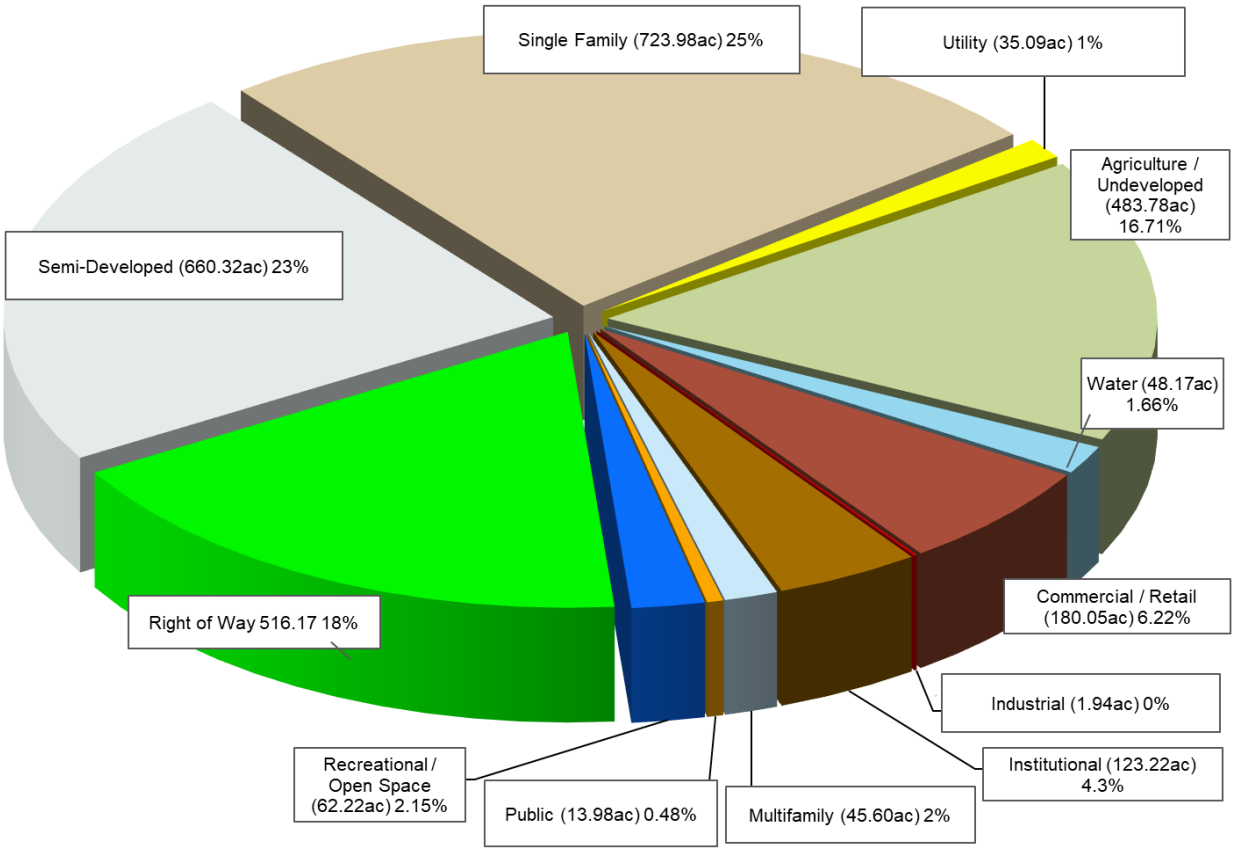
4.3.1 Existing Land Use

Marlin's land use in 2021 is characterized by:

- Approximately 2,922 acres in the city limits; approximately 1,144 semi-developed,[23] undeveloped, or used for agriculture
- Approximately 724 acres of single-family residential land (a median 0.33 acres per house)
- Approximately 516 acres of right-of-way, due in part to State Highway 6 and 7 and railroad right-of-way
- General separation of commercial, residential, and industrial land uses (see *Map 4A*)

Appendix 4A provides definitions, detailed tables, and an explanation of the methodology used to calculate land use.

Chart 4A: Land Use, Total Acres/Percent



[23] Subdivided and provided with city services, but no building on the property.

4.3.2 Land Development Factors

Environmental Factors

Environmental factors impacting construction include lakes and streams, floodplain, soil type, and slope. These factors do not prevent construction, but they can make initial costs and/or long-term maintenance more expensive.

Lakes, Rivers, & Streams

Several streams and numerous lakes or ponds of varying size are located throughout Marlin and it's ETJ (see *Figure 4B, next page*). The Brazos River sits just west of the city, and it was on the banks of this river that Falls County was founded. The Brazos floodplain affects the city, however floodplain mapping is not available for Marlin's ETJ and the available floodplain map does not accurately assess the risk of developing closer to the river and its adjacent floodplain.

Floodplain

Floodplain consists of the main channel of a river or stream – or a *floodway* – and the generally flat area of land next to the floodway that experiences flooding during periods of high discharge or the – *flood fringe*. Structures and other development in the floodplain are at risk for flood damage. Development in the floodplain can also cause a "rise" of floodwaters outside of the floodway fringe. Floodplain development should ideally be discouraged but, with additional building requirements such as elevated lowest floors, may be safely constructed and used (see *Section 4.4.1 Protect Floodplain & Prevent Flood Damage*). Construction in the floodway should be discouraged.

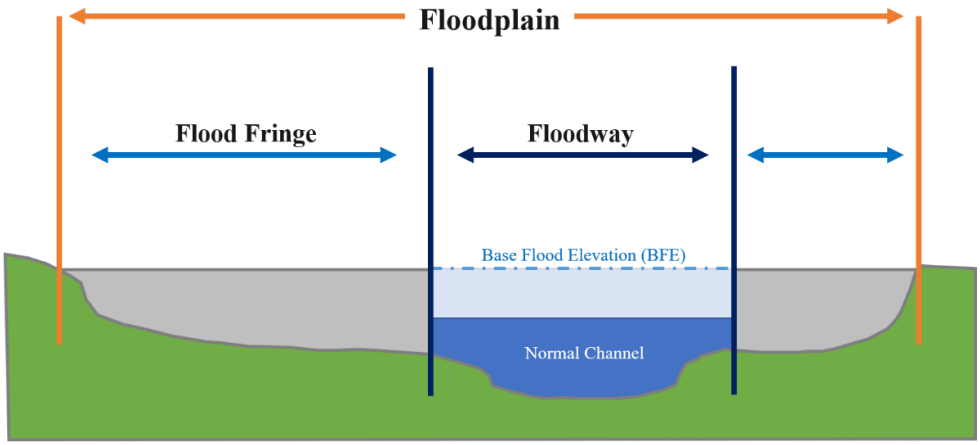


Figure 4A: Floodplain Crossection

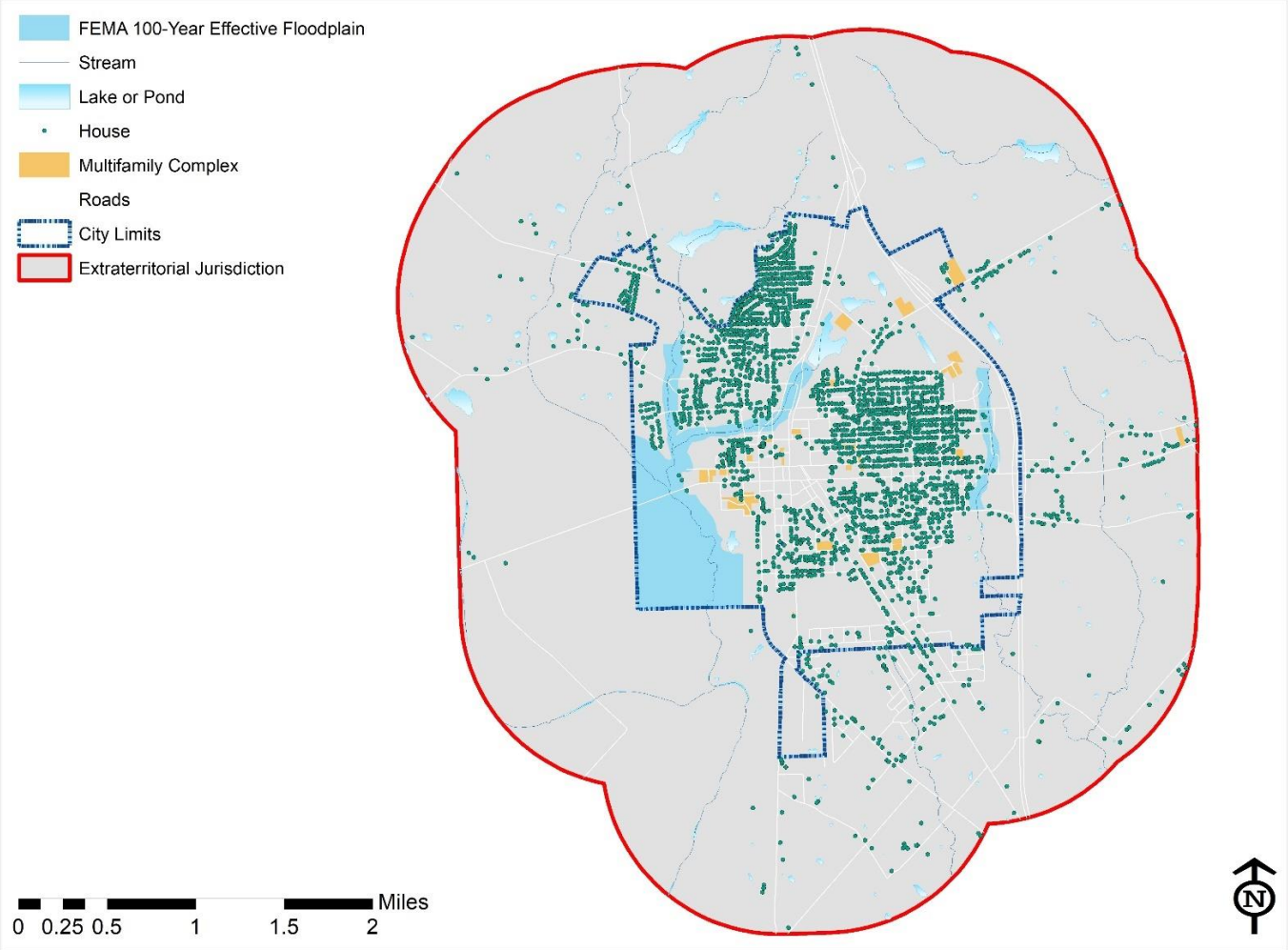


Figure 4B: Floodplain Map

Approximately 378 acres of land within Marlin's city limits are FEMA-identified 100-year floodplain.

The floodplain follows the path of streams intersecting the city. The majority of the floodplain falls along streams and agricultural/undeveloped land.

Marlin's City Park on the east side of the city is bisected by the floodplain and locals have reported significant flooding in this area. The park serves as a dual use, as a public amenity and a way to combat flooding.

There are 21 single-family houses located in the floodplain (see *Figure 4B*). All these houses are stick-frame structures in good condition, with exception of two houses in deteriorating condition. According to the field survey for this plan, all the houses in the floodplain are occupied. The floodplain has not been mapped outside of Marlin's city limits.

Soil

According to the Texas Almanac, the soils in Marlin and Falls County are classified as Blackland Prairie soils. The Blackland Prairies make up 12.6 million acres across the state extending from Red River southwesterly towards Bexar County. The landscape is undulating with several scattered wooded areas that are in the bottomlands.

The upland and bottomland soils are deep, dark-gray to black alkaline clays, while some soils in the western part are shallow to moderately deep over chalk. The soils on the eastern edge are neutral to slightly acidic, grayish clays and loams over mottled clay subsoils called Graylands. During dry weather the Blackland soils are known to demonstrate large, deep cracks, and because of this characterization are known as "cracking clays".[24]

Most of Marlin is composed of Houston Black Clay, Crocket Fine Sandy Loam, Wilson Loam, and Wilson Silty Clay Loam soils. These soils have similar characteristics in that they all have deep root zones with slow root penetration, slow permeability, a high-water capacity, a corrosivity to uncoated steel, slow percolation, and low strength. Both Wilson Loam and Wilson Silty Clay Loam are poorly drained and have a medium run-off rate, the occasional wetness of the soil and slow permeability produce more limitations than Houston Black and Crocket Fine sandy loam soils.

The primary limiting soil characteristics found in these soils in Marlin are flooding, shrink-swell, and depth to saturated zone.

Shrink-swell refers to the contracting and swelling of soils as moisture content changes. Soil with a high capacity to shrink or swell (expansive soil) can cause infrastructure damage such as foundation, road, or pipeline cracks, as well as root damage to crops. Expansive soil presents the greatest challenges in regions with very defined wet and dry periods (as opposed to areas with a consistent moisture level year-round).

Depth to saturated zone refers to distance from the surface to the area below ground in which water fills all openings (pores) in the soil or rock. The probability of soil instability increases in areas with shallower depth to saturation because saturated soil has a higher tendency to shift under weight and pressure, especially in areas with steeper slopes. Areas with shallower depth to saturation zones are also subject to increased risk of groundwater contamination.

Figure 4C (page 4-9) illustrates soil types within and around Marlin. Detailed soil data is available through the U.S. Department of Agriculture – Natural Resources Conservation Service.[25]

[24] https://www.texasalmanac.com/articles/soils-of-texas
[25] http://datagateway.nrcs.usda.gov/GDGOrder.aspx

Construction Limitations

Figure 4C also illustrates construction limitations for soil in Marlin and its ETJ. Soil areas are organized in two groups:

- soil types that create more construction restrictions (darker orange indicating more restrictions)
- soil types that create fewer construction restrictions (green indicating fewer restrictions)

Most houses and development in Marlin have been constructed in areas with some soil limitation (shades of orange in *Figure 4C).* The presence of limiting factors does not prevent construction, but it can make initial development and long-term maintenance more expensive.

Detailed soil data is available through the U.S. Department of Agriculture – Natural Resources Conservation Service.[26]

Slope

Slope impacts site drainage, and steep slopes may be more susceptible to erosion and landslides.

Generally, land with slopes between 0.5% and 1.0% are ideal for development. Land with a slope under 0.5% lacks drainage and is likely unsuitable for development, while slopes over 1.0% may create slight-to-major problems for commercial or large-scale development. Slopes over 5.0% may only be suitable for special development.

See slope ranges for each soil type in *Figure 4C (next page).*

[26] http://datagateway.nrcs.usda.gov/GDGOrder.aspx

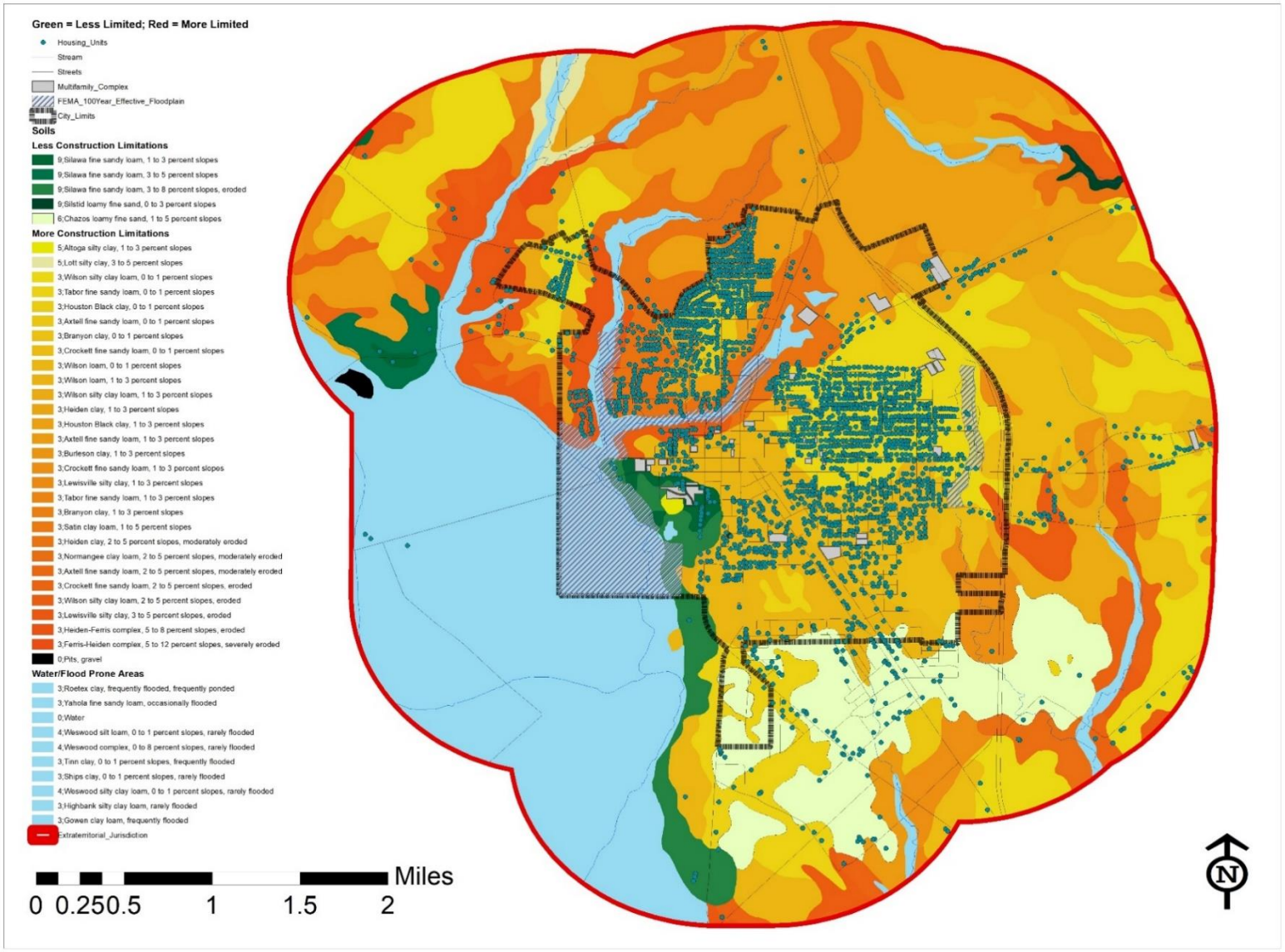


Figure 4C: Soil Type, Slope, & Construction Limitations

Access to Existing Infrastructure

Additional land development considerations in Marlin include access to existing infrastructure like water and wastewater services and connections to the existing road network.

Lots that are already served by or located close to existing infrastructure like water mains, sewer mains, and roads avoid the need for significant infrastructure extensions, and the associated debt required to fund those extensions. In this sense, these lots are easily developed.

There are approximately 970 acres within the city limits that are easily developed, meaning that the land is:

- ✓ Currently identified as either semi-developed, undeveloped, or used for agricultural purposes
- ✓ Within 100 feet of water and sewer distribution lines
- ✓ Located adjacent to public right-of-way and paved or dirt streets

Approximately 40% (392 acres) of this easily developed land has frontage on a major arterial (Texas Highway 7 and 6, and Business 6) (see *Table 4A*).

Table 4A: Ease of Development

Ease of Development	Total Acreage
Easily Developed (All)	970
With Arterial Access	*392*
Lacks Built ROW Access	0.44

Figure 4D (next page) shows Marlin's undeveloped, agricultural, and semi-developed land as defined by the above criteria. Out of the 970 acres, 197 acres (20%) are within or proximate to floodplain where limited and/or special development is recommended.

A large-scale version of the map in PDF format is included with the *Digital Appendix* to this study. The map should be posted in a visible location at City Hall (and ideally on a City website) to demonstrate the type and variety of undeveloped land within the city limits.

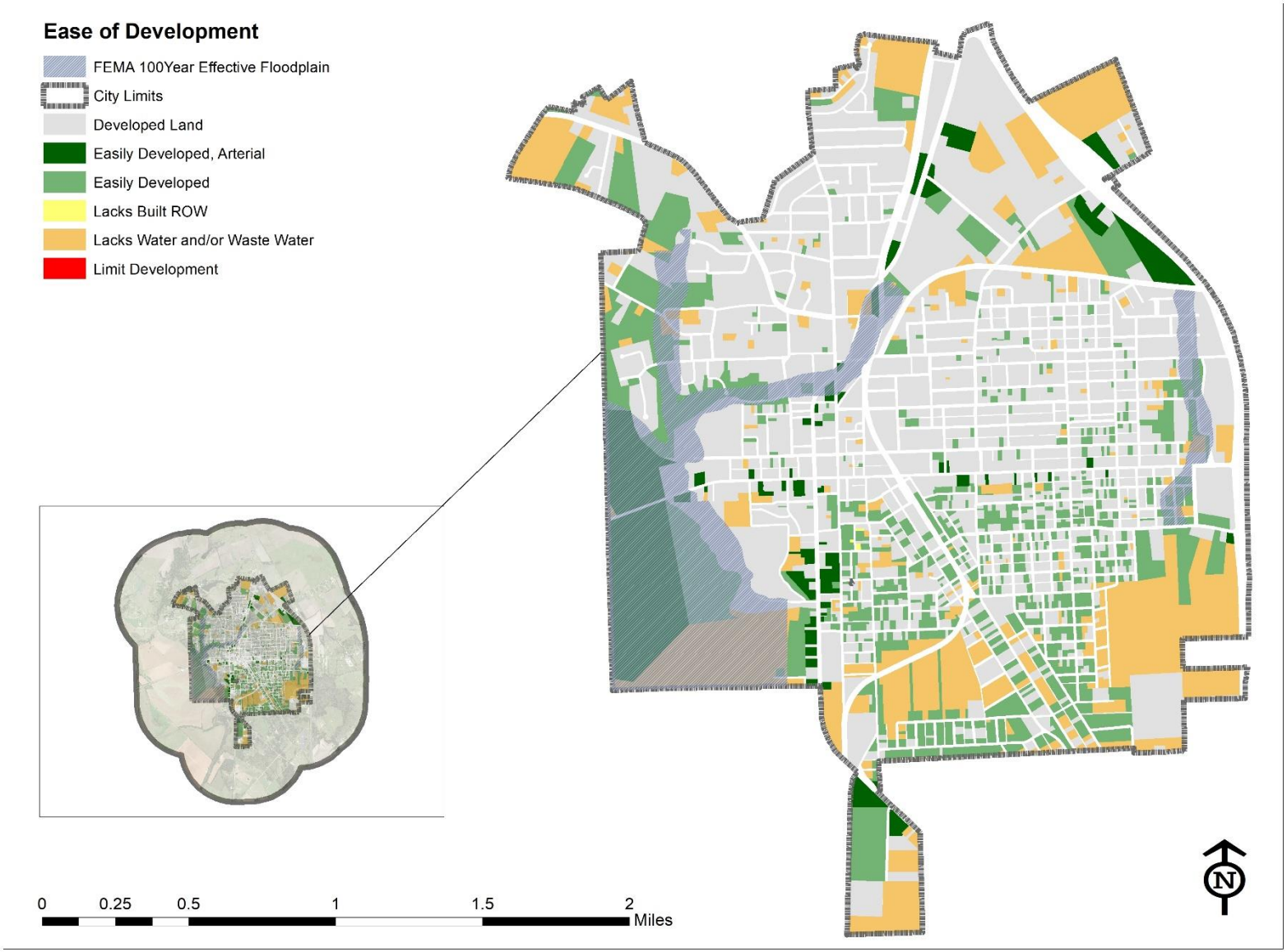


Figure 4D: Ease of Development Map

4.4 Key Land Use Considerations

Based on the community input and local land use data described in this chapter, the City of Marlin should focus on the following key areas related to land use:

- Floodplain protection and flood damage prevention
- Community physical appearance and historical assets
- Future growth

4.4.1 Protect Floodplain & Prevent Flood Damage

Approximately 378 acres of land within Marlin's city limits are FEMA-identified 100-year floodplain. The floodplain follows the path of streams intersecting the city. The majority of the floodplain falls along streams and agricultural/undeveloped land. Marlin's City Park on the east side of the city is bisected by the floodplain and locals have reported significant flooding in this area. The park serves a dual use, as a public amenity and a way to combat flooding.

There are 21 single-family houses located in the floodplain (see *Figure 4B*). All these houses are stick-frame structures in good condition, with exception of two houses in deteriorating condition. According to the field survey for this plan, all the houses in the floodplain are occupied. The floodplain has not been mapped outside of Marlin's city limits.

The best way to prevent flood damage to structures in the floodplain is to prevent new construction and to remove existing structures. If a structure must remain or be built in the floodplain, it is important to ensure that it meets heightened construction standards. The City of Marlin can work to prevent future damage due to flooding by pursuing the following strategies:

- Update development regulations to limit new construction within and around the floodplain
- Pursue grants to elevate or remove existing structures in the floodplain
- Continue to enforce flood damage prevention regulations
- Promote NFIP participation

Update Development Regulations to Limit New Floodplain Construction

The City should update its development regulations to limit new construction in the floodplain and consider extending those limitations to a portion of nearby land. Extending the regulations to create a floodplain buffer would further preserve floodplain function and better prevent flood damage as the shape and nature of a floodplain can change over time.

Zoning Ordinance

Zoning ordinances establish regulations and standards for how property in a specific location – or a certain zoning district – within the city limits can be used and developed. For example, a zoning ordinance may regulate the location and use of buildings, structures, and land, or the height, number of stories, and size of buildings and other structures. Some municipalities create zoning districts to preserve, conserve, and protect environmentally sensitive areas, like floodplains.

Subdivision Ordinance

Subdivision standards, which apply to new developments in both the city limits and the extraterritorial jurisdiction (ETJ), can also be used to limit floodplain development.[27] Subdivision ordinances authorize and regulate division of land into lots and blocks, most often for residential development. The regulations are intended to ensure reasonable and acceptable design standards for new developments, as well as appropriate infrastructure and improvements that will be compatible with the city's utility and street systems.

Subdivision standards can limit development in the floodplain by regulating building sites. For example, Marlin could require that each lot in a subdivision provide a building site that is on natural, high ground, out of the 100-year floodplain. *Figure 4E (next page)* illustrates a few alternatives to the traditional approach to developing a property that is partially in the floodplain *(further discussed in 4.4.3 Guide Future Development).* Subdivision standards can also support limited, appropriate development in the floodplain by allowing that land to be used to meet a portion of open space/recreation area requirements in new subdivisions.

Adopted in 1977 and updated in 2001, the City of Marlin's Subdivision Ordinance (Appendix B of the municipal code) requires adequate drainage of all parcels with particular attention to protecting adjacent and surrounding property and the welfare of the public, but does not reference floodplain development. The City of Marlin should consider reviewing its subdivision ordinance to ensure that standards support community goals.

[27] The Texas Statutes enable a city to extend subdivision ordinance standards to regulate the following aspects of development in the ETJ: (1) the use of any building or property for business, industrial, residential or other purposes; (2) the bulk, height, or number of buildings constructed on a particular tract of land; (3) the size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of building floor space to the land square footage; or (4) the number of residential units that can be built per acre of land.

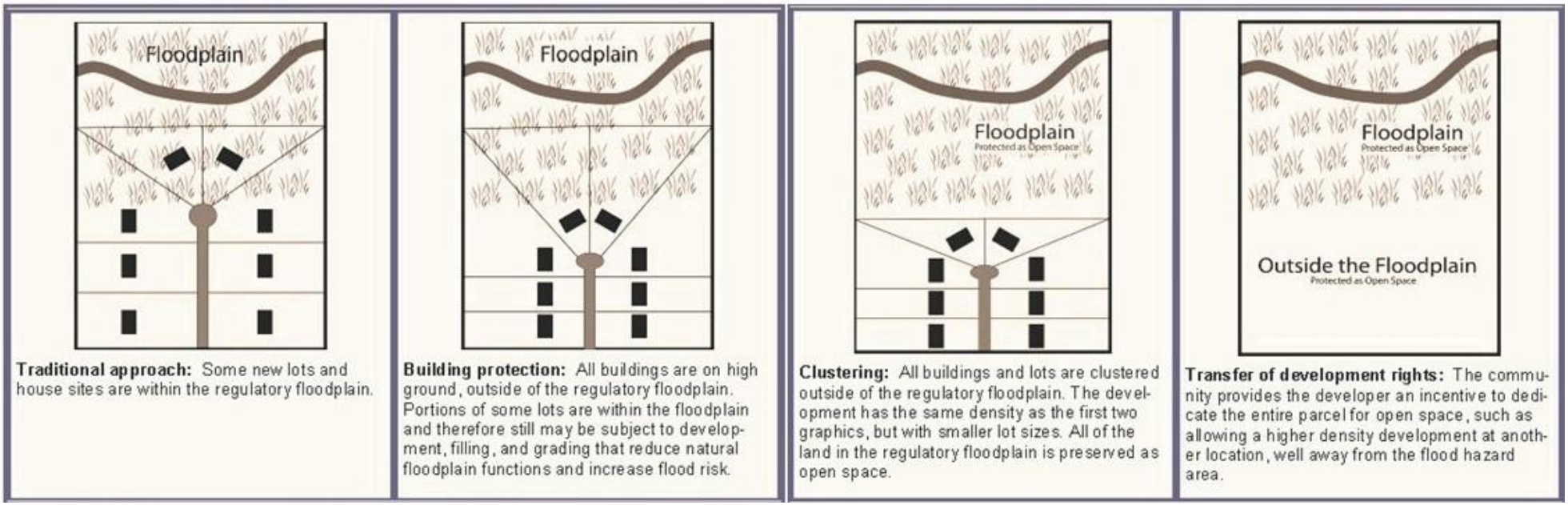


Figure 4E: Alternative Development Approaches to Limit Development in the Floodplain[28]

[28] *Source: NFIP Community Rating System's Coordinator's Manual FIA 15/2013 (2013)*

Pursue Grants to Elevate or Remove Existing Development from the Floodplain

The City should pursue grant support for elevating or removing existing development located in the floodplain *(see Figure 4B, page 4-6).*

For example, the FEMA Hazard Mitigation Grant Program (HMGP) provides grants to states and local governments to implement long-term hazard mitigation measures after a major disaster declaration. HMGP funds may be used to fund projects that will reduce or eliminate the losses from future disasters.

Projects must provide a long-term solution to a problem, for example, elevation of a house to reduce the risk of flood damages as opposed to buying sandbags and pumps to fight the flood. In addition, a project's potential savings must be more than the cost of implementing the project. Funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage.

Examples of projects include, but are not limited to:

- Acquisition of real property for willing sellers and demolition or relocation of buildings to convert the property to open space use
- Retrofitting structures and facilities to minimize damages from high winds, earthquake, flood, wildfire, or other natural hazards
- Elevation of flood-prone structures
- Development and initial implementation of vegetative management programs
- Minor flood control projects that do not duplicate the flood prevention activities of other federal agencies

More information about FEMA hazard mitigation grants is available at https://www.fema.gov/hazard-mitigation-assistance.

Assist Residents with Clarifying Clouded Property Titles

"Clouded title" refers to issues in a property's past that make legal ownership of that property unclear. Several situations may result in a clouded title such as unreleased liens or improperly described foreclosures. Very often, however, clouded titles may result from lack of clear inheritance, sometimes over multiple generations, and/or disagreement between multiple heirs. Lack of clear title presents a major impediment to connecting residents with State and federal housing funding.

Continue to Enforce Flood Damage Prevention Regulations

Flood damage prevention ordinances or standards establish requirements and limitations for construction in flood hazard areas. Flood hazard areas and designations are usually established in a Federal Insurance Rate Map (FIRM) and created as part of a FEMA Flood Insurance Study (FIS). A FIRM will generally specify:

- Risk areas (high risk or *Special Flood Hazard Areas (SHFA)*, moderate-risk, or low-risk)
- Regulatory floodway[29] (if applicable)
- Base Flood Elevations[30] (BFEs)
- Flood insurance risk designations and definitions (assists in determining the flood insurance premium rates for properties)

Flood damage prevention ordinances can apply to all areas of special flood hazard within a city's jurisdiction, which can include the ETJ.

The City of Marlin has participated in the NFIP since 1987[31] and enforces a Flood Damage Prevention Ordinance (adopted in 2013) that is based upon the model ordinance created by the Federal Emergency Management Agency (FEMA).[32] Ordinance # 14-002 of Marlin's municipal code establishes requirements and limitations for construction in flood hazard areas as established by FEMA's "flood insurance rate map (FIRM) or flood hazard boundary map (FHBM), Community Number 480221, dated 11/23/82, and any revisions thereto".

[29] The regulatory floodway is the channel of a stream plus adjacent floodplain areas that must be kept free of encroachment so that the one percent annual chance flood can be carried without substantial increases in flood heights.
[30] Base Flood Elevation (BFE) is the computer elevation to which the flood is anticipated to rise during the base flood (the flood having a one percent chance of being elevated or exceeded in any given year).
[31] More information available at https://www.fema.gov/national-flood-insurance-program-community-status-book.
[32] http://www.twdb.texas.gov/flood/insurance/participation.asp

The ordinance does not prohibit development in the floodplain, but it establishes construction requirements such as the requirement that the lowest floor (including basement) of all residential construction or substantial improvement of a residential structure is elevated to or above the Base Flood Elevation (BFE).[33] Nonresidential construction or substantial improvements should also be constructed at least to or above the BFE but may be constructed below the BFE provided that below the base flood level the structure meets certain design requirements (watertight, substantially impermeable, resistant to the effects of buoyancy, etc.). The ordinance also establishes permit procedures, variance process and requirements, and penalties for non-compliance.

Promote NFIP Participation

Created by the US Congress in 1968, the NFIP aims to reduce the impact of flooding on private and public structures by providing affordable, federal flood insurance to property owners, renters, and businesses. Residents gain access to this federal flood insurance when their local government volunteers to participate in the NFIP and implements required floodplain management regulations, such as a Flood Damage Prevention Ordinance.

As of 1/25/2022, there are only three active (in force) NFIP policies in Marlin.[34]

The City of Marlin should encourage residents to participate in the NFIP. Many residents may not be aware that flood insurance is available, may not see the need to insure their property, or may not be aware that insurance must be purchased at least 30 days before any claim to be covered. As noted in the NFIP manual:

> "Flood insurance is a wise investment. Floods are the number-one natural disaster in the United States… Just a few inches of water can cause tens of thousands of dollars in damage. Flood damage is not covered by most standard homeowners or business insurance policies. Disaster assistance, if it is available, is typically a loan that must be repaid with interest".[35]

Residents with buildings close to floodplain boundaries may also want to consider purchasing flood insurance. You are not required to live in the floodplain to purchase a flood policy. Areas outside of 100-year flood zones may flood for several reasons. For example, this may happen when the FIRM used to establish flood boundaries is older. Older maps and boundaries may not account for factors like recent urbanization and increases in impervious cover.

The most recent FIRM for the City of Marlin was completed in March of 1987.

[33] Fema.gov defines the BFE as "the computed elevation to which floodwater is anticipated to rise during the base flood" or the flood having a one percent chance of being equaled or exceeded in any given year, i.e., the 100-year floodplain.
[34] https://nfipservices.floodsmart.gov/reports-flood-insurance-data
[35] Federal Emergency Management Agency. (2017). "National Flood Insurance Program Community Rating System Coordinator's Manual FIA-15/2017". https://www.fema.gov/media-library/assets/documents/8768

To promote and support NFIP participation, the City should conduct public outreach to educate residents about the need for flood insurance and information about the NFIP. Public outreach activities could include a workshop, targeted letters to owners of property within or near floodplain, or even a few sentences included in each water bill indicating where residents can obtain more information about the NFIP. Public outreach activities could also result in credit – and therefore reduced insurance premiums for residents – through the NFIP's Community Rating System (further discussed below).

In addition, the City should:

- Post the FEMA Flood Insurance Rate Map (FIRM) in a visible location at City Hall
- Maintain records of the number of flood insurance policies in the community and identify areas that require further coverage
- Post information about flood damage and flood insurance on the City website

Consider Participation in the Community Rating System (CRS)

The City of Marlin should consider participation in the National Flood Insurance Program's (NFIP) Community Rating System (CRS).

The purpose of CRS is to encourage and recognize community and state activities that exceed the minimum NFIP requirements. Based on credited activities, residents in participating communities can obtain discounts of up to 45% off flood insurance premiums.

There are 19 creditable activities organized under four categories: public information activities; mapping and regulations; flood damage reduction activities; and warning and response. For example, under mapping and regulation activities, the CRS defines several "higher regulatory standards" that a community may adopt to receive credit, such as a freeboard requirement. A freeboard requirement establishes that the lowest floor of new buildings (or a substantial improvement) is a certain number of feet above the base flood elevation (BFE), rather than "at or above" base flood elevation level. The City of Marlin's current Flood Damage Prevention Ordinance does not include a freeboard requirement.

The CRS also provides credit for revised standards of "substantial improvement" to property in the floodplain. Under Marlin's current flood hazard prevention standards, "substantial improvement" refers to "any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which exceeds 50% of the market value of the structure before start of construction of the improvement." Marlin could obtain points by (a) reducing the cost amount that triggers a "substantial improvement" from 50% to a lower figure like 30% or 25% and/or (b) adopting rules that would cumulatively count all improvements over a given period (such as 5 or 10 years).

The City should work with its Floodplain Administrator to increase familiarity with opportunities to obtain CRS credit. Specifically, the City may want to consider the following creditable activities:

- Adopting one or more of the recommended higher regulatory standards
- Public information activities, such as outreach about the risks of floodplain development, and/or resources that may mitigate damage or speed recovery (such as better building practices and NFIP insurance policies)
- Staff training and certification in floodplain management

The 2017 Community Rating System Coordinator's Manual and 2021 Addendum details the activities and requirements for obtaining CRS credit. The manual is available online at https://www.fema.gov/floodplain-management/community-rating-systemand included in the *Digital Appendix* for this plan.

4.4.2 Enhance Marlin's Physical Appearance

One of the key community goals identified by Marlin's residents was to eliminate damaged structures and abandoned housing from the city. Observations from the field survey conducted in November 2021 support the need to address this challenge. The survey found 262 vacant, dilapidated houses within the city limits. Survey respondents identified housing and yard conditions as one of Marlin's top three key challenges. Marlin can support an enhanced physical appearance by pursuing the following strategies:

- Continue to enforce nuisance standards
- Develop a code enforcement framework and strategy
- Consider voluntary measures to promote building and yard clean up
- Promote visually appealing development in commercial centers and along thoroughfares
- Activate vacant lots through temporary use

Continue to Enforce Nuisance Standards

The City of Marlin should continue to enforce its nuisance standards.

Many cities use nuisance standards or ordinances to address structure and yard conditions such as vacant/dangerous structures and junked vehicles. Generally, nuisance refers to the use of land/property in a way that injures the rights of others or that may negatively impact the health, morals, safety, welfare, comfort, or convenience of the public. For example, allowing weeds and trash to accumulate may negatively impact the health and safety of the public by resulting in an unsanitary environment which may attract vermin and disease-carrying pests.

Ordinance No. 6-99 of the City of Marlin's Code of Ordinances regulates junked vehicles as a public nuisance and Ordinance No. 13-001 regulates weeds and wild growth.

The regulations in both sections establish procedures and requirements for notice of violation, collection of costs and other methods of abatement, and penalty for violations.

Many cities also declare dangerous or substandard buildings to be a nuisance and adopt substandard building ordinances to establish procedures for removing, repairing, rehabilitation, or demolishing such structures. In 2008, the City of Marlin adopted (updated in 2013) an abandoned or substandard buildings ordinance which should also continue to be enforced. *Chapter 3: Housing Study* provides additional suggestions for improving structural conditions in Marlin.

Sample nuisance ordinances from other municipalities, as well as a legal Q&A reports Texas Municipal League, are included in the *Digital Appendix* to this study and available on the TML website (www.tml.org).

Develop a Code Enforcement Framework & Strategy

The City of Marlin should also consider developing and maintaining a code enforcement framework and strategy.

Ordinance effectiveness depends on enforcement, but the time and expenses needed to ensure code compliance are often major challenges for small towns and cities. The report *Code Enforcement: Recommendations for Small Towns* developed by the State of Utah's Rural Planning Group provides a valuable resource for cities facing this challenge. The report outlines the following general steps and provides strategies, samples, and checklists to assist community leaders with each step:

- Develop a clear and consistent plan that outlines long-term goals for the community
- Update the current code/regulations to ensure consistency with the general plan, as needed
- Develop and adopt an enforcement framework and strategy, ensuring not to commit to more enforcement than is reasonable for finances or employee capacity

The Rural Planning Group's report is included in the *Digital Appendix* and can be found on their website http://ruralplanning.org/. *Chapter 3: Housing Study* provides additional suggestions for improving code enforcement in Marlin.

Consider Voluntary Measures to Promote Building/Yard Cleanup

Adopting voluntary measures is another key method for addressing structure and yard conditions. Motivating property owners to voluntarily clean up their buildings and yards is usually the most politically popular and effective mechanism for eliminating junked yards and dilapidated buildings and improving property maintenance.

Marlin should support additional voluntary activities related to housing and yard conditions that have been successful in other similarly sized communities such as:

Competitions for "yard of the month," "best garden," and/or "best maintained property". For example, each month from June through October members of a local landscape committee in Mesquite, Texas select up to five residents living in the city to receive a "Yard of the Month" award signed by the mayor. Award winners demonstrate property that has no visible code violations and is considered one of the most visually pleasing in the area. For more information, visit https://www.cityofmesquite.com/385/Yard-of-the-Month.

Self-assessments. It is easy for anyone to get used to how the things and places around them look. One effective way to help property owners refocus on their property is to ask them to conduct a self-assessment of their property's appearance. A "Self-Assessment Questionnaire" used in another small city is included in the *Digital Appendix* to this study. The questionnaire was sent by a volunteer group working on image improvement to owners of properties on that city's main thoroughfares. The volunteers included a letter explaining the project and requesting that owners evaluate their properties. The letter resulted in approximately 50% of property owners conducting repair and maintenance work.

Mowing Clubs. Mowing clubs can help support regular private yard maintenance. Often mowing clubs are designed to assist low-income seniors in the community who may be unable to maintain their properties. Clubs can be started as Eagle-Scout projects or by other neighborhood and community groups. The Aging in Place Initiative is one organization that has successfully implemented such a program. (See www.aginginplaceinitiative.org and information in *Appendix 3C* in *Chapter 3: Housing Study.*

In addition to promoting voluntary activities like the ones listed above, the City can help connect residents with support opportunities from governmental and non-profit organizations. For example, the Texas Department of Transportation and Keep Texas Beautiful sponsor a scholarship competition for high-school students involved in a trash-off organization. Information is available on their websites (http://www.ktb.org/programs/litter-prevention/I-mess-with-texas-trash-off.aspx and http://dontmesswithtexas.org/).

Promote Visually Appealing Development in Key Areas

Commercial centers and major thoroughfares can provide a community's visual introduction. Seemingly minor changes in the type and form of permitted development can have a notable on the impact on the appeal of that introduction.

A comparison of streets in Dallas *(Figure 4F, next page)* and Lubbock *(Figure 4G, next page)* provides an illustrative example. The Dallas and Lubbock Street sections have several similarities: the buildings in both locations have masonry/hardwood/cement facades, plenty of windows, and neither street boasts amenities such as benches, decorative lighting, or underground telephone wires. Nevertheless, basic differences in layout and maintenance give the Dallas Street a much more appealing aesthetic than the Lubbock Street.

The following differences contribute to the differing appeal of each area:

	Oak Lawn (Dallas)	34th St (Lubbock)
Traffic Lanes	4	5
Parking Lot Entrances	Few, minimally sized	Frequent, wide
Sidewalks	Wide, well-maintained	Narrow, poorly maintained
Awning/Walkway in Strip-mall	Deep	Shallow
Street & Building Maintenance	Well maintained	Poorly maintained
Building Placement	Generally consistent and close to the sidewalk/street	Irregular, set farther back from sidewalk/street

Figure 4F: Oak Lawn, Dallas

Auto-oriented, pedestrian accessible development[36]

Figure 4G: 34th St, Lubbock

Auto-oriented development with limited pedestrian features (narrow sidewalk on right, wide driveways, no trees in right-of-way)[37]

[36] Images downloaded from Google Streetview.
[37] Images downloaded from Google Streetview.

Marlin's traditional downtown extends for approximately two blocks along Live Oak Street (SH 7) between Craik Street (Business 6) and the railroad tracks. This area is bookended by two prominent buildings, the historic Falls County Courthouse and Falls Community Hospital & Clinic. The area includes the City of Marlin City Hall, Marlin Police/Fire station, Marlin ISD Administration office, two mini-parks (Gazebo Park and the Lucille Williams Pavilion) and Marlin's original mineral water fountain, local churches, the Chamber of Commerce, the former Hilton Hotel (Conrad Hilton's eighth hotel), the Palace Theater, and an array of commercial development. *Figure 4H* demonstrates a five-minute walking radius from its center. This area is a prime location for pedestrian and commercial activity due to the facilities present in downtown Marlin.

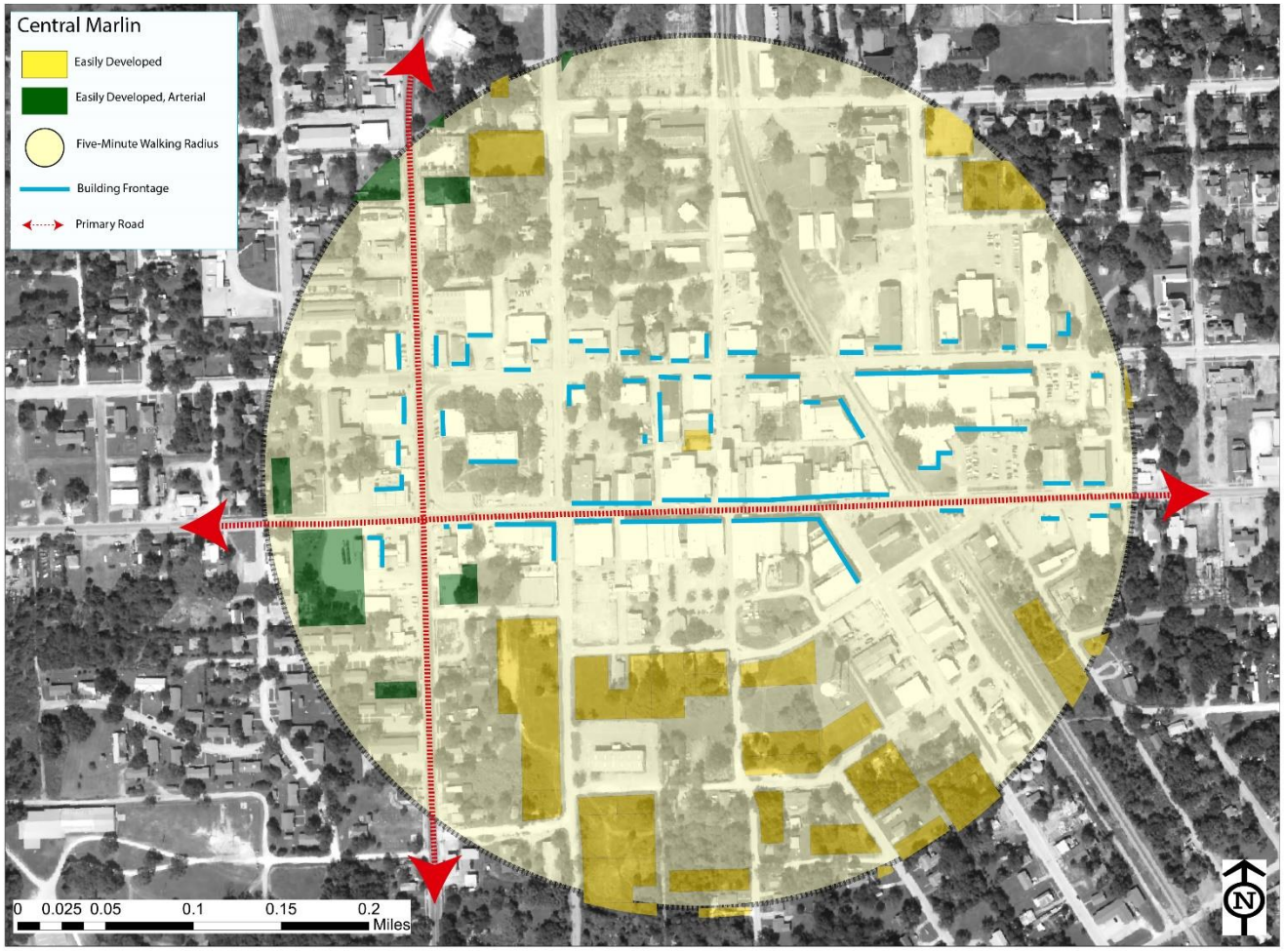


Figure 4H: Central Marlin

The traditional downtown includes several features that work together to identify and 'define' the area, including consistent building setback, orientation, and massing along Live Oak Street, as well as decorative trash cans, flags and horse shaped hitching posts *(see Figure 4I).* Most buildings in the area

are well maintained and aesthetically appealing with preserved brick or new paint, attractive signage, and inviting storefronts with large windows. Sidewalks, awning, and limited setbacks on buildings help activate the streets for pedestrians.

However, most structures in the traditional downtown are vacant. In addition, outside of the traditional downtown the impression of a defined and explorable commercial area diminishes. Building setback, orientation, and massing notably varies and limited sidewalks and large parking lots with wide entrances create a dangerous environment for pedestrians, discouraging non-automotive visits to and around the area.

Figure 4I: Historic Downtown Marlin

The City of Marlin should seek to be designated as an official Texas Main Street City (for more information visit https://www.mainstreet.org/home). Main Street programs seek to strengthen communities through preservation-based economic development in older and historic downtowns or neighborhood commercial districts. Marlin's traditional downtown and history would be a great addition to the Main Street program. The City should also take the lessons learned from its Main Street improvements to create inviting and accessible destinations in Marlin's other commercial areas.

In the short term, for example, the City might consider supporting beautification projects. This could include painting murals on the prominent sides of warehouse buildings, replacing chain link fences with more aesthetically appealing fences or walls, or turning them into a living wall by planting vines to grow up and through the fence (where appropriate), and encouraging temporary uses on semi-developed or underdeveloped land in the area (such as community gardens and public art).

Marlin should also review its zoning ordinance to establish what the City requires and encourages of development in these key areas. In addition to specifying permitted uses, zoning ordinances often

include standards that, over time, contribute to the creation of visually appealing areas that may encourage not only resident pride in the community but also new business growth.

Adopting standards such as building orientation requirements and minimum/maximum setbacks, as well as parking and sidewalk requirements would ensure that future development follows positive trends already found in the historic downtown. Standards such as screening and landscaping requirements could also, over time, provide visual consistency and improve visual appeal in this area and along major thoroughfares like Live Oak St/TX 7.

Activate Vacant Lots Through Temporary Use

Marlin's appearance can also be enhanced by activating some of the 970 acres of semi-developed, undeveloped, or agricultural land within the city limits, particularly vacant lots in existing residential and commercial areas. One hundred ninety-seven acres of that land mentioned above are within the floodplain and would have to be activated with caution.

Vacant lots can have 'spillover' effects that negatively impact neighboring properties. Research has found that vacant and abandoned properties can be linked to reduced property values, increased crime, and increased risk to public health and welfare. In commercial areas, vacant lots can also reduce the feeling of business activity. Until such time as more-permanent development occurs, the City of Marlin should consider activating vacant lots in the community through temporary uses.

The Office of Policy Development and Research for the United States Department of Housing and Urban Development (HUD) notes in its Winter 2014 issue of Evidence Matters that:

> "Temporary use, when successful, can rapidly and efficiently bring underutilized land into productive use, thereby reducing or removing many undesirable externalities. As low-cost and low-risk strategies, temporary projects can also respond quickly to changing conditions and demands — a particular advantage in many cities, where political and economic conditions are uncertain, and cause a reluctance to enter potential long-term commitments, responsibilities, and liabilities… For city administrators facing tight budgets, temporary use projects can be a cost-effective strategy for dealing with vacant land that yields rapid results."

A copy of this issue is included in the *Digital Appendix*.[38]

[38] The *Evidence Matters (Winter 2014)* issue also available at and can be found at https://www.huduser.gov/portal/periodicals/em/winter14/index.html.

Vacant lots can be activated by introducing general activity spaces, as well as through more specific community events. The below lists provide just a few examples of temporary uses:

Activity Spaces	Events
• Public park • Free library, outdoor reading space • Public art • Community garden/children's learning or school garden	▪ Farmer's market / bake sale ▪ Community chess, board, or card game tournaments ▪ Outdoor concert or dance ▪ Local vendor and artisan stalls

Communities throughout the United States have been turning to temporary use to address some of the negative community impacts created by vacant lots in developed areas. As a result, there numerous resources available to help both residents and local governments pursue these options. In addition, state and national government departments provide resources for several activities that could be used to activate vacant land. For example, the Texas Department of Agriculture (TDA) provides resources supporting initiatives like garden-based learning[39] and setting up and maintaining a local farmer's market.[40] Similarly, the National Parks and Recreation Association (NPRA) offers a general guide for creating mini-parks.[41]

The TDA and NPRA reports are included in the *Digital Appendix* for this plan.

Figure 4J: Little Free Library[42]

Figure 4K: Community Garden[43]

[39] For more information about garden-based learning visit http://www.squaremeals.org/FandNResources/TexasFarmFresh/GardenBasedLearning.aspx
[40] The TDA report on starting a farmer's market is also available at Reports are also available online at http://www.gotexan.org/Portals/1/PDF/FarmersMarketGuide-online_version_lo-res.pdf/
[40] The NPRA report on mini-parks is also available online at https://www.nrpa.org/uploadedFiles/nrpaorg/Grants_and_Partners/Recreation_and_Health/Resources/Issue_Briefs/Pocket-Parks.pdf.
[41] Ibid.
[42] Source: https://littlefreelibrary.org/pressresources/
[43] Source: http://inhabitat.com/top-10-cities-in-the-us-for-urban-farming/portland-community-garden/

Several nonprofits also provide useful guides and resources. For example, Keep Texas Beautiful offers grants and funding for a number of projects that could be used to activate vacant spaces, such as butterfly gardening[44], and the American Community Gardening Association provides informational and resource support for community gardening initiatives.[45]

In addition, Marlin can draw from the experiences of a number of local governments and communities throughout the United States that have already undertaken initiatives to activate vacant land in their cities. For example, the City of St. Louis, Missouri provides residents with several resources for "fostering the creative reuse of the City owned land" on its website.[46] The City of Milwaukee, Wisconsin has similarly put together a "Vacant Land Handbook" to support resident projects on publicly owned land.[47]

4.4.3 Highlighting & Protecting Historical Assets

A city's history can inspire a sense of community pride among residents and, if shared, may draw visitors and businesses. Marlin takes great pride in its history as has been highlighted in both the community survey and planning workshop. Marlin can highlight and protect historical assets by pursuing the following strategies:

- Identify structures potentially eligible for state and/or national landmarks
- Preserve historical development character
- Identify buildings of local historical importance
- Develop a Historic Preservation Ordinance

The Falls County Courthouse was listed in the National Register of Historic Places on December 13, 2000 (reference number 0000153). The Courthouse was constructed in the Art Modern style in 1939 and is significant as both an outstanding architectural achievement and the seat of county government for Falls County.[48]

Apart from the courthouse, there are twelve State historical markers located within the city for a variety of reasons, including Marlin's Hot Mineral Water Well and associated businesses like the Falls Health Spa and Hilton Hotel (the eighth hotel established by fame hotelier Conrad Hilton).

[44] More information about butterfly gardening is available at https://www.ktb.org/butterfly-gardening
[45] More information about the American Community Garden Association is available at https://www.communitygarden.org/
[46] More information available at https://www.stlouis-mo.gov/government/departments/planning/sustainability/toolkit/develop-creative-use-for-vacant-land.cfm
[47] Handbook available at http://city.milwaukee.gov/ImageLibrary/Groups/cityDCD/planning/pdfs/VacantLotHandbook.pdf
[48] https://catalog.archives.gov/id/40971914

Marlin should consider working with property owners to identify other structures that are potentially eligible for state and/or national landmark status. Communities often fail to recognize which of their characteristics non-members find important or attractive; therefore, it can be challenging but useful to receive the kind of recognition represented by historic listings such as the National Register of Historic Places[49] and the Texas Historic Landmarks Program.[50] Additional information can be found at: www.nps.gov/subjects/nationalregister/index.htm and http://www.thc.state.tx.us/preserve/projects-and-programs/state-historical-markers.

Marlin's historical development character is another important asset. Preservation of amenities commonly found in historic districts and lost in new construction adds value to properties. Streets that accommodate pedestrian and bicycle as well as automobile traffic (and typically include features such as uniform setbacks, trees, benches, etc.) – create the following advantages:[51]

- Retail sales increase through accommodating non-auto users and creating an appealing space for pedestrians and shoppers
- More residents shop locally due to reduced travel time and added convenience
- New development and businesses are attracted to the area
- Residential property values increase because, in general, homeowners will pay a premium to reside in walkable communities
- Office and retail property values increase[52]

From a land use perspective, Marlin should strongly consider regulations and public investments that:

- Preserve existing historical structures and lot layouts
- Encourage new construction that matches or enhances existing historical structures and lot layouts
- Provide additional practical and/or aesthetic benefits that will draw people to the city

[49] The National Register of Historic Places is a nation-wide program aimed at protecting America's historic and archaeological resources.
[50] Awarded by the Texas Historical Commission, Texas Historical Landmarks recognize historically and architecturally significant properties in the State of Texas.
[51] **Error! Hyperlink reference not valid.** for examples and studies
[52] Pivo, G. & Fisher, J.D. (2010). The Walkability Premium in Commercial Real Estate Investments. Retrieved from http://merage.uci.edu/ResearchAndCenters/CRE/Resources/Documents/01%20-%20Fisher-Pivo%20Walkability%20Paper.pdf

Marlin should also consider bringing community members together to identify the historic buildings or areas they wish to protect through a historic preservation ordinance. Texas Local Government Code (Sec. 211.003) provides that "In the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures." No limits are placed on the type of city with regards to that type of regulation (i.e., general law or home rule).

The Texas Historical Commission has produced a model ordinance and that ordinance, as well as the version of that ordinance adopted by Fredericksburg, are included in the *Digital Appendix* to this plan. Mount Vernon, a General Law Type A City in northeast Texas has also been widely recognized for the success of its historic preservation efforts.[53] Grapevine, TX has a useful FAQ related to its historic preservation ordinance listed on its website.[54]

4.4.4 Guide Future Development

Based on future housing recommendations (*Chapter 3*) and existing lot sizes, there is enough land within the current Marlin city limits to accommodate the anticipated 1.2% population increase over the planning period, as well as potential space for desired non-residential development, such as additional commercial establishments. The City of Marlin and its residents would like to see new development that complements existing development while also increasing the city's tax revenue and encouraging growth. Marlin can support these goals by pursuing the following strategies for guiding future growth:

- Prioritize infill development
- Permit alternative development types
- Ensure orderly and timely expansion through targeted annexation

Prioritize Infill Development

Population growth is often accommodated through "greenfield development", or development of land not previously used, usually in the form of large lots outside of existing developed areas. Greenfield development offers a blank slate but can create significant, and costly, challenges for cities and towns. This type of development often requires lengthy extensions of municipal water/wastewater systems, as well as street and drainage systems.

In contrast, "infill" refers to the process of developing vacant lots (or portions of a lot) in areas with existing development, like neighborhoods and commercial areas. Lots in areas with existing development often already have road network access and are already served by water, wastewater, and drainage systems (or, if not, are more likely to require minimal expansions).

[53] Mount Vernon's historic preservation ordinance is available at www.comvtx.com/
[54] www.grapevinetexas.gov/IndividualDepartments/HistoricPreservation/HistoricPreservationFrequentlyAskedQuestions.aspx

By avoiding the need for significant infrastructure extensions, municipalities can also avoid the debts often required to finance such improvements. While municipal debt may still be required, infill development can allow the municipality to focus on existing systems maintenance and improvements that will serve a larger population.

There are approximately 970 acres within the city limits that are easily developed. Approximately 40% of this easily developed land (392 acres) has frontage on a major arterial (TX 7, TX 6, Business 6) *(see Figure 4D, page 4-9).*

To facilitate infill development, Marlin should:

- Limit extension of City utility services beyond the city limits
- Adopt a future land use map that illustrates preferences for where infill development will occur and what type of infill development is prioritized by the community
- Adopt an updated zoning ordinance and map to support future land use goals

Permit Alternative Development Types

When considering greenfield development or large-scale redevelopment projects, the City of Marlin should permit alternative development types such as Planned Unit Developments and Cluster Developments.

Planned Unit Development (PUD): A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, within one development or subdivision. It is used as part of conventional zoning or form-based code to allow for flexibility in land use planning. It can be an overlay district or a zoning category. Depending on the type of PUD, a project might go through the subdivision and zoning processes at the same time.

PUDs are usually implemented to carry out master planning of a tract of land, and are intended to:

- Foster city or public/private partnered special projects
- Allow for the development of mixed use, transit-oriented, or traditional neighborhoods with a variety of uses and housing types
- Carry out specific goals of a comprehensive plan
- Preserve natural features, open space, and other topographical features of the land

Standards within a PUD are usually negotiated between city authorities and staff and the developer on a case-by-case basis, and they require approval under adopted zoning and/or subdivision codes, including plan review and public hearings

Cluster Development: Cluster developments, also known as conservation subdivisions, are residential subdivisions that have been designed to maximize contiguous open space to:

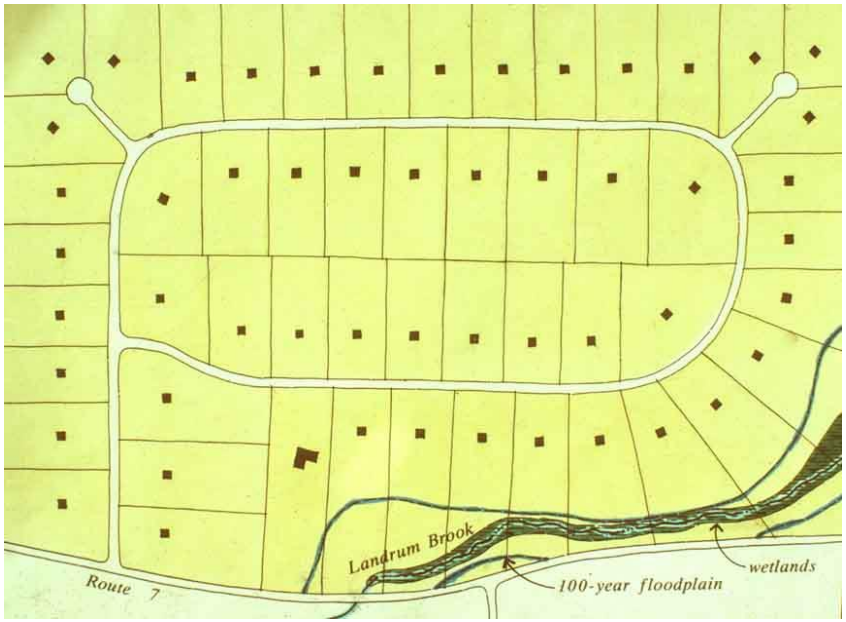
- Provide habitat for wildlife
- Provide shared open space for recreation
- Enhance community spirit
- Reduce infrastructure maintenance costs (fewer miles of pavement and utility lines)
- Reduce flooding and road deterioration (less water enters the drainage system)
- Preserve a city's rural character (by preserving open space

Figures 4L and 4M (next page) illustrate how a piece of land subdivided as a cluster development allows for the same number of houses as a traditional development. While each individual lot is smaller in the cluster development, the remaining land becomes common open space that can be used for recreation, utilities such as storm water detention ponds, and for public gardens or agriculture.

The City of Pearland has adopted a provision for cluster developments and could be contacted for guidance on adopting an appropriate ordinance amendment and encouraging their construction. See City of Pearland website at www.cityofpearland.com and *Digital Appendix* for this study. The *Digital Appendix* also includes a fact sheet on cluster developments created by Ohio State University.[55]

Several non-profit groups are working with cities, developers, and individuals throughout the country to promote energetic, livable cities through design and would be a good source for technical information on various design features, community education, and funding as it relates to both alternative subdivision design (PUDs and cluster developments) and thoroughfare design elements. These include the USDA Office of Sustainable Development (www.usda.gov), the Congress for New Urbanism (http://www.cnu.org/), the Urban Land Institute (www.uli.org), and Smart Growth Online (http://www.smartgrowth.org/).

[55] The fact sheet is also available at http://ohioline.osu.edu/cd-fact/1270.html



130-acre site with 55, 2-acre home sites

Figure 4L: Standard Subdivision[56]

Same 130-acre site with 55, ¾ acre home sites; 81 acres preserved as common open space.

Figure 4M: Cluster Subdivision

[56] Images retrieved from www.landchoices.org. Extensive information available on that site and from the University of Minnesota Extension office www.extension.umn.edu/

Ensure Orderly & Timely Expansion through Targeted Annexation

Targeted or directed annexation is another way to shape and manage growth. The purpose of annexing land is to bring urbanizing areas into a system where development can be regulated to ensure public health, safety, and welfare.

Only parcels in certain locations and under certain conditions can be annexed. A city may only annex land that is contiguous with its city limits. The land must also be located within that city's extraterritorial jurisdiction. Cities are further limited in terms of how annexation may occur. The Texas Local Government Code establishes two general forms of annexation for municipalities: voluntary and unilateral (or involuntary).

In the 2017 and 2019 legislative sessions, a series of laws were passed that greatly limit cities' ability to unilaterally annex neighboring communities. Under the new laws, almost all annexation must be done by consent, with only a few narrow exceptions. *Appendix 4B* further describes the main elements of several of these key bills. In addition, in July 2019 the Texas Municipal League updated its existing, detailed explanation[57] of annexation procedures and requirements in Texas (included in the *Digital Appendix).*

Annexation can be financially beneficial for cities when it brings the developed land on to the city's tax rolls. At the same time, annexation can introduce an additional financial burden because a city that annexes land must provide full municipal services, including water and sewer, within a designated period. Thus, at minimum, cities considering annexation should conduct a financial analysis to determine whether the provision and maintenance of water, sewer, street, drainage, and police and fire services would be adequately paid for by fees and taxes on those served over the long-term (i.e., including replacement of lines and pavement at 30-year intervals).

Due to the large amount of easily developed land already within the city limits (approximately 970 acres, see *Figure 4D, page 4-11),* annexation is not generally recommended for Marlin. Apart from the easily developed land, there are approximately 90 acres of land in the city limits currently occupied by vacant, dilapidated housing. This land creates more opportunities to develop within city limits and to reinvest in established neighborhoods *(see Figure 4N, next page)* and removing dangerous structures coincides with community needs *(see Chapters 1 and 3*).

[57] https://www.tml.org/DocumentCenter/View/1233/Annexation-Paper-TML-July-2019PDF

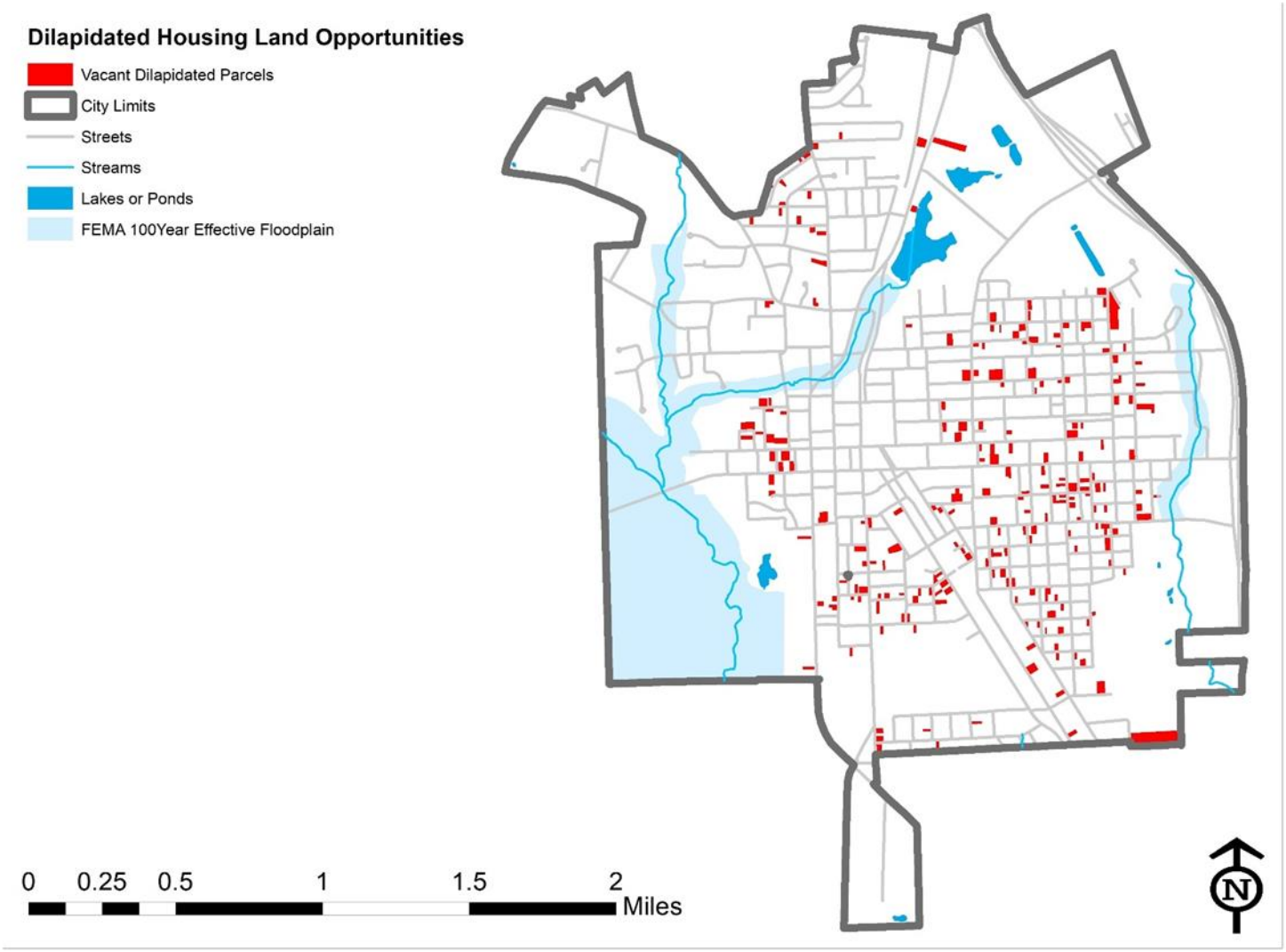


Figure 4N: Dilapidated Housing Land Opportunities

While annexation is not recommended at this time, the City can begin work now to ensure that Marlin is prepared to make informed decisions about annexation when and where the opportunity arises in the future.

Determining the relative costs and benefits of annexation is often complex and may involve factors that are not easily measurable in financial terms. As a result, many larger cities in Texas have developed policies or criteria to help guide decisions. For example, the City of Tyler, Texas uses the following prioritized criteria to guide annexation decisions:

- Amount of existing development and potential tax benefits
- Potential for imminent new development
- Potential connection to unique transportation locations like interstate highway interchanges and the airport
- Adverse consequences of not annexing the area
- Cost of extending infrastructure
- Potential for significant shaping of the development character

4.5 Future Land Use

Unlike an existing land use map, which identifies distinct land uses for each parcel, a future land use map depicts the desired general character of areas in the community. The future land use map illustrates community goals and those illustrated changes often extend beyond the current planning period to visually establish preferred growth boundaries.

Marlin is expected to experience minimal changes in land use over the next 10 years based on a forecasted population increase from 5,462 to 5,530 residents (+1.2%).

Soil conditions and drainage challenges may limit some new construction, but the feasibility of additional development will depend primarily on continuing improvements to Marlin's water and sewer systems to ensure that both remain below capacity.

Marlin's future land use map illustrates a preference for:

(a) walkability centered around a vibrant downtown that supports improved economic activity, street and housing conditions and creates a sense of place within the city and region

(b) additional and diverse housing development to serve varying resident needs

(c) infill development to limit development that would require city services to be extended

(d) growth and limited development in the ETJ once existing land within city limits reaches its potential

It is important to note that **a future land use map is a visual statement of where and how a community wants to grow, not a prediction of future growth**. However, adopting a future land use map can encourage additional growth because it communicates a city's long-range development goals not only to residents and future local government, but also to potential developers with an interest in creating thriving projects.

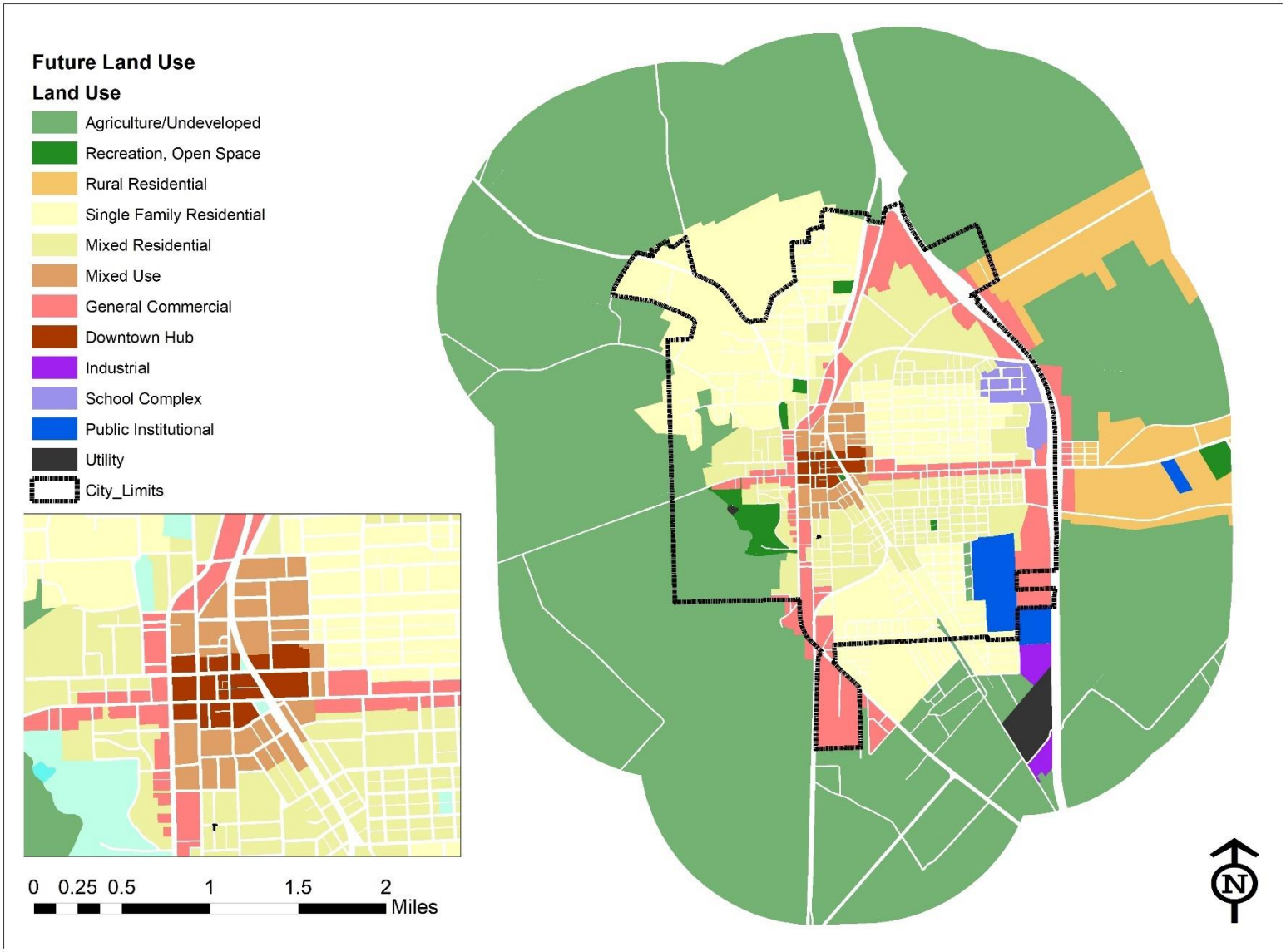


Figure 4O: Future Land Use Map

4.6 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized and organized by date.

Table 4B: Implementation Plan: 2022-2032

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Goal 4.1 *Support flood damage prevention*						
Enforce flood damage prevention standards	x	x	x	City	Variable	GEN
Pursue grants to remove or elevate structures in floodplain	x	x	x	City	Up to 25% match	GEN; FEMA
Adopt updated *Zoning Ordinance* that supports floodplain protection goals	x			City	<$2,000 (Legal)	GEN
Adopt a *Future Land Use Map* that illustrates community floodplain protection goals	x			City	N/A	N/A
Post *FEMA FIRM* and *Future Land Use Map* in a visible location at City Hall and on City website; update as needed.	x			City	N/A	N/A
Conduct one or more activities to support NFIP Participation.		x	x	City	Variable	GEN
*Adopt updated Subdivision Ordinanc*e that supports floodplain protection goals			x	City	<$2,000 (Legal)	GEN
Consider participation in NFIP's Community Rating System			x	City	Staff	GEN

Goals & Objectives	Activity Year(s) 2022-2025	2026-2028	2029-2032	Lead Organization	Cost Estimate	Funding Sources
Goal 4.2 *Enhance Marlin's physical appearance and recognize community beautification efforts*						
Enforce nuisance ordinances	x	x	x	City	Variable	GEN
Host annual trash collection day(s); keep records of tons of trash collected	x	x	x	City	Variable	GEN, Local
Encourage local organizations and groups to form mowing clubs to help low-income seniors maintain their yards	x	x	x	City	Staff	GEN, ISD
Adopt updated *Zoning Ordinance* that supports high quality development in Marlin	x			City	<$2,000 (Legal)	GEN
Develop a code enforcement framework and strategy	x			City	Staff / Variable	GEN
Start a community beautification recognition program; record wining properties with pictures; post at City Hall and on City website		x		City	<$1,000	GEN
Remove at least three dilapidated, non-residential structure per year		x	x	City	$1,000 (legal) + cost per structure (variable; US avg. = $18,000/structure)	GEN
Reconstruct or replace at least three (3) substandard houses per year		x	x	City	See *Chapter 3: Housing Study*	
Develop reference library at City Hall (and/or website) to support residents interested in temporary uses			x	City	Staff	GEN

Goals & Objectives	Activity Year(s) 2022-2025	2026-2028	2029-2032	Lead Organization	Cost Estimate	Funding Sources
Goal 4.3 *Highlight and protect historical assets*						
Feature information about Marlin's history and historical assets at City Hall and on a City website	X	X	X	City	Variable	GEN; Local
Familiarize residents with National Historic Register and State Historical Landmarks application eligibility and requirements; support interested applicants		X	X	City	Staff	GEN; Local
Adopt a Historic Preservation Ordinance.			X	City	<$2,000 (legal)	GEN
Goal 4.4 *Infill development occurs instead of greenfield development, and as a result, the City spends less on infrastructure costs, the rural character of the area is preserved, housing remains affordable, and the downtown investment increases.*						
Limit extension of City utility services beyond city limits	x	x	x	City	N/A	N/A
Keep the Future Land Use map and information on desired development types on display at City Hall and on City website	x	x	x	City	N/A	N/A
Pursue legal counseling assistance to help residents clarify property titles	X	X	X	City	N/A	N/A
Adopt a *Future Land Use Map* that illustrates a preference for infill development	x			City	N/A	N/A
Goal 4.5 *Attract economically stable development that complements existing development*						
Limit extension of City utility services beyond city limits	x	x	x	City	N/A	N/A

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Conduct a cost/benefit analysis of new developments	x	x	x	City	Variable	GEN
Adopt updated *Zoning Ordinance* that supports future land use goals	x			City	<$2,000 (Legal)	GEN
Establish a schedule for regular review of Future Land Use Map, Zoning Ordinance, and Subdivision Ordinance	x			City	N/A	N/A
Adopt a *Future Land Use Map* that illustrates community preferences to guide future development	x			City	N/A	N/A
Develop annexation assessment protocol and criteria			x	City	Staff	GEN
Review *Subdivision Ordinance* to ensure standards support community goals			x	City	<$2,000 (Legal)	GEN

Sources: **GEN** = Municipal funds; **FEMA** = Federal Environmental Management Agency hazard mitigation/disaster recovery grants; **ISD =** Marlin Independent School Distric**t; Local** = donations of time/money/goods from private citizens, charitable organizations, and local businesses; **Staff** = Staff time

4.7 Appendix 4A: Land Use Methodology

GrantWorks Inc. conducted a land use survey in Marlin in November 2021. Land use data was collected by driving by every property in the city and extraterritorial jurisdiction (ETJ), using aerial imagery available from the Texas Natural Resources Information System (www.tnris.org), and consulting with City staff.

Table 4A.1: Land Use Classifications defines the land uses selected to describe property in Marlin.

Table 4A.1: Land Use Classifications

Classification	Examples
Agricultural / Undeveloped	Fields, farms, woodlands, open flood plain
Agricultural Processing	Cotton Gin; Grain/Seed Storage; Mills; Feed Lots; Slaughterhouses; Chick or Pig "Factories"; Livestock showing; Peanut Processing
Single-Family Residential	Single-family houses, mobile homes
Multifamily Residential	Duplexes, triplexes, apartments, condominiums
Mixed Use	Apartment over office or store, home occupation with store/office front
Commercial	Stores, daycares, RV parks, mini-storage businesses, offices, including medical offices, and commercial parking lots/facilities
Industrial	Factories, salvage yards, mines, large warehouses, industrial yards and refineries
Institutional	Educational and religious institutions, and hospitals, jails, prisons, and nursing homes, including associated parking lots and recreation/park areas for the institutional use only, Mason's Lodge, Lion's Club, and other related private group centers
Recreational	Developed recreational or open space (public or private), not associated with other uses
Public	Government offices and facilities, water and wastewater facilities, public utilities
ROW	Highway and street right-of-way, railroad right of way
Utility	Private utility, including cell phone towers, electrical stations, transformer stations, etc.
Semi-Developed	Vacant subdivided lots of less than 10 acres in areas with or very near water, sewer, and street infrastructure

Table 4A.2: Detailed Land Use Tabulation

City Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural Processing	1	0.1%	0.05%	0.1
Cemetery	26	1.1%	0.9%	2.0
Commercial / Retail	180	7.5%	6.2%	14.1
Industrial	2	0.1%	0.1%	0.2
Institutional	123	5.2%	4.2%	9.6
Multifamily	46	1.9%	1.6%	3.6
Public	14	0.6%	0.5%	1.1
Recreational / Open Space	62	2.6%	2.1%	4.9
Right of Way	516	21.6%	17.7%	40.3
Semi-Developed	660	27.6%	22.6%	51.6
Single Family	724	30.3%	24.8%	56.6
Utility	35.1	1.5%	1.2%	2.7
Total for Developed Areas	***2,390***	***100.0%***	***81.8%***	***186.7***
Agriculture / Undeveloped	*484*	-	16.6%	37.8
Water	*48*	-	1.6%	3.8
Citywide Total	*2,922*		**100%**	228.3

ETJ Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural Processing	2	0.2%	0.03%	0.8
Cemetery	38	2.9%	0.4%	13.7
Commercial / Retail	40	3.0%	0.5%	14.2
Industrial	0	0.0%	0.0%	0.0
Institutional	19	1.4%	0.2%	6.8
Multifamily	4	0.3%	0.0%	1.4
Public	41	3.0%	0.5%	14.6
Recreational / Open Space	17	1.2%	0.2%	5.9
Right of Way	372	27.8%	4.4%	132.8
Semi-Developed	398	29.7%	4.7%	142.1
Single Family	355	26.5%	4.2%	126.9
Utility	53	4.0%	0.6%	19.0
Total for Developed Areas	***1,339***	***100.0%***	***15.7%***	***478.3***
Agriculture / Undeveloped	*7,053*	-	91.0%	2,518.8
Water	*76*	-	0.9%	27.2
ETJ Total	**8,468**	**-**	**100%**	**3,024.3**

Regional Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural Processing	4	0.1%	0.03%	0.2
Cemetery	64	1.7%	2.0%	4.1
Commercial / Retail	220	5.9%	1.9%	14.1
Industrial	2	0.1%	0.0%	0.1
Institutional	142	3.8%	1.2%	9.1
Multifamily	50	1.3%	0.4%	3.2
Public	55	1.5%	0.5%	3.5
Recreational / Open Space	79	2.1%	0.7%	5.1
Right of Way	888	23.8%	7.7%	56.9
Semi-Developed	1,058	28.4%	9.2%	67.8
Single Family	1,079	28.9%	9.4%	69.2
Utility	88	2.4%	0.8%	5.7
Total for Developed Areas	***3,729***	***100.0%***	***32.5%***	***239.0***
Agriculture / Undeveloped	*7,537*	-	65.7%	483.1
Water	*124*	-	1.1%	8.0
Regional Total	**11,390**	**-**	**100%**	**730.1**

Source: GrantWorks, Inc. Field Survey, 2021

Note: Values may be rounded to next whole number.

4.8 Appendix 4B: Summary of Recent Annexation Bills

HB 347

1. Eliminates the distinction between Tier 1 and Tier 2 cities and counties created by S.B. 6.
2. Eliminates existing annexation authority that applied to Tier 1 cities and makes most annexations subject to the three consent annexation procedures that allow for annexation:
    a. On request of each owner of the land,
    b. Of an area with a population of less than 200 by petition of voters and, if required, owners in the area; and
    c. Of an area with a population of at least 200 by election of voters and, if required, petition of landowners.
3. Authorizes certain narrowly defined types of annexation (e.g., city-owned airports, navigable streams, strategic partnership areas, industrial district areas, etc.) to continue using a service plan, notice, and hearing annexation procedure.

HB 4257

Applies only to Subchapter C-4 (election-approved annexations).

1. The disapproval of the proposed annexation of an area does not affect any existing legal obligation of the city proposing the annexation to continue to provide governmental services in the area, including water or wastewater services, regardless of whether the municipality holds a certificate of convenience and necessity to serve the area; and
2. A city that makes a wholesale sale of water to a special district may not charge rates for the water that are higher than rates charged in other similarly situated areas solely because the district is wholly or partly located in an area that disapproved of a proposed annexation.

SB 1024

Applies only to "consent exempt" annexations.

1. A city with a population of 350,000 or less shall provide access to services provided to an annexed area under a service plan that is identical or substantially similar to access to those services in the city.
2. A person residing in an annexed area subject to a service plan may apply for a writ of mandamus against a city that fails to provide access to services in accordance with (1).

3. In the action for the writ:
    a. The court may order the parties to participate in mediation,
    b. The city has the burden of proving that it complied with (1),
    c. The person may provide evidence that the costs for the person to access the services are disproportionate to the costs incurred by a municipal resident to access those services,
    d. If the person prevails, the city shall disannex the property that is the subject of the suit within a reasonable period specified by the court or comply with (1); and (e) the 12 court shall award the person's attorney's fees and costs incurred in bringing the action for the writ; and
4. A city's governmental immunity to suit and from liability is waived and abolished to the extent of liability created under the bill.

SB 1303

1. Every city must maintain a copy of the map of city's boundaries and extraterritorial jurisdiction in a location that is easily accessible to the public, including:
    a. The city secretary's office and the city engineer's office if the city has an engineer; and
    b. If the city maintains a website, on the city's website.
2. A city shall make a copy of the map under (1), above, available without charge.
3. Not later than January 1, 2021, a home rule city shall:
    a. Create, or contract for the creation of, and make publicly available a digital map that must be made available without charge and in a format widely used by common geographic information system software,
    b. If it maintains a website, make the digital map available on that website, and
    c. If it does not have common geographic information system software, make the digital map available in any other widely used electronic format.
4. If a city plans to annex under the "consent exempt" provisions that remain in the Municipal Annexation Act after the passage of H.B. 347 (discussed below), a home rule city must:
    a. Provide notice to any area that would be newly included in the city's ETJ by the expansion of the city's ETJ resulting from the proposed annexation; and

b. Include in the notice for each hearing a statement that the completed annexation of the area will expand the ETJ, a description of the area that would be newly included in the ETJ, a statement of the purpose of ETJ designation as provided by state law, and a brief description of each municipal ordinance that would be applicable, as authorized by state law relating to subdivision ordinances, in the area that would be newly included in the ETJ; and

c. Before the city may institute annexation proceedings, create, or contract for the creation of, and make publicly available, without charge and in a widely used electronic format, a digital map that identifies the area proposed for annexation and any area that would be newly included in the ETJ as a result of the proposed annexation. (Note: Many of the remaining provisions of the bill modified sections in Chapter 43 of the Local Government Code, relating to municipal annexation, which were eliminated by H.B. 347.)

5 Water Supply & Distribution Study

The following sections provide an inventory of the major components of the Marlin's water system as of the date of this comprehensive plan. The plan identifies areas of operation in which system improvements should be implemented to improve the safety, efficiency, and economy of the treatment and distribution operations. The plan will conclude by providing a prioritized summary of the needed improvements and their estimated costs.

5.1 Water System Inventory

The approximate date of the original construction of the City of Marlin's water distribution system is 1913. Original line material consists of cast iron and PVC. City staff indicate that about 70% of the system is original. Marlin uses treated surface water from Marlin Lake and New Marlin City Lake Reservoir. At times when needed, the city can pump water from the Brazos River into Marlin Lake. Marlin has no alternative methods to produce water; therefore, the components of the Marlin water system contain only storage tanks and the components of the distribution system.

Previous water system maps were generated by the KSA engineering firm in 2006.

There have been at least seven improvement projects to the City's water system since 1984 using funds from Texas Department of Rural Affairs Grant Programs (TDRA – formerly ORCA, now administered by the Texas Department of Agriculture, TDA):

- 2018: Contractor rehabilitated two dams and all associated appurtenances. Project shall take place northeast of the City on FM 147.
- 2013: Contractor made water treatment system improvements in order to meet TCEQ regulations. Construction included the replacement of the Brazos River Raw Water Pump station located on SH 7 by installing site and electrical work to replace the raw water pump station, piping, all weather access road, security fencing, jib crane, raw water flow meter and related appurtenances.
- 2000: Installation of a decant basin and sludge dewatering bids to eliminate Atrazine from being recycled through the city's water supply. The project included improvements to earthwork, site utilizes, concrete pond, other concrete work, chain link gates, electrical and related improvements.

- 1998: City renovated the existing water treatment plant by replacing the clarifier equipment and the existing filters and provided a PAC feed system, a ton cylinder chlorine supply and replated improvements.
- 1996: Project included water system improvements by installing 4,700 LF of 6" water line, 12 hydrants, 35 water service reconnections, and 38 water service transfers.
- 1994: Water system improvements and the provision of first-time sewer service through the installation of 1,100 LF of 8" water line, 2,800 LF of 6" water line, 7 fire hydrants, 53 service reconnections, and a lift station.
- 1984: Project included the installation of 10,000 LF of water mains and 6 fire hydrants.

Tables 5A and 5B show the inventory and locations of the various components associated with the water treatment, storage, and distribution system.

Table 5A: Major Water System Components

Component	Location	Capacity or Size
Ground Storage Tank	Hobby Prison	200,000 gallons
Elevated Storage Tank	Royal Street	500,000 gallons
Elevated Storage Tank	Mesquite Street	500,000 gallons
Elevated Storage Tank	Depot Street	220,000 gallons
Elevated Storage Tank	Allen Street	150,000 gallons
Clearwell	SWTP	750,000 gallons

Table 5B: Water Distribution System Components

Component	Linear Feet (LF)	Component	# Of Units
¾" Line	174	Elevated Storage Tank	4
1" Line	1,639	Ground Storage Tank	1
1-1/2" Line	541	Fire Hydrant	250
2" Line	52,711	Valve	281
2-1/2" Line	446		
3" Line	4,308		
4" Line	3,930		
6" Line	98,577		
8" Line	54,533		
12" Line	45,297		
18" Line	34,476		
Service Connections; 3010 (TCEQ)			

Table 5C shows the location and capacity of generators used to support the Marlin water system.

Table 5C: Generator Locations & Capacity

Generator	Location	Capacity or Size
Clearwell Generator	SWTP	30 HP

5.2 Water System Analysis

Standards & Criteria

The Texas Commission of Environmental Quality (TCEQ), the American Water Works Association (AWWA), and the US Environmental Protection Agency (EPA) have established regulations and standards for the safe treatment, storage, and distribution of potable water to the public. All Public Water Supply (PWS) systems operating within the state of Texas must adhere to these regulations and standards.

Table 5D lists the TCEQ-adopted engineering standards that apply to the minimum production and supply capacities for public water systems and, according to copies of recent routine compliance reports from the TCEQ, capacities for the Marlin Water Supply System. *Table 5D* indicates that the City of Marlin is operating in accordance with the established standards for minimum production and supply capacities in all categories.

Table 5D: Minimum Water System Standards

Facility or Measure	TCEQ / Engineering Standard	City of Marlin
Well Production, Surface Water Production, or Purchase Capacity (GPM/connection)	0.6	0.91 **[3]**
Total Storage – TCEQ (gal/connection)	200	770 **[3]**
Elevated Storage (gal/connection)	100	455 **[4]**
Service Pump (GPM/connection) **[4]**	0.6	3.26
Normal Operating Pressure (psi)	35	50-60
"C" Certified Operators **[1]**	1	1
Minimum Main Size **[2]**	2"	¾"

Sources: TCEQ and plan fieldwork

[1] Depends on system type and size, according to TCEQ 30 TAC 290, Subchapter D: Rules and Regulations for Public Water Systems, Section 290.46

[2] According to TCEQ 30 TAC 290, Subchapter D: Rules and Regulations for Public Water Systems, no new waterline under two inches in diameter will be allowed to be installed in a public water system distribution system. These minimum line sizes do not apply to individual customer service lines.

[3] Calculated using TCEQ Water Utility Database information indicating a total of 3010 connections to the system and using the total surface water production capacity of 2750 GPM as reported in the CCI Report # 166486 – 7/22/2020

[4] If Elevated Storage Capacity is > 200 Gallons/Connection, Service Pump Capacity is 0.6 GPM/Connection. If Elevated Storage Capacity is < 200 Gallons/Connection, Service Pump Capacity is 2.0 GPM/Connection. The minimum Elevated Storage Capacity requirement is always 100 Gallons/Connection.

Water Supply

The water supply source for the City of Marlin is surface water drawn from Marlin Lake and has contracted with the Brazos River Authority to purchase raw surface water when needed. The City is currently supplied by a 3.96 Million Gallons Per Day (MGD) membrane filtration surface water treatment plant (SWTP). The SWTP has been granted the rule exception to use chloramines as a disinfectant. The city is on two pressure planes. Pressure plane one consists of the Marlin SWTP and three (3) elevated storage tanks having the capacities of 0.500 MG, 0.500 MG, and 0.220 MG. The water is pumped from the lake and gravity fed to a splitter box, two solids-contact clarifiers, a filter feed wet well, a membrane filtration unit, a 0.750 MG clearwell, and a high service pump station including 3 service pumps. Pressure plane two consists of a pump station, a ground storage tank, two service pumps and an elevated tank that can flow back to the City through a manually operated bypass valve. The chlorine is boosted at the Marlin plant site on pressure plane 2 to ensure adequate chlorine residual amounts.

Operating staff describe the water quality as good.

Water Storage

Texas Administrative Code, Title 30, Chapter 290, Subchapter D specifies water treatment plant design, operation, and maintenance requirements for public water systems. The code requires water systems with more than 250 connections to have storage capacity for the total number of connections served equal to or greater than:

a) 200 gallons of total storage per connection; and

b) 100 gallons of elevated storage per connection or a pressure tank capacity of 20 gallons per connection.

According to the TCEQ Water Utility Database, the City of Marlin's water system has 3010 total connections. The City's water system meets the established minimum standards for water storage capacity with 770 gallons per connection of total storage and 455 gallons per connection of elevated storage.

Water Distribution System

Water system pipes in the city of Marlin range in diameter from 3/4"-to-18". The system is comprised of approximately 296,632 Linear Feet (LF) of distribution lines. The materials contained in the original lines are primarily Cast Iron and PVC. The newer replacement lines are primarily PVC.

Undersized water lines limit both volume and pressure within the distribution system. Texas Administrative Code (TAC), Subchapter D, Section 290.44(c) prohibits the installation of new water lines smaller than 2". In addition, the standards only permit more than 10 connections on existing water mains when a licensed professional engineer deems it necessary.

There are many segments of 2" and smaller diameter pipe in the distribution system. Two-inch (2") and smaller diameter lines comprise roughly 19% (55,065 LF) of the water distribution system in Marlin. Some are located at the periphery of the system where the intensity of development is low, but a significant number are located within established residential neighborhoods and have numerous single-family connections.

Lines of 3" and 4" in diameter comprise an additional 3% (8,684 LF) of the system.

The City of Marlin does not have an established program for routine line replacement. The City replaces lines periodically when required by events such as line breakage, valve malfunctions, or other related system failures.

System Water Pressure

The City's water system operates at a normal working pressure of approximately 50-60 pounds per square inch (psi). This is sufficient to operate the system effectively.

Future Development Considerations

The city of Marlin is projected to experience approximately 1.3% growth during this planning period. Growth is influenced by adjacent city centers and industrial developments in the area.

Texas Administrative Code (TAC) Title 30, Chapter 291 states when a water utility that requires a Certificate of Convenience and Necessity (CCN) reaches 85% utilization of the minimum capacity requirements for the system it must submit to the TCEQ Director a planning report indicating how the utility plans to expand its capacity to meet future demands.

According to the information contained in *Tables 5D (page 5-4) and 5E,* the City's system will support the number of anticipated new connections before reaching the 85% threshold, as shown on the next page:

Table 5E: Capacity for New Connections

Measure	Required	Provided [1]	# Permitted New Connections
Production Capacity (GPM/connection)	0.6	0.91	886
Total Storage (gal/connection)	200	770	6,850
Elevated Storage (gal/connection)	100	455	8,635
Service Pump Capacity (GPM/connection)	0.6	3.26	10,873

[1] *Based on current connection count of 3010 active connections*

As shown in *Table 5D (page 5-4),* the most restrictive element in the City's water system regarding the capacity for future growth is the maximum purchase capacity. With a 1.3% growth rate over the next 10 years, the City will add approximately 39 new connections.

To stay below the 85% threshold, the City would need the capacity to purchase enough water daily to provide the future connection count of 3049 connections with 0.6 Gallons Per Minute (GPM) per connection, or 1829 GPM, plus enough surplus so that the 1829 GPM represented less than 85% of the purchase capacity. In other words, the City will need to have a maximum purchase capacity of 2,152 GPM to comply with the 0.6 GPM standard and still be below the 85% threshold that would trigger planning requirements for expansion. 2,125 GPM equates to approximately 3.06 Million Gallons Per Day (MGD).

Fire Protection Considerations

The primary consideration for fire protection issues is whether the system is capable of delivering sufficient flow volume at sufficient pressure to respond to emergencies effectively.

The standards for adequate fire protection are established in the International Fire Code (IFC). The code recommends minimum flow volume, flow pressure, hydrant spacing, and construction standards. Examples of the IFC recommendations are as follows:

1. Every building in a community should be located no more than 500' from a fire hydrant;
2. All fire hydrants should be installed on water mains no smaller than 6" in diameter;
3. Each hydrant should provide a minimum flow volume of 1,500 GPM; and
4. The minimum flow volume should be delivered at a minimum residual pressure of 20 psi.

Fire departments perform individual hydrant flow tests to determine if adequate pressure and flow rates are available at specified hydrant locations. Testing every hydrant is usually beyond the capabilities of most small communities but field-testing at selected hydrants can give the City some preliminary information on water system firefighting capabilities.

When any major new subdivision construction is proposed, a computer-aided water system model of the existing conditions and the effects of the proposed development should be prepared by the consulting engineer. This model will assist the City and its representatives to evaluate the existing system's capacity to provide adequate flow volume at sufficient pressure to effectively respond to emergencies.

There are some homes within the city of Marlin that are not within 500' of a hydrant connected to a 6" water main. Several homes within the City are located near to 4" or smaller lines. A 4" line will provide adequate flow volume and pressure for firefighting purposes under ideal conditions, but the configuration is usually not effective. A smaller line cannot provide adequate flow and pressure for firefighting purposes under any conditions.

This plan will recommend several line-replacement projects that will replace aging, deteriorating, and/or undersized lines. All proposed line replacement projects will include lines of sufficient size to provide adequate flow and pressure for firefighting purposes. Proposed projects will also include fire hydrants at the appropriate locations.

System Operations

TCEQ conducted a Comprehensive Compliance Investigation (CCI) in July 2020. TCEQ records indicate that most minor violations have been resolved, there is one enforcement case still currently active that was issued April 2020 for exceeding the Maximum Contaminant Limit (MCL). The last CCI indicated that the system was operating at an average pressure of 50-60 psi with a residual chlorine level in the compliant range.

The Marlin SWTP has exceptions to its facility that are as follows: exception requiring a thirty-inch diameter access opening for the clearwells, exception to use chloramines as a disinfectant, and an exception for the approval and use of the membrane treatment system.

Water System Revenues

The city of Marlin has adopted a rate schedule as follows:

Table 5F: Minimum Monthly Water Fee

User	Inside City Limits	Outside City Limits
Residential	$52.93	$69.55
Commercial Water 2" Meter	$78.99	$90.90
Commercial Sewer 2" Meter	N/A	N/A

[1] Residential Rate plus Consumption

According to the information provided by City staff, the City's revenues and expenses as related to water and sewer services are as follows:

Table 5G: Water/Sewer Revenues & Expenses

Water & Operating Revenues	$3,601,000
Water & Operating Expenses	$3,601,000
Estimated Water Pumped	396,297,814 gallons

Water Losses

Unmetered water usage and/or unaccounted-for usage affects the cost to provide water services. City staff indicate that there are no unmetered or unbilled customers.

Available data on the actual number of gallons purchased compared with actual gallons billed indicates an approximate water loss of 63% annually. A typical value of acceptable water loss ranges from 6% - 11%.

Major sources of water loss include:

- Line leakage,
- Line breaks,
- Aging or faulty meters,
- Inaccurate or incomplete record-keeping,
- Water theft and unauthorized use.

The City is planning to replace aging lines and meters as funding becomes available.

Water Interconnections

The City of Marlin does not have interconnections with another water system.

Regional & Drought Planning

In 1999, the 75th Texas Legislature passed Senate Bill 1. This legislation requires that all entities providing public water supplies must develop drought contingency plans. These plans must be implemented during periods of severe water shortages and drought. A drought contingency plan often combines several strategies designed to achieve long-term advancements in the efficient use of water.

The plans require the development of specific response measures aimed at avoiding, minimizing, or mitigating the risks and impacts of drought-related water shortages and other emergencies. The plan adopted by a water provider should ensure the provider's capability of providing adequate water supplies under drought conditions.

The City of Marlin is covered under a Drought Contingency Plan adopted in February 2019. The plan includes both a Drought Contingency Plan and an Emergency Water Demand Management Plan. The Emergency Water Demand Management Plan contains five stages of water demand that provides detailed information on the process that should occur in extended periods of low rainfall.

The Region G 2021 Regional Water Plan projects that the water supplies for the city of Marlin will remain steady for the duration of this planning period.

As Marlin grows by the estimated amount described previously, the City may attempt to develop some water conservation methods as part of the development standards. These standards may include the following:

1. Require recirculation equipment for all new swimming pool installations and insulation of hot water piping for all new construction;
2. Require builders to utilize low demand fixtures and appliances;
3. Implement a conservation water rate structure in which the rates increase as the water consumption increases;
4. Implement testing of all meters;
5. Require sub-dividers and builders to include low water demand landscaping items in their development plans; and
6. Reduce unaccounted for water by 5% per year for the first two years and 2% per year for the remainder of this planning period (2022-2032).

Texas water law requires that revised and updated Regional and State Water Plans be prepared every five years. The 2021 Plans are now approved and may be found at the TWDB website.

5.3 Water Supply & Distribution System Improvement Projects

The Marlin Comprehensive Plan places a high priority on a continuing program of replacing old and undersized system lines and aging, broken valves to help ensure that the City and the surrounding area continue to meet local water supply demands.

Prioritized Problems

In summary, the water system analysis and input from City staff have identified the following problems with the current water system:

1. A need to replace aging and deteriorated isolation valves throughout the system that are susceptible to leaks.
2. A need to replace aging, deteriorated, and undersized lines throughout the system that are susceptible to leaks and breaks.
3. A need to add replace existing fire hydrants and add new ones when needed.

Goals & Objectives for the Water System

Goal 1: A local water system that operates efficiently and cost-effectively.

Objective 1.1: By 2032, reduce operating costs.

Policy 1.1.1: Promote and exercise preventative maintenance by inspecting all facilities once per year.

Policy 1.1.2: Maintain a monitoring plan and report on a timely basis.

Objective 1.2: Reduce system water loss by 40% by 2032.

Policy 1.2.1: Implement methods to classify meters and replace meters that are damaged or leaking.

Policy 1.2.2: Replace deteriorated lines throughout system, with priority given to those made of obsolete materials.

Policy 1.2.3: By 2023, enact procedures to document water used but not billed.

Objective 1.3: The City is financially able to maintain and improve the system to improve quality of life for residents and enable growth.

Policy 1.3.1: By 2025, evaluate rate structure and usage characteristics to determine if a rate increase would be feasible and enable the City to complete more line replacement projects.

Policy 1.3.2: Beginning in 2022 and continuing throughout the planning period, regularly apply for available grants through the Texas Department of Agriculture to fund replacement of aging, deteriorated water lines.

Goal 2: City and area residents have clean, safe, potable water.

Objective 2.1: Over the planning period, deteriorated lines and equipment are replaced and/or improved.

Policy 2.1.1: Continue maintaining and inspecting the existing system facilities according to a regular schedule and providing repairs as the need arises.

Policy 2.1.2: In phases throughout the planning period, replace deteriorated and undersized lines with PVC lines 4", (preferably 6"), or larger in diameter.

Policy 2.1.3: In phases throughout the planning period, replace defective meters.

Goal 3: Customers have access to a sustainable water supply that provides sufficient pressure and fire protection, particularly in times of drought.

Objective 3.1: By 2032, upgrade the system to ensure adequate pressure and coverage for fire safety.

Policy 3.1.1: Install fire hydrants and upgrade lines in areas with inadequate fire protection coverage.

Goal 4: The City's water system maintains acceptable levels of functionality during and after disruptive events, and efficiently recovers full functionality after a hazard event.

Objective 4.1: Minimize disruption of water system during adverse weather events.

Policy 4.1.1: Install backup generators for all critical water system components, including treatment plants, pump stations, etc.

Policy 4.1.2: Harden storage tanks against flood-damage and high winds, etc.; elevate storage tanks out of the floodplain.

Policy 4.1.3: Institute protocol to harden critical water system components prior to adverse weather.

Policy 4.1.4: Incorporate targeted projects to improve system resilience, such as planned retrofits and replacements, in capital improvement priorities.

Objective 4.2: Proactively support recovery of full functionality after a hazard event.

Policy 4.2.1: Incorporate water system resilience into community goals and plans.

Policy 4.2.2: Coordinate with government emergency managers and local utility providers to develop service restoration priorities and procedure(s).

Policy 4.2.3: Develop and evaluate water system's ability to meet performance goals during a hazard event; identify and plan to address performance gaps.

Proposed System Improvements – Planning Period 2022-2032

The following section describes a series of proposed improvements to the existing water treatment, storage, and distribution system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this comprehensive plan.

The projects are listed in a sequence that represents just one of several possible approaches, all of which should lead to the achievement of the long-term goals adopted by the City for the operation and maintenance of the water treatment, storage and distribution system.

The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, efficiency, and economy of the water system operations. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes.

Table 5H (Section 5.4) contains the estimated projected costs for each phase of the improvements program. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in water treatment, storage, and distribution technology. These cost estimates are predicated on several assumptions related to the scope of each phase.

These assumptions are as follows:

- The choice of specific lines to be replaced within each area – The cost estimates assume that all lines less than 6" in diameter will be replaced with 6"-to-8" C-900 DR 18 PVC pipe and fire hydrants at the appropriate spacing. The priority is placed on replacing the smaller lines, but each individual project evaluation may identify segments of larger lines that need replacement. In this event, the funding should be applied to replacing the lines with the greatest need for repair, regardless of size.

- Fire hydrants – Fire hydrants are included in the estimates. However, when replacing lines of 6" and larger, the estimates assume that approximately 50% of the existing fire hydrants can be re-used.

- Service re-connects, valves, and appurtenances – Service re-connects, valves, and appurtenances are estimated at 12%-to-15% of the line costs, depending on the housing density and complexity of the proposed improvements.
- Street and pavement repair – Streets, driveways, and pavement repair is estimated at 5%-to-10% of the line costs, depending on the housing density and the presence of curb & gutter in the area of interest.
- Engineering and surveying – Engineering and surveying services are estimated at 15% of the estimated construction costs of the combined elements described above.

The suggested phases for the system improvements are as follows:

- ✓ **Phase 1 (2022-2025):** Utilize funding from the TWDB DWSRF grant to make SWTP improvements to rehabilitate the combined effluent (CFE) piping and tap and yard piping, repair the Clarifier No. 2 mixer support and bearing, replace the deteriorated internal fabric baffle in the existing concrete clearwell, replace the decant pump station check valves and slide gates, as well as other associated electrical appurtenances. Project will also include administration and Engineering & Survey services.
- ✓ **Phase 2 (2023-2026):** Utilize funding from the TWDB DWSRF grant to replace 2-inch and under aging and undersized water lines at various locations throughout the city, as indicated on the Phase Map, and remove approximately 17 fire hydrants that have been abandoned and are no longer needed. The City will also remove and replace approximately 54 fire hydrants that are currently inoperative but are required by the water distribution system. Project will also include administration and Engineering & Survey services.

5.4 Implementation Plan

The City strives to provide a safe, efficient, and uninterrupted water supply while meeting all applicable water system standards. These goals can be accomplished by implementing the improvements described above over the planning period of 2022 through 2032. The estimated costs for the proposed improvements to the water system are as follows:

Table 5H: Water System Improvement Plan Projects: 2022-2032

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2022-2024	2025-2028	2029-2032			
Goal 5.1 *Replace and/or improve deteriorated lines and equipment so city and area residents have access to clean, safe, and potable water.*						
Phase 1: Utilize funding from the TWDB DWSRF grant to make SWTP improvements to rehabilitate the combined effluent (CFE) piping and tap and yard piping, repair the Clarifier No. 2 mixer support and bearing, replace the deteriorated internal fabric baffle in the existing concrete clearwell, replace the decant pump station check valves and slide gates, as well as other associated electrical appurtenances. Project will also include administration and Engineering & Survey services.	X	X		City	$1,888,000	TWDB DWSRF
Phase 2: Utilize funding from the TWDB DWSRF grant to replace 2-inch and under aging and undersized water lines at various locations throughout the city, as indicated on the Phase Map, and remove approximately 17 fire hydrants that have been abandoned and are no longer needed. The City will also remove and replace approximately 54 fire hydrants that are currently inoperative but are required by the water distribution system. Project will also include administration and Engineering & Survey services.	X	X		City	$2,265,500	TWDB DWSRF

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2022-2024	2025-2028	2029-2032			
Goal 5.2 *Ensure local water system operates efficiently, cost-effectively, and in compliance with TCEQ requirements*						
Exercise preventative maintenance by inspecting all facilities once per year	X	X	X	City	Variable	GEN; Utility
Seek funding to address TCEQ issues	X	X	X	City	N/A	N/A
Evaluate rate structure and usage characteristics to determine if rate increase would be feasible and enable the system operator to complete more line replacement projects	X	X	X	City	N/A	N/A
Regularly apply for TxCDBG grants to fund replacement of aging, deteriorated water lines	X	X	X	City	N/A	N/A
Goal 5.3 *Ensure customers have access to a sustainable water supply that provides sufficient pressure and fire protection, particularly in times of drought and disaster*						
Replace as many lines 2" or less in diameter, giving priority to those with more than ten (10) connections	X	X		City	Variable	TxCDBG, GEN; USDA; TWDB; Utility
Replace as many lines 4" in diameter that connect to at least one (1) fire hydrant	X	X	X	City	Variable	TxCDBG, GEN; USDA; TWDB; Utility
Install fire hydrants in areas with inadequate fire protection coverage	X	X	X	City	Variable	TxCDBG, GEN; USDA; TWDB; Utility
Continue City's participation and mention in the Region G Regional Water Plan	X	X	X	City	$1,000 annually	GEN; Utility
Harden generators and fuel tanks with adequate capacity to power all water plant and well sites	X	X	X	City	Variable	TxCDBG, GEN; USDA; TWDB; Utility
Harden storage tanks in areas prone to flooding and windstorm damage	X	X	X	City	Variable	TxCDBG, GEN; USDA; TWDB; Utility

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2022-2024	2025-2028	2029-2032			
Increase system and source reliability through additional system interconnections with adjacent systems and/or new water sources to ensure adequate firm water supply.	X	X	X	City	Variable	TxCDBG, GEN; USDA; TWDB; Utility
Develop and institute pre-adverse event procedures to harden and prepare the system for disaster	X	X	X	City	Variable	TxCDBG, GEN; USDA; TWDB; Utility

Sources: **GEN =** Municipal funds and General Obligation Bonds; **TCF** = Texas Capital Fund; **TxCDBG** = Texas Community Development Block Grant Program, administered through the Texas Department of Agriculture (TDA); **TWDB** = Texas Water Development Board grants and loans; **USDA =** US Department of Agriculture Rural Development Water and Wastewater Infrastructure loans and grants; **UTILITY** = City utility fund/revenue; **DWSRF =** Drinking Water State Revolving Fund

Notes on Cost Estimates: GrantWorks Engineering Staff provided cost estimate

6 WASTEWATER SUPPLY & DISTRIBUTION STUDY

The wastewater study provides an inventory of the major components of the City of Marlin's wastewater system and identifies areas of operation in which system improvements should be implemented to improve the safety, efficiency, and economy of collections and treatment options. The study concludes by providing a summary of needed improvements and their estimated costs.

6.1 Wastewater Collection System Inventory

Most of the City of Marlin's existing sewage collection and treatment system was constructed in 1964 and city staff estimate that approximately 60% of the system is original. The current wastewater treatment plant (WWTP) was commissioned in 1992 and is an activated sludge/facultative aerated lagoon type plant.

KSA Engineering completed previous system maps in 2008.

There have been at least eight (8) system improvement projects implemented since 1987 using funds from Texas Department of Rural Affairs Grant Programs (TDRA – formerly ORCA, now administered by the Texas Department of Agriculture, (TDA):

- 1987: Sewer system improvements including the installation of 20,165 LF sewer lines and 1,526 LF of force main.
- 1993: Installation of 5,800 LF of 18" PVC sewer force main with appurtenances. Project included improvements to the Park Lift Station and construction of a spill containment structure and replacement of piping, valves, and controls.
- 1994: Provide first time sewer service through 1,400 LF of 6" sewer line, 400 LF of force main, and 10 sewer connections.
- 1996: Construction of 1,462 LF of 21" sewer line, 1,674 LF of 18" sewer line, 108 LF of 8" sewer line, 16 manholes, trench safety and related pavement repair.

- 1997: Marlin shall address a sewer inflow/infiltration problem through the replacement of major trunk lines. Project includes 4,700 LF of 18" sewer line, 700 LF of 12" line, 17 manholes and highway bore.
- 2004: City shall address sewer inflow/infiltration problem and system overflows through the installation of 2,900 LF of 18" sewer line, 6 manholes, 20 reconnections, 1,900 LF of 30" RCP storm drainage pipe and 6 inlets.
- 2007: Marlin shall make sewer treatment plant improvements to meet permit parameters including a Parshall flume, aerators, influent and effluent flow measurement equipment, fencing and the rehabilitation of pond berms.
- 2012: Contractor shall install air release valves and jib crane to pull pumps, replace sump pumps, an on-site emergency generator with automatic transfer switch and raise upstream manholes. A SCADA system will be installed with a centralized computer at the plant for monitoring.

The most recent Comprehensive Compliance Investigation (CCI) report of December 21, 2020 indicates that the City has received several minor alleged violations for sludge provisions, monitoring and reporting, and operational requirements. Staff indicate that these allegations are being resolved, or have been resolved, as of the time of this plan.

Table 6A lists the quantity of the collection lines associated with the collection system operated by the City of Marlin by size, total length, and percentage of the system as a whole.

Table 6A: Major Sewer Collection System Components

Sewer Lines			
	Diameter (in.)	Length (ft.)	Percent
Force Mains			
	1-1/2"	1,414	0.52%
	4"	3,584	1.31%
	10"	131	0.05%
	18"	17,841	6.50%
Subtotal – Force Main		***22,970***	***8.37%***
Gravity Feed			
	6"	120,541	43.92%
	8"	55,361	20.17%
	10"	11,828	4.31%
	12"	31,457	11.46%
	15"	6,740	2.46%
	16"	7,298	2.66%
	18"	17,841	6.50%
	UNK	395	0.14
Subtotal – Gravity Feed		***251,461***	***91.63%***
Total Sewer Lines		**274,431**	**100%**

Table 6B provides the lift station inventory.

Table 6B: Lift Station Inventory

Lift Stations			
Name	**Pump Capacity (GPM)**	**Year Built**	**Condition**
WWTP LS	1200 GPM	UNK	Good
City Park LS	5250 GPM	UNK	Good
Park Street LS	80 GPM	UNK	Good
Rock Dam Rd LS	240 GPM	UNK	Fair
Vernell LS	200 GPM	UNK	Good
Hobby LS	40 GPM	UNK	Good

Table 6C shows the locations and capacity of generators used to support the Marlin wastewater system.

Table 6C: Generator Locations & Capacity

Generator	Location	Capacity or Size
Treatment Plant Generator	WWTP	UNK
City Park Generator	City Park Lift Station	UNK

6.2 Wastewater System Analysis

The wastewater system analysis evaluates the system components described in the previous sections with respect to the applicable standards and criteria, as described in the previous sections. This analysis will consider the following elements:

- Standards & Criteria.
- The wastewater treatment facilities.
- Industrial waste and special treatment facilities.
- Collection system conditions.
- Unserved/underserved areas.
- Manhole conditions.
- The characteristics of the soil and terrain affecting the collection facilities.
- Lift station conditions.
- Infiltration/inflow problems.
- Operational procedures.

Standards & Criteria

The US Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) outline the standards or criteria applicable to the design and operation of municipal wastewater systems. The standards address influent quality, collection, treatment, and effluent quality. The TCEQ guidelines were originally set forth in Title 30 Part 1 Chapter 317 of the Texas Administrative Code *"Design Criteria for Sewerage Systems"*.

The State of Texas has revised the standards and replaced Chapter 317 with Chapter 217, *"Design Criteria for Domestic Wastewater Systems",* which outlines system design and operations in all respects. EPA requirements mainly relate to discharge limitations and industrial wastewater treatment.

For wastewater treatment facilities, the TCEQ standards provide detailed information concerning design flows and design loadings expected at the treatment facility for the average municipal wastewater effluent stream. The authorized effluent discharge quality limitations are established in the individual municipality or operator's Permit to Discharge Waste and will vary based on local conditions. Typically, effluent strength entering the treatment facility should not exceed approximately 200-350 mg/L BOD-5,[58] depending on the characteristics of the influent stream and the source of the wastewater stream. BOD5 and TSS values higher than 200 mg/L would likely be the result of wastewater demand from industrial sources that should be pretreated or eliminated.

The average quantity of wastewater flow set forth by the standards depends on the source. For example, a residential subdivision would have a design flow of 75-100 gallons per capita per day, while a hospital design flow is approximately 200 gallons per capita per day. For another example, the design flow criteria for a facility with expected flows of less than 1.0 Million Gallons per Day (MGD) establishes the permitted flow as the maximum 30-day average flow. This permitted flow is estimated by multiplying the average annual flow by a factor of at least 1.5 and dividing that value by 12. When site-specific data is unavailable, the two-hour peak flow must be estimated by multiplying the permitted flow described above by a factor of four (4.0).

The criteria for sewage treatment facilities are based on process type and address the individual system components. The design standards account for design flow, peak flow, influent characteristics, and required discharge quality. The criteria are comprehensive and consider most treatment technologies currently in common use.

When a public sewer system experiences average daily flows in excess of 75% of its permitted capacity for three or more consecutive months, TCEQ regulations require that the system owner begin planning for plant expansion or replacement. When average daily flows exceed 90% for three or more consecutive months, TCEQ requires that the owner of the facility begin construction on a new or expanded treatment facility.

Design criteria for collection systems include standards for pipe size, horizontal and vertical spacing, gradient, manhole spacing, lift station connections, and allowable infiltration/inflow. The standards require a minimum diameter of 6" for gravity collection mains. The standards also specify minimum gradients for various pipe sizes that will be required to achieve a flow velocity of at least two feet per second (2' fps).

Table 6D lists the grade requirements and pipe size minimums that should be required within the city of Marlin's system.

[58] Two hundred to three hundred fifty milligrams per liter biochemical oxygen demand

Table 6D: Sewer Gradient Standards

Main Size (in.)	Fall in Feet per 100 Feet of Line (ft.)
6″	0.50
8″	0.33
10″	0.25
12″	0.20
15″	0.15
18″	0.115

The typical manhole spacing for 6″-to-12″ main sizes with straight alignment and uniform grades is 500′ (maximum). Reduced spacing may be necessary based on a system's ability to clean and maintain its sewer with available equipment.

Lift station design criteria establish general requirements that include, but are not limited to, the following:

1. The raw wastewater pump, with the exception of a grinder pump, must be capable of passing a sphere of 2.5″ or greater.
2. The raw wastewater pump must have suction and discharge openings of at least 3.0″ in diameter.
3. The lift station pumping capacity must have a firm pumping capacity equal to or greater than the expected peak flow.
4. For a lift station with more than two (2) pumps, a force main in excess of ½-mile, or firm pumping capacity of 100 GPM or greater, system curves must be provided for both the normal and peak operating conditions at C values for proposed and existing pipe.
5. A collection system lift station must be equipped with a tested quick-connect mechanism or a transfer switch properly sized to connect to a portable generator, if not equipped with an onsite generator.
6. Lift stations must include an audiovisual alarm system, and the system must transmit all alarm conditions to a continuously monitored location.
7. A lift station must be fully accessible during a 25-year 24-hour rainfall event.
8. A force main must be a minimum of 4.0″ in diameter unless it is used in conjunction with a grinder pump station.

9. For a duplex pump station, the minimum velocity is three feet per second (3 fps) with one (1) pump in operation.

10. For a pump station with three (3) or more pumps, the minimum velocity is two feet per second (2 fps) with only the smallest pump in operation. The use of pipe or fittings rated at a working pressure of less than 150 pounds per square inch (psi) is prohibited.

Wastewater Treatment Facility

The City of Marlin's wastewater treatment plant is an activated sludge/extended aerated lagoon treatment plant. It was constructed in 1992. The previously authorized Permit to Discharge Wastes (WQ0010110003) authorizes the discharge of filter backwash from two settling ponds back into New Marlin Lake. The permit expired December 1, 2018, and the City no longer discharges from the settling ponds. Decant water instead is recycled to the head of the plant and then settled sludge is sent to a sludge holding tank. From the sludge holding tank the sludge is pumped into a tank on one of the flatbed trucks to be land applied at the City's registered beneficial use site next to the SWTP.

According to operations staff, current average daily flows at the facility are an estimated 0.550-0.680 MGD. Peak 2-hour flows are 0.725-0.800 MGD. Approximate peak flows after storm events are recorded ranging from storms that rain 1-2 inches can go up to 1.4 MGD and storms that rain 2 inched or higher can go up to 3.25 (and higher) MGD. Collection systems of this age typically experience a significant amount of inflow and infiltration (I/I) into the system. Flows that exceed the systems design capacity can cause the WWTP to experience solids washout and other plant failures that would in turn cause violations of the permitted effluent quality. In addition, when a public sewer system experiences average daily flows in excess of 75% of its permitted capacity for three or more consecutive months, TCEQ regulations require that the system owner begin planning for plant expansion or replacement. When average daily flows exceed 90% for three or more consecutive months, TCEQ requires that the owner of the facility begin construction on a new or expanded treatment facility.

The current estimated average daily flow of 0.550 MGD represents roughly 25% of permitted levels. The City is currently developing a strategy to identify and address I/I.

Industrial Waste & Special Treatment Facilities

There are no significant industrial wastewater contributors as the large industrial facilities and refineries surrounding Marlin own and operate their own industrial wastewater treatment facilities.

Collection System Lines

Marlin's collection system consists of 256,802 Linear Feet (LF) of sewer line. Many of the lines were installed with the original system in the early 1960s. The City's collection system is comprised of two

different types of pipe: Vitrified Clay and PVC. City staff estimate that of the 256,802 LF of pipe in the system, about 60% is original. The clay pipe is a serious source of inflow and infiltration (I/I) for the system.

Clay pipe has been used extensively throughout the county. The advantages of clay pipe include availability, low cost, and that it sustains ordinary street load when installed properly. However, as clay pipe ages it becomes brittle and cracks easily and is susceptible to root intrusion and to sewer gases which are corrosive and can dissolve the pipes leaving nothing but a tunnel in the soil.

The old, deteriorating vitrified clay pipes in City's collection system are a primary cause for constant leaks and subsequent repairs and inflow and infiltration (I/I).

Unserved/Underserved Areas

According to the best information available at this time, the areas that do not receive sewer services are outside city limits. These areas include approximately 180 houses in the surrounding ETJ.

Manholes & Cleanouts

There are approximately 424 manholes and 30 cleanouts within the collection system. The manholes and cleanouts are distributed throughout the collection system. For exact locations, please see *Map 6A: Existing Sewer System Map.*

Older, deteriorating brick and mortar manholes in the system are probably one of the causes of excessive inflow and infiltration into the collection system, and the City should continue to replace these brick manholes as funding sources are found in the future.

Soil Conditions

The integrity of wastewater systems may be affected by soil and topography with respect to system infiltration and inflow, pipe breakage, and other construction issues. For example, soils with high porosity characteristics may contribute to higher system infiltration rates than soils with low infiltration rates, particularly when collection lines and manholes have deteriorated due to age and breakage. Soils that absorb water and swell, like fat clays, can crack sewer pipes and manholes, particularly when these components have been constructed with improper bedding material or techniques. In areas that include septic systems, certain soils may be unsuitable for septic systems if they do not have suitable porosity and percolation characteristics.

Marlin is built upon three primary soil associations, the Wilson, Houston Black, and Crockett associations:

- The Wilson series consists of moderately well-drained, permeable soils. These soils, on nearly level uplands, formed in clayey alluvium sediments of the quaternary age derived from mixed sources. Slopes range from 0%-1%.
- The Houston Black series consists of moderately well-drained, permeable soils. These soils, on gently sloping uplands, formed in clayey residuum weathered from calcareous mudstone sediments of the upper cretaceous age. Slopes range from 1%-3%.
- The Crockett series consists of moderately well-drained, permeable soils that formed in loamy residuum weathered from shale of the cretaceous age. These soils are on gently sloping uplands. Slopes range from 1%-3%.

The soil conditions are basically silty clay loam, which lends itself well to receiving wastewater. Therefore, septic tanks are a viable means of wastewater collection for the City of Marlin.

According to current system maps, the City of Marlin provides centralized sewer collection service to all residents within the corporate city limits, so the porosity and percolation characteristics of the local soils are not relevant. In addition, the collection system is relatively young in terms of service life and was installed in the early 1960s. Modern regulations require pipe installation to be constructed with engineered bedding materials that surround the pipe. These bedding techniques essentially remove the effects of swelling and shrinking clay soils and render the nature of the soil irrelevant.

Lift Stations

There are 8 lift stations, with one currently out of service, operating within the collection system. According to the best information available at this time, the lift stations are full-size lift stations. Operations staff indicate that the lift stations are in fair condition.

Inflow & Infiltration (I/I)

Inflow and Infiltration (I/I) are terms used to describe the flow of surface water or groundwater into a wastewater collection system. Primary causes include deteriorated manholes that are no longer watertight, cracked or collapsed pipes, disjointed pipe connections, and inadvertent stormwater flows into the sanitary system via storm drains (cross-connections). I/I is a serious, continuous, and cumulative problem that has a significant adverse effect on the operation costs and efficiency of a wastewater treatment facility.

Acceptable levels of I/I are determined by applying the standard of 200 gallons per inch of diameter per mile of pipe per day. Using information collected in the system inventory, the allowable I/I for the City of Marlin would be about 83,900 GPD. This represents approximately 15.25% of the normal average daily flow.

Operational Procedures

The treatment facility is classified as a Class "C" facility and requires one operator with a Class "C" or higher license. The City currently employs one Class "C" operator.

In the area of operational procedures, there are several issues that all sewer systems should address concerning its treatment and collection systems that require a minimum of capital outlay. These issues are continuous and should be addressed by routine, scheduled operational procedures such as the following:

- Establish a routine to locate sources of I/I and a plan to address these problems in a timely fashion;
- Establish a program for routine scheduled maintenance of plant mechanical equipment, possibly incorporating currently available technological systems such as SCADA (Supervisory Control and Data Acquisition) packages designed for this task;
- Monitor influent and effluent quality on a regularly scheduled basis, with appropriate recording and reporting procedures;
- Establish a routine line and manhole inspection schedule and a plan for the required line and manhole replacement and/or rehabilitation.

In many systems, these operational/maintenance practices occur in the form of repair as opposed to preventive maintenance. This situation appears to have occurred frequently in Marlin.

6.3 Wastewater Collection & Treatment System Improvement Projects

Prioritized Problems

In summary, the wastewater system analysis and input from City staff have identified the following problems with the current municipal wastewater collection and treatment system:

1. A need to reduce potential system infiltration in large rain events due to:
    a. Presence of brick-and-mortar manholes in the system contributes to excessive inflow and infiltration.
    b. Presence of aging and deteriorated collection lines in the system, also a major contributor to excessive inflow/infiltration.
2. A need to create a directional flow map and survey of the city sewer system.

Goals & Objectives for the Wastewater System

The City established the following goals for its wastewater system:

Goal 1: An efficient wastewater system with minimal operational and maintenance costs.

Objective 1.1: Deteriorating lines in the collection system are replaced by 2032.

Policy 1.1.1: Replace deteriorating and undersized lines, manholes, and cleanouts in the system to reduce inflow and infiltration in the system and thereby reduce operational costs.

Policy 1.1.2: Apply for grants and/or loans from the TxCDBG Program, USDA Rural Development, and other sources to keep the costs of system improvements at a minimum.

Goal 2: Safe and sanitary wastewater treatment and disposal.

Objective 2.1: By 2032, Failing equipment that poses a safety hazard will have been replaced as needed and an annual program put in place to ensure the continued safety of the wastewater system.

Policy 2.1.1: After major improvements are made according to the phased projects in this report, begin an annual program to smoke test and pressure test all existing manholes and cleanouts for leakage. Install waterproofing and seals as needed.

Goal 3: The City's wastewater system maintains acceptable levels of functionality during and after disruptive events, and efficiently recovers full functionality after a hazard event

Objective 3.1: Minimize disruption of wastewater system during adverse weather events

Policy 3.1.1: Install backup generators for all critical wastewater system components, including lift stations, treatment plants, etc.

Policy 3.1.2: Harden lift stations against flood damage, etc.; elevate lift stations out of the floodplain.

Policy 3.1.3: Institute protocol to harden critical wastewater system components prior to adverse weather.

Policy 3.1.4: Incorporate targeted projects to improve system resilience, such as planned retrofits and replacements, in capital improvements priorities.

Objective 3.2: Proactively support recovery of full functionality after a hazard event.

Policy 3.2.1: Incorporate wastewater system resilience into community goals and plans.

Policy 3.2.2: Coordinate with government emergency managers and local utility providers to develop service restoration priorities and procedure(s).

Policy 3.2.3: Develop and evaluate wastewater system's ability to meet performance goals during a hazard event; identify and plan to address performance gaps.

Proposed System Improvements – Planning Period 2022-2032

The following section describes a series of proposed improvements to the existing wastewater collection and treatment system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this comprehensive plan.

The projects are listed in a sequence that represents just one of several possible avenues, all of which should lead to the achievement of the long-term goals adopted by the City of Marlin for the operation and maintenance of the wastewater collection and treatment system.

The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, efficiency, and economy of the wastewater system operations. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes to this proposed system improvements program.

Table 6E (page 6-15) contains the estimated projected costs for each phase of the improvements program. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in wastewater technology.

The suggested phases for the system improvements are as follows:

- ✓ **Phase 1 (2022-2027)**: Obtain funding to rehabilitate the existing wastewater treatment plant including erosion repair and prevention of polishing ponds berm, replacements of blower #2 lines and motor, headworks bar screen replacement/update, headworks underground sewer pipe repairs/replacement. Project will also include Rock Dam Road Lift Station automated pump-operation timer system installation, administrative, engineering, and survey services.
- ✓ **Phase 2 (2028-2032)**: Obtain funding to perform SSES with TV inspection and cleaning with repairs and line replacements as recommended by the study. Project will also include service re-connects as required, street, pavement, and driveway repair, and will include administrative, engineering, and survey services.

6.4 Implementation Plan

The City strives to provide a safe, efficient, and sanitary wastewater collection and treatment system while meeting all applicable wastewater system standards. These goals can be accomplished by implementing the actions and improvement projects outlined in *Table 6E* below.

Table 6E: Wastewater System Improvement Plan Projects: 2022-2032

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2022-2024	2026-2028	2029-2032			
Goal 6.1 *Replace deteriorated lines and equipment to increase the efficiency of the wastewater system and to minimize operational and maintenance costs.*						
Phase 1: Obtain funding to rehabilitate the existing wastewater treatment plant including erosion repair and prevention of polishing ponds berm, replacements of blower #2 lines and motor, headworks bar screen replacement/update, headworks underground sewer pipe repairs/replacement. Project will also include Rock Dam Road Lift Station automated pump-operation timer system installation, administrative, engineering and surveying services.	X	X		City	$280,000	TWDB; CDBG; USDA; Private; WW Utility
Phase 2: Obtain funding to perform SSES with TV inspection and cleaning with repairs and line replacements as recommended by the study. Project will also include service re-connects as required, street, pavement, and driveway repair, and will include administrative, engineering and surveying services.		X	X	City	$450,000	TWDB; CDBG; USDA; Private; WW Utility
Apply for grants and/or loans from the TxCDBG program, TWDB, USDA Rural Development, and other sources to keep costs of system improvements at a minimum.	X	X	X	City	N/A	TxCDBG; USDA

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2022-2024	2026-2028	2029-2032			
Goal 6.2 *Ensure customers have access to a safe and sanitary disposal system, particularly in times of disaster.*						
After major improvements are made according to the phased projects in this report, begin an annual program to smoke test and pressure test all existing manholes and cleanouts for leakage. Install waterproofing and seals as needed.	X	X	X	City	Variable	GEN; WW Utility
Harden generators and fuel tanks with adequate capacity to power all sewer plant and lift station sites.	X	X	X	City	Variable	TxCDBG, GEN; USDA; Utility
Harden lift stations in areas prone to flooding.	X	X	X	City	Variable	TxCDBG, GEN; USDA; Utility
Develop and institute pre-adverse-event procedures to harden and prepare system for disaster.	X	X	X	City	Variable	TxCDBG, GEN; USDA; Utility

**Includes any associated engineering, administration, and/or acquisition costs*

Sources: **Private** = Private funding sources through Development Agreements; **TxCDBG** = Texas Community Development Block Grant Program, administered through the Texas Department of Agriculture (TDA); **TWDB** = Texas Water Development Board; **WW UTILITY** = Municipal Water & Sewer Fund or Certificated of Obligation/Revenue Bonds; **USDA** = US Department of Agriculture – Rural Development

7 Storm Drainage System Study

Storm drainage facilities prevent or minimize damage resulting from overland flows or pooling of water during and following periods of rainfall. They collect and channel the runoff from heavy rainfalls or other surface water into a natural stream course or other body of water. A community's storm drainage system might include creeks, rivers, canals, reservoirs, lakes, marshes or wetlands, channels, culverts, enclosed pipe storm sewers, and ditches.

City staff indicate there is currently a comprehensive study being done of the City's network of roadside ditches that started in 2015 by the MRB Group and NSA. The fieldwork associated with this plan will produce a map of the roadside ditches, curb and gutter sections, and channels.

This plan recommends that the City attempt to obtain funding for problem drainage mitigation projects, establish a routine program to clean out culverts, grade ditches, regularly maintain drainage facilities, replace selected damaged culverts, replace undersized culverts, re-grade associated ditches where necessary, and adopt a streets and drainage construction manual/ordinance.

7.1 Storm Drainage System Inventory

In May 2021, GrantWorks Inc. conducted a field survey of the stormwater drainage system in the city of Marlin. The survey identified the location, type, size, condition, and level of blockage or damage (when applicable) for all the drainage features including curb and gutter (if applicable), channels and roadside ditches, bridges, and culverts. *Map 7A: Existing Drainage System* illustrates the collected information.

The drainage system elements that serve the city of Marlin are controlled by three separate entities: Falls County, the Texas Department of Transportation (TxDOT), and the City of Marlin. Drainage system capabilities are subject to the jurisdiction of those three entities, so the City of Marlin does not control all of the decisions related to the scope, location, or timing of drainage system improvements. The City of Marlin is responsible for minor roadside ditch and culvert maintenance and major structures that are located within the city limits on roads and properties maintained by the City. Falls county and the City of Marlin have an interlocal agreement to perform maintenance when needed.

The county is responsible for maintaining the drainage channels in the ETJ that are not located on the US highways or on farm-to-market roads. TXDOT maintains the roadside drainage system along TX Hwy 6, TX Hwy 7, and FM 712.

Drainage systems typically consist of curb and gutter, pipes, ditches, and bridges that use the natural topography or grade of the land to facilitate the movement of stormwater out of the developed areas of the community. Drainage in the city of Marlin relies on a system of curb and gutter, culvert pipes, channels, and creeks to control excess stormwater.

The different types of culvert pipes found throughout Marlin and the ETJ include Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), Reinforced Concrete Box Culvert (RCBC), High Density Polyethylene (HDPE), and Iron. The field survey recorded 148 culverts within the city limits and ETJ. Of those culverts, 68 were located within the City's corporate boundaries. Marlin is not responsible for the maintenance of any culverts utilized for the drainage of TxDOT or County maintained rights-of-way. Altogether, TxDOT and Falls County are responsible for maintaining 80 of the 148 culverts located throughout the municipal region of Marlin.

In addition to culverts and drainage channels, stormwater is removed from the community by approximately 191,040 linear feet of curb and gutter, five (5) identified area inlet and ninety-one (91) identified curb inlets. The curb-and-gutter system appears to be in fair condition and to function properly. Underground storm drains may be located in some areas of town where curb inlets were mapped. In other locations the inlets are assumed to drain into adjacent channels or roadside ditches. Mapping of any underground pipes was not available for the system. However, storm sewer inlets were inventoried and are shown on *Map 7A: Existing Drainage System.*

7.2 Storm Drainage System Analysis

Geographic Context

Marlin is located in the Lower Brazos-Little Brazos and Brazos River Basins. Natural drainage in Marlin occurs in the southwest direction except for the southeastern corner of the city. The highest elevation in the city is 400' above sea level and the lowest is 350' above sea level. This equates to a drop of 50' or less over the entire city.

The city drains into three main drainage ditches. The northern section of the city drains into a poorly defined channel leading to Monroe Street and near the western periphery of the city drainage leads into a channel by Royal Oaks Drive. The southwest section of the city drains into the area that runs along Marlin City Park.

The final ditch flows south along the eastern edge of the city from Park Street to Marlin Middle School running along Paw Way.

Existing Drainage Facilities

The drainage system in Marlin was developed over the course of the city's growth. The system does not function well in some areas in its present configuration. The existing roadside ditches, culverts, and curb and gutter serve as the primary roadway drainage infrastructure in the city. In some cases, these ditches do not have adequate capacity to convey runoff during average rainfall events and many do not drain well after the event. The inadequate ditches also do not provide positive drainage for the pavement resulting in pavement subgrade and surface deterioration. Moreover, localized flooding occurs due to the lack of ditches and culverts alongside local streets. The sections below examine the state of each type of drainage facility in more detail.

Roadside Ditches/Drainage Channels

Table 7A lists the types and extents of drainage channel/ditches in Marlin. Roadside drainage ditches line state roads and city streets within Marlin. The roadside ditches within the city and its ETJ are maintained by TxDOT, Falls County, and the City.

Table 7A: Drainage Channel Type & Length, City Limits & ETJ

Drainage Channel Type	Linear Feet (LF)
Roadside Ditch	305,507
Natural Lined Channel	328
Concrete Lined Channel	917

Source: 2021 Fieldwork

Figure 7A: Roadside Ditch & Concrete Culvert Example

Figure 7B: Roadside Ditch Example

Underground Storm Drainage System

According to the best information available at this time, the underground storm drains, if any, are likely located along TxDOT-maintained State Highway 7, State Highway 6, and FM 712 within the City. No maps of the underground systems are available at this time. *Map 7A: Existing Drainage System* illustrates the location of curb and gutter in the city, as well as any damage sections. Curb inlet markings indicate where underground storm drainage may be handling stormwater.

Figure 7C: Example Inlet

Culverts

The most significant problems with culvert facilities in Marlin are inadequate sizing in some locations and lack of maintenance. However, as with the ditch system, the maintenance of the majority of the culverts located in the vicinity are TxDOT's and Falls County's responsibility. Of the 68 City-maintained culverts 45 are damaged.

The most common problem encountered with culvert pipes is blockage from the accumulation of silt, vegetation, and other debris, or from damaged ends from vehicle traffic. The reduction in stormwater movement caused by the blocked culverts may lead to standing water and mosquito problems for residents.

Culvert damage can result from several factors including but not limited to: insufficient turning radii of pavement sections at intersections; insufficient pavement width at intersections; high velocities of the runoff in the ditches, channels, and streams; and the absence of protective headwalls or end treatments for the culvert pipes. Those factors cause vehicular traffic, particularly truck traffic, to pass over and crush the unprotected ends of the pipes in the process of turning. High water velocities within the ditches, channels, and streams can cause erosion and undermining of the culvert pipes, which can damage or significantly reduce their bearing capacity.

Figure 7D: Damaged Culvert Example

Figure 7E: Undamaged Culvert Example

Drainage Problem Areas

According to City staff and community residents, South Marlin is the area of town that currently has drainage issues. Some primary sections in town have the potential to be problem areas for the City, these sections closely follow the natural drainage channels of Marlin. The areas are:

- George Street.
- Little Street.
- Kennedy Street.

The City of Marlin **has** established priorities and/or procedures for responding to routine flooding.

Major Flood Preparedness

Disaster preparedness refers to measures taken to anticipate and attempt to reduce the damage caused by disaster events, such as a major or extreme flood event. Communities can take the following key steps to support disaster preparedness:

- Identify and understand potential vulnerabilities in the event of a disaster;
- Designate someone responsible for emergency management prior, during, and after a disaster;
- Coordinate with other government emergency mangers/local utility providers to prepare for a potential disaster; and
- Ensure that residents know emergency procedures in the event of disaster.

The City of Marlin **has** designated a local emergency management coordinator and **has** a Disaster Preparedness and Response Plan for a major flood event.

National Flood Insurance Program

The National Flood Insurance Program (NFIP) is a FEMA program that provides federally-backed flood insurance to members of communities that carry out measures to reduce the risk of flood damage. While NFIP participation is voluntary, federally backed flood insurance is not available for structures in non-participating communities, and disaster assistance as well as federal grants and loans are not available for structures in FEMA designated special flood hazard areas (SFHAs) of non-participating communities. Various requirements and caveats apply to the obligations of lenders and property owners with respect to flood insurance and specific questions should be addressed to FEMA or the Texas Water Development Board NFIP division.

The City of Marlin participates in the National Flood Insurance Program (NFIP). Among many other services, the U.S. National Flood Insurance Program provides flood insurance rate maps that depict the 100-year and 500-year special flood hazard areas (SFHA's) for many communities, including the city of Marlin. A portion of the city lies in the 100-year floodplain. The effective date of the most recent Flood Insurance Rate Map (FIRM) for Marlin is March 1, 1987 (480221B). The special flood hazard areas of the city are shown on *Map 7A: Existing Story Drainage System.*

Appendix 7A contains more detailed information concerning the NFIP and the benefits that a community can receive through active participation. More detailed information regarding all aspects of the program can also be found through the TWDB (www.twdb.state.tx.us/wrpi/flood/nfip.htm) and FEMA (www.fema.gov/nfip/) websites.

Appendix 7B contains information on how to score points through the Community Rating System, which is a set of actions participating communities can take to reduce flood insurance rates for property owners.

Community Rating System recommended actions related to the Marlin Comprehensive Plan include:

- Adopting the Comprehensive Plan.
- Adopting a subdivision ordinance that includes erosion and sedimentation control requirements during construction in addition to establishing standards for drainage facilities for new construction.
- Educating residents whose properties are located within floodplains about floodplain building regulations.
- Purchasing property in the floodplain, zoning for open space, or otherwise restricting the use of parcels in the floodplain. These actions increase the credits homeowners receive on flood insurance premiums. The amount of premium reduction is based on the percentage of special flood hazard area preserved as open space.

Flood Prevention Ordinance

The City adopted a Flood Damage Prevention Ordinance in 2013. The ordinance is a comprehensive ordinance that sets forth rules and regulations for development within the community that meets and satisfies CFR Section 60.3C of the NFIP Regulations.

7.3 Storm Drainage System Improvement Projects

This report is an evaluation, analysis, and planning report rather than a design study; detailed design data for individual construction projects has not been developed as a part of the report. The construction of improvements to the storm drainage system should be preceded by a detailed engineering design analysis, plans, and specifications. This report is intended solely to provide the City of Marlin with guidance in the planning of future storm drainage improvements.

Prioritized Problems

City staff and consulting engineers have identified the following areas of concern with regard to the storm-water system.

1. Not enough curb and gutter in street system to effectively remove runoff. Need to install curb and gutter throughout the city.
2. Need to maintain ditches and control erosion and sedimentation build-up that impedes the function of drainage infrastructure.
3. Need to maintain culverts.

Like many rural cities, Marlin faces a difficult predicament with respect to drainage problems. There is little grant money available to make improvements to the drainage systems of rural towns. Routine maintenance is the only viable route available to many cities to address various drainage problems. The following plan framework outlines a specific set of actions to meet Marlin's drainage system needs with local resources.

Goals & Objectives for Storm Drainage System

Goal 1: The city-wide drainage system prevents flooding of private property.

Objective 1.1: Mitigate all nuisance ponding areas over the planning period.

Policy 1.1.1: Between 2022 and 2032, annually budget to fund the installation of curb and gutter throughout the city and engage engineers to properly design curb and gutter improvements.

Policy 1.1.2: Between 2022 and 2032, determine if nuisance ponding areas can be addressed as water and sewer improvements are made.

Policy 1.1.3: Continue to communicate regularly with TxDOT and Falls County to provide for on-going, semi-annual routine maintenance of all culvert pipes, drainage channels, and roadside ditches by removing silt, debris, and vegetation that impede the flow of water.

Objective 1.2: By 2025, commission and adopt a basic street and drainage construction manual/ordinance specifying required width and depth of drainage channels and diameter of culverts for use by current and future City staff and contractors hired to construct improvements.

Goal 2: The City maintains a functional city-wide drainage system that limits sedimentation loading to nearby creeks.

Objective 2.1: Improve drainage system between 2022 and 2032 to alleviate nuisance ponding areas.

Objective 2.2: Decrease opportunities for introducing sediment into the city's drainage system.

Policy 2.2.1: Educate City public works staff on and increase annual funding to the public works department to construct properly sized drainage channels and culverts.

Goal 3: Marlin responds quickly and efficiently to flood events and pursues strategies to reduce the impact of flooding on the community.

Objective 3.1: Maintain a clear organizational framework to respond to flood events.

Policy 3.1.1: Coordinate with other government emergency managers and local utility providers about priorities/procedures before, during, and after an extreme flood event.
Policy 3.1.2: Disseminate and inform residents of emergency procedures in the event of a major flood.
Policy 3.1.3: Develop response priorities and procedures for local, routine flooding.

Objective 3.2: Reduce impact of flood events on Marlin.

Policy 3.2.1: Incorporate targeted projects to eliminate/mitigate flooding vulnerabilities in capital improvements projects.
Policy 3.2.2: Adopt land-use policies that prevent/reduce flooding vulnerabilities.

Proposed System Improvements – Planning Period 2022-2032

The following section describes a series of proposed improvements to the existing drainage infrastructure. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this comprehensive plan.

The projects are listed in a sequence that represents just one of several possible avenues, all of which should lead to the achievement of the long-term goals adopted by the City of Marlin for the maintenance of the drainage infrastructure. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety and efficiency of the drainage infrastructure. The sequence is intended only as a suggested program of phased improvements; alternative sequences are recommended if funding availability requires significant changes to this proposed infrastructure improvements program.

Table 7B (page 7-12) contains the proposed schedule for each phase of the improvements program during the 10-year planning period. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in stormwater technology.

These cost estimates are predicated on several assumptions related to the scope of each phase. These assumptions are as follows:

- Culvert pipe replacements costs are based on using Reinforced Concrete Pipe (RCP).
- Culvert replacements are estimated for a pipe size increase of one standard size over the existing size. Standard sizes are defined as those sizes that are readily available from a local supplier.
- The culverts that are identified as damaged are assumed to require 100% replacement.
- For Town maintained culverts, the addition of a standard TxDOT-type Safety End Treatment (SET) at each end of the pipe is assumed for culverts scheduled for replacement.
- The cost estimates include grading to "daylight" at each end in order to ensure positive drainage.
- Culvert replacement includes driveway and pavement repair assuming a pavement cut of 4′ in width, ROW width minus 20′ in length, and a 2″ depth of HMAC pavement placement.
- New and existing roadside ditches assumes a full-depth excavation with a triangular cross-section of a 3.0′ top width and a 1.0′ depth at center.
- Existing drainage channel maintenance assumes a one-half depth excavation with a trapezoidal cross-section of a 7.0′ top width, 1.0 bottom width, 3.0′ depth at center, and 1:1 side slope.
- Engineering & Surveying – Engineering and surveying services are estimated at 20%-35% of the estimated construction costs of an element as described above.

These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in stormwater technology.

The proposed phases of future drainage system improvements are as follows:

- ✓ **Phase 1 (2022-2025)**: Obtain funding from the TWDB CWSRF to increase the capacity and extend the First Street storm sewer system, improve water quality for the downstream watershed by adding a forebay to the existing Marlin Park pond and converting the facility into a wet drainage basin per TCEQ RG-348, increase the capacity along George Street and add a storm system to Little Street, and increase the capacity along Kennedy Street. Project includes side slope protection, administration, and Engineering & Surveying services.
- ✓ **Phase 2 (2026-2029):** Obtain funding to add a storm sewer system at San Antonio Street and the southern portion of Kennedy Street, increase the capacity to the main storm sewer trunk line from Falls Street to the Marlin Park, and add a storm sewer along Colony Street from the Railroad to Kennedy Street. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.
- ✓ **Phase 3 (2030-2032):** Obtain funding to increase the capacity and extend the First Street storm sewer system, add a storm sewer system along Commerce Street, and add a storm sewer system along Colony, Denson, and Martin Street from Falls Street to the Railroad. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.

7.4 Implementation Plan

Like many rural cities, the City of Marlin faces a difficult predicament with respect to drainage problems. There is little grant money available to make improvements to the drainage systems of rural towns. Routine maintenance is the only viable route available to many cities to address various drainage problems. The following plan framework outlines a specific set of actions to meet the city's drainage system needs. The estimated costs for the actions and improvement projects are as follows:

Table 7B: Drainage System Improvement Plan Projects: 2022 - 2032

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2029	2030-2032			
Goal 7.1 *Develop a city-wide drainage system that prevents flooding of private property*						
Phase 1: Obtain funding from the TWDB CWSRF to increase the capacity and extend the First Street storm sewer system, improve water quality for the downstream watershed by adding a forebay to the existing Marlin Park pond and converting the facility into a wet drainage basin per TCEQ RG-348, increase the capacity along George Street and add a storm system to Little Street, and increase the capacity along Kennedy Street. Project includes side slope protection, administration, and Engineering & Surveying services.	X			City	$2,949,700	TWDB CWSRF
Phase 2: Obtain funding to add a storm sewer system at San Antonio Street and the southern portion of Kennedy Street, increase the capacity to the main storm sewer trunk line from Falls Street to the Marlin Park, and add a storm sewer along Colony Street from the Railroad to Kennedy Street. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.		X		City	$2,376,800	GEN; TxCDBG; TPWD; USDA; FMA; TxCDBG-DR
Phase 3: Obtain funding to increase the capacity and extend the First Street storm sewer system, add a storm sewer system along Commerce Street, and add a storm sewer system along Colony, Denson, and			X	City	$3,623,500	GEN; TxCDBG; TxDOT; TWDB;

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2029	2030-2032			
Martin Street from Falls Street to the Railroad. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.						USDA; FMA; TxCDBG-DR
Adopt a basic street and drainage construction manual/ordinance specifying required width and depth of drainage channels and diameter of culverts for use by current and future city staff and contractors hired to construct improvements	X			City	$2,000 (Legal, Engineers)	TxCDBG; USDA
Goal 7.2 *Respond quickly and efficiently to flood events and pursue strategies to reduce the impact of flooding on the community*						
Disseminate and inform residents of emergency procedures in the event of a major/extreme flood	X	X	X	City	Variable	GEN
Coordinate with regional partners to maintain a Disaster Preparedness Response Plan for major/extreme flood events	X	X	X	City; County; COG	Variable	GEN
Adopt and enforce land-use policies that support flood damage and disaster prevention (*See Chapter 4: Land Use Study)*	X	X	X	City	See chapter	See chapter

Source: **FMA**=Flood Mitigation Assistance program through the TWDB for NFIP members only; **GEN** = Municipal fund; **Private**=Land donation; **CWSRF**=Clean Water State Revolving Fund; **TWDB**=Texas Water Development Board Flood Protection Planning; **TxCDBG**=Texas Community Development Block Grant program if area is involved in project where street/curb and gutter repair is required; **TxCDBG-DR**=TxCDBG Disaster Relief funds; **TxDOT**=Texas Department of Transportation; **USDA**=USDA Rural Development

*Notes on Estimates: * Negotiate a cost-sharing agreement that provides equipment, labor, and materials for drainage maintenance. ** Refer to NFIP information concerning available funding through the program.*

7.5 Appendix 7A: National Flood Insurance Program

The following describes regulations set by FEMA with which NFIP members must comply. The text derives primarily from NFIP Legislation and Regulation Guidance Documents (sections 59-61, available at http://www.fema.gov/guidance-documents-other-published-resources)

Federal "100-year" Standard: The NFIP has used a comprehensive study by a group of experts to advise the agency as to the best standard to be used as the basis for risk assessment, insurance rating, and floodplain management for the Program. After extensive study and coordination with Federal and State agencies, this group recommended the one-percent-annual-chance flood (also referred to as the 100-year or "Base Flood") be used as the standard for the NFIP. The -percent-annual-chance flood was chosen on the basis that it provides a higher level of protection while not imposing overly stringent requirements or the burden of excessive costs on property owners. The one-percent-annual-chance flood (or 100-year flood) represents a magnitude and frequency that has a statistical probability of being equaled or exceeded in any given year, or, stated alternatively, the 100-year flood has a 26 percent (or one-in-four) chance of occurring over the life of a 30-year mortgage. The regulatory flood plains cover areas that would most likely be inundated by the largest storm events that typically occur in the area. While these storm events are referred to as 100-year or 500-year events, the designation actually refers to the probability of a storm of that particular magnitude occurring in any given year. As mentioned before, the "100-year" storm has a 1% chance of occurring in any given year, and the "500-year" storm has a 0.2 percent chance of occurring in any given year.

Identifying and Mapping Flood-Prone Areas: Under the NFIP, Flood Hazard Boundary Maps (FHBMs), which delineated the boundaries of the community's Special Flood Hazard Areas (SFHAs), have been prepared using approximate methods prior to completion of a community's Flood Insurance Study (FIS), These methods identify on an approximate basis a one-percent-annual-chance floodplain, but do not include the determination of Base Flood Elevations (BFEs) (100-year flood elevations), flood depths, or floodways. The Flood Hazard Boundary Map is intended to assist communities that do not have current FIRMs in managing floodplain development, and to assist insurance agents and property owners in identifying those areas where the purchase of flood insurance was advisable.

FISs that use detailed hydrologic and hydraulic analyses to develop BFEs and designate floodways and risk zones for developed areas of the floodplain have been subsequently produced for most NFIP communities. Once more detailed risk data was provided to communities, the community could then enter the Regular Program whereby the community is required to adopt more comprehensive floodplain management requirements and owners of structures could purchase higher amounts of insurance.

An FIS usually generates the following flood hazard information:

- BFEs are presented as either water-surface elevations or average depths of flow above the ground surface. These elevations and depths are usually referenced to either the National Geodetic Vertical Datum of 1929 (NGVD29) or the North American Vertical Datum of 1988 (NAVD88).
- Water-surface elevations for the 10-year (10-percent-annual-chance), 50-year (2-percent-annual-chance), 100-year (1-percent-annual-chance), and 500-year (0.2-percent-annual-chance) floods.
- Boundaries of the regulatory 100-year floodway. The regulatory floodway is defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the entire Base Flood (100-year flood) discharge can be conveyed with no greater than a 1.0-foot increase in the BFE.
- The boundaries of the 100- and 500-year floodplains. The 100-year floodplain is referred to as the Special Flood Hazard Area (SFHA).

Floodplain Management: The Congressional Acts that created the NFIP prohibit the Federal Emergency Management Agency (FEMA) from providing flood insurance to property owners unless the community adopts and enforces floodplain management criteria established under the authority of Section 1361(c) of the Act. These criteria are established in the NFIP regulations at 44 CFR §60.3. The community must adopt a floodplain management ordinance that meets or exceeds the minimum NFIP criteria. Under the NFIP, "community" is defined as:

"any State, or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction."

The power to regulate development in the floodplain, including requiring and approving permits, inspecting property, and citing violations, is granted to communities under a State's police powers. FEMA has no direct involvement in the administration of local floodplain management ordinances.

Minimum NFIP Floodplain Management Requirements: Under the NFIP, the minimum floodplain management requirements that a community must adopt depend on the type of flood risk data (detailed FIS and FIRMs with BFEs or approximate A Zones and V Zones without BFEs) that the community has been provided by FEMA. Under the NFIP regulations, participating NFIP communities are required to regulate all development in SFHAs. "Development" is defined as:

"*Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.*" Before a property owner can undertake any development in the SFHA, a permit must be obtained from the community. The community is responsible for reviewing the proposed development to ensure that it complies with the community's floodplain management ordinance. Communities are also required to review proposed development in SFHAs to ensure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, such as 404 wetland permits from the Army Corps of Engineers or permits under the Endangered Species Act.

Under the NFIP, communities must review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions to ensure that these development proposals are reasonably safe from flooding and that utilities and facilities servicing these subdivisions or other development are constructed to minimize or eliminate flood damage.

In general, the NFIP minimum floodplain management regulations require that new construction or substantially improved or substantially damaged existing buildings in A Zones must have their lowest floor (including basement) elevated to or above the Base Flood Elevation (BFE). Non-residential structures in A Zones can be either elevated or dry-floodproofed. In V Zones, the building must be elevated on piles and columns and the bottom of the lowest horizontal structural member of the lowest floor of all new construction or substantially improved existing buildings must be elevated to or above the BFE. The minimum floodplain management requirements are further described below:

- For all new and substantially improved buildings in A Zones:
- All new construction and substantial improvements of residential buildings must have the lowest floor (including basement) elevated to or above the BFE.
- All new construction and substantial improvements of non-residential buildings must either have the lowest floor (including basement) elevated to or above the BFE or dry-floodproofed to the BFE. Dry floodproofing means that the building must be designed and constructed to be watertight, substantially impermeable to floodwaters.
- Buildings can be elevated to or above the BFE using fill, or they can be elevated on extended foundation walls or other enclosure walls, on piles, or on columns.

- Because extended foundation or other enclosure walls will be exposed to flood forces, they must be designed and constructed to withstand hydrostatic pressure otherwise the walls can fail and the building can be damaged. The NFIP regulations require that foundation and enclosure walls that are subject to the 100-year flood be constructed with flood-resistant materials and contain openings that will permit the automatic entry and exit of floodwaters. These openings allow floodwaters to reach equal levels on both sides of the walls and thereby lessen the potential for damage. Any enclosed area below the BFE can only be used for the parking of vehicles, building access, or storage.

In addition, to the above requirements, communities are required to select and adopt a regulatory floodway in riverine A Zones. The area chosen for the regulatory floodway must be designed to carry the waters of the one-percent-annual-chance flood without increasing the water surface elevation of that flood more than one foot at any point. Once the floodway is designated, the community must prohibit development within that floodway which would cause any increase in flood heights. The floodway generally includes the river channel and adjacent floodplain areas that often contain forests and wetlands. This requirement has the effect of limiting development in the most hazardous and environmentally sensitive part of the floodplain.

Ordinance Adoption: Once FEMA provides a community with the flood hazard information upon which floodplain management regulations are based, the community is required to adopt a floodplain management ordinance that meets or exceeds the minimum NFIP requirements. FEMA can suspend communities from the Program for failure to adopt once the community is notified of being flood-prone or for failure to maintain a floodplain management ordinance that meets or exceeds the minimum requirements of the NFIP. The procedures for suspending a community from the Program for failure to adopt or maintain a floodplain management ordinance that meets or exceeds the minimum requirements of the NFIP are established in the NFIP regulations at 44 CFR §59.24(a) and (d).

Prior to filing an application for NFIP participation, the community would have to adopt a resolution stating it wishes to become an NFIP participant and designating a Floodplain Administrator. The 77th Legislature of the State of Texas amended Subchapter I, Chapter 16, Water Code, by adding Section 16.3145 to read as follows:

"The governing body of each city and county shall adopt ordinances or orders, as appropriate, necessary for the city or county to be eligible to participate in the National Flood Insurance Program...., not later than January 1, 2001".

Model ordinances and sample permit forms are available online at www.twdb.state.tx.us/wrpi/flood/nfip.htm. Flood prevention ordinances often require or encourage appropriate development in flood prone areas and/or set zoning standards for areas to restrict the use or density of floodplain development. They also vest a designated Flood Administrator with the responsibility of delineating areas of special flood hazard; providing information about inhabited floodplain areas; maintaining FEMA flood maps; and cooperating with federal, state and local officials and private firms in undertaking to study, survey, map and identify floodplain. The Administrator is also to assist with the development and implementation of floodplain management measures.

Community Rating System: The NFIP's Community Rating System (CRS) provides discounts on flood insurance premiums in those communities that establish floodplain management programs that go beyond NFIP minimum requirements. Under the CRS, communities receive credit for more restrictive regulations, acquisition, relocation, or floodproofing of flood-prone buildings, preservation of open space, and other measures that reduce flood damages or protect the natural resources and functions of floodplains.

Under the CRS, flood insurance premium rates are adjusted to reflect the reduced flood risk resulting from community activities that meet the three goals of the CRS:

1. Reduce flood losses, i.e.
    a. Protect public health and safety,
    b. Reduce damage to property,
    c. Prevent increases in flood damage from new construction,
    d. Reduce the risk of erosion damage, and
    e. Protect natural and beneficial floodplain functions;
2. Facilitate accurate insurance rating; and
3. Promote the awareness of flood insurance.

There are 10 CRS classes: Class 1 requires the most credit points and gives the largest premium reduction; Class 10 receives no premium reduction. CRS premium discounts on flood insurance range from five percent for Class 9 communities up to 45 percent for Class 1 communities. The CRS recognizes 18 creditable activities, organized under four categories: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

For example, credits are provided for use of future conditions hydrology and more restrictive floodway standards, prohibiting fill in the floodway, and adopting compensatory storage regulations, innovative land development criteria, storm water management regulations, other higher regulatory standards, and local floodplain management plans. Credits are also provided in the CRS for preserving open space in their natural state and for low-density zoning and for acquiring and clearing buildings from the floodplain and returning the area to open space. The 2002 *CRS Coordinator's Manual* includes a new section, "Land Development Criteria," which specifically credits community land development regulations that limit development in the floodplain or provide incentives to limit floodplain development. Communities receive credits for adopting smart growth land development criteria and for creating open space through their land development process.

7.6 Appendix 7B: NFIP Community Rating System

The National Flood Insurance Program Community Rating System

Information from: http://training.fema.gov/EMIWeb/CRS/

The Community Rating System (CRS) is a part of the NFIP. The CRS reduces flood insurance premiums to reflect what a community does above and beyond the NFIP's minimum standards for floodplain regulation. The objective of the CRS is to reward communities for what they are doing, as well as to provide an incentive for new flood protection activities. The reduction in flood insurance premium rates is provided according to a community's CRS classification, as shown in the chart.

Community participation in the CRS is VOLUNTARY.

To apply for CRS participation, a community submits documentation that shows what it is doing and that its activities deserve at least 500 points. The documentation is attached to the appropriate worksheet pages in this CRS Application. The application is submitted to the ISO/CRS Specialist. The ISO/CRS Specialist is an employee of the Insurance Services Office, Inc. (ISO). ISO works on behalf of the Federal Emergency Management Agency (FEMA) and the insurance companies to review CRS applications, verify the communities' credit points, and perform program improvement tasks.

The 2017 CRS manual is included in the *Digital Appendix* and available at https://www.fema.gov/media-library/assets/documents/8768.

A Quick Check of a Community's Potential CRS Credit

a. Purpose

A minimum of 500 points is needed to receive a CRS classification of Class 9, which will reduce premium rates. This quick check provides some basic information for local officials to determine if their communities will have enough points to attain Class 9.

If a community does not qualify for at least 500 points, it may want to initiate some new activities in order to attain Class 9. For example, some of the public information activities can be implemented for a very low start-up cost. The quick check can identify where points can be earned for new activities.

b. Quick Check Instructions

The section numbering system is used throughout all CRS publications. Sections 300 through 600 describe the 18 creditable activities. Activity 310 (Elevation Certificates) is required of all CRS communities and Activity 510 (Floodplain Management Planning) is required of designated repetitive loss communities. The rest of the activities are optional. Only the elements most frequently applied for are listed.

If the activity is applicable, the average community score (which is in parentheses) should be entered in the blank to the left to provide a rough estimate of the community's initial credit points.

c. Minimum Requirements

Section 211 (Prerequisites): The community must be in the Regular Phase of the NFIP and be in full compliance with the minimum requirements of the NFIP. The application must include a letter from the Federal Emergency Management Agency (FEMA) Regional Office confirming that the community is meeting all of the latest NFIP requirements.

Activity 310 (Elevation Certificates): All CRS communities must maintain FEMA's elevation certificates for all new and substantially improved construction in the floodplain after the date of application for CRS classification.

Sections 501–503 (Repetitive Loss Areas): A community with properties that have received repeated flood insurance claim payments must map the areas affected. Communities with 10 or more such properties must prepare, adopt, and implement a plan to reduce damage in repetitive loss areas. The FEMA Regional Office can tell whether this applies to any given community.

d. Other Activities

If the activity is applicable, the average community score (which is in parentheses) should be entered in the blank at left to provide a rough estimate of the community's initial credit points.[59]

Public Information Activities (Series 300)

____ (38) 310 (Elevation Certificates) Maintain FEMA elevation certificates for all new construction. Maintaining them after the date of CRS application is a minimum requirement for any CRS credit.

____ (73) 320 (Map Information) Respond to inquiries to identify a property's FIRM zone and publicize this service.

____ (87) 330 (Outreach Projects) Send information about the flood hazard, flood insurance, and flood protection measures to flood-prone residents or all residents of the community.

____ (14) 340 (Hazard Disclosure) Real estate agents advise potential purchasers of flood-prone property about the flood hazard; or regulations require a notice of the flood hazard.

____ (38) 350 (Flood Protection Information) The public library maintains references on flood insurance and flood protection.

____ (55) 360 (Flood Protection Assistance) Give inquiring property owners technical advice on protecting their buildings from flooding, and publicize this service.

____ (39) 370 (Flood Insurance Promotion) Assess current flood insurance coverage; develop and implement a plan to improve coverage; and provide technical advice to property owners about flood insurance.

Mapping and Regulatory Activities (Series 400)

____ (60) 410 (Flood Hazard Mapping) Develop new flood elevations, floodway delineations, wave heights, or other regulatory flood hazard data for an area that was not mapped in detail by the flood insurance study; or have the flood insurance study's hydrology or allowable floodway surcharge based on a higher state or local standard.

[59] Figures are based on communities that have received verified credit under the 2013 CRS Coordinator's manual, as of October 2016. The Maximum points available are based on the 2013 *Coordinator's Manual.* Growth adjustments are not included.

____ (509) 420 (Open Space Preservation) Guarantee that a portion of currently vacant floodplain will be kept free from development.

____ (270) 430 (Higher Regulatory Standards) Require freeboard; require soil tests or engineered foundations; require compensatory storage; zone the floodplain for minimum lot sizes of 1 acre or larger; regulate to protect sand dunes; or have regulations tailored to protect critical facilities or areas subject to special flood hazards (e.g., alluvial fans, ice jams, or subsidence).

____ (115) 440 (Flood Data Maintenance) Keep flood and property data on computer records; use better base maps; or maintain elevation reference marks.

____ (132) 450 (Storm water Management) Regulate new development throughout the watershed to ensure that post-development runoff is no worse than pre-development runoff

Flood Damage Reduction Activities (Series 500)

____ (175) 510 (Floodplain Management Planning) Prepare, adopt, implement, and update a comprehensive plan using a standard planning process.

____ (195) 520 (Acquisition and Relocation) Acquire and/or relocate flood-prone buildings so that they are out of the floodplain.

____ (73) 530 (Flood Protection) Document floodproofed or elevated pre-FIRM buildings.

____ (218) 540 (Drainage System Maintenance) Conduct periodic inspections of all channels and retention basins and perform maintenance as needed.

Warning and Response (Series 600)

____ (254) 610 (Flood Warning and Response) Provide early flood warnings to the public and have a detailed flood response plan keyed to flood crest predictions.

____ (157) 620 (Levee Safety) Maintain levees that are not credited with providing base flood protection.

____ (35) 630 (Dam Safety) All communities in a State with an approved dam safety program receive credit.

____ **TOTAL ESTIMATED POINTS FOR THE COMMUNIT**

8 Recreation & Open Space Study

For many Texans, population growth and increased concentration in larger cities over the last 20 years has been accompanied by declining connection with nature and increased obesity-related health challenges. Many Texas communities are also confronted with increased vulnerability to and damage from natural disasters, particularly because of flooding.

The State of Texas recognizes the importance of continued support for popular outdoor sports; pedestrian connections, safety features, and other amenities critical to local park use; and strategic construction of park land and open space features that will also reduce drainage infrastructure costs, support local economic development, and promote better health for Texas residents.[60]

Recreation areas play a key role in both individual and community health. Parks and recreation areas provide pleasant places for family reunions, friendly competition, exercise, and socializing. To encourage healthy living, every city and town is responsible for providing adequate parks and open space. Funding for these public uses is often limited, so park or public open space development and expansion require careful planning.

To adequately plan for the future, it is important to understand a community's historical background and characteristics of current residents. Demographic and cultural factors contribute to increased demand for parks and recreational facilities in many Texas towns and cities, including Marlin. Common factors include:

- increased life expectancy coupled with earlier retirement
- the spread of competitive sporting programs across age groups (including the youngest and oldest)
- increased understanding that a healthy diet and regular exercise are good for mental and physical well-being

The recommendations in this Parks Master Plan are informed by the current and anticipated population, cultural, and economic characteristics of Marlin's residents, community input, a detailed inventory of existing parks and service areas, and recommended park and facility standards.

[60] T*exas Outdoor Recreation Plan (2012)*

Marlin's existing public parks fall just short of the recommended minimum Level of Service (LOS), but with a minimal anticipated population change and an emphasis on recreational facility investment, the City could meet the minimum LOS throughout the planning period. Seventy-seven percent (77%) of households in the City are served by at least one public recreational facility. However, most recreation facilities in Marlin are of aged and deteriorated condition, and some facilities are severely dilapidated such that use is not possible or safe. As a result, ***many residents do not have sufficient access to recreational opportunities that allow for quality leisure time pursuits or activities which lead to a healthy lifestyle.***

Public parks in Marlin include opportunities for several age groups. Park facilities include playground equipment for children, several fields and courts offering individual play and team sport opportunities to teens and adults, and passive recreation opportunities for all residents (benches and picnic tables). In addition to removing and replacing existing facilities in substandard condition and refinishing/rehabilitating existing facilities that can be salvaged, residents would benefit from expanded opportunities for all age groups, particularly inclusive play facilities, play facilities for toddlers and younger children, and recreation opportunities for senior residents, such as light activity areas and walking paths.

The City can increase park access and LOS by further developing existing parks and by establishing a shared resources plan with Marlin ISD to ensure all available area facilities can be utilized year-round and support shared facilities development. Permitting/supporting temporary recreational use(s) on centrally located vacant land would also support increased access.

8.1 Introduction

Marlin's history is closely tied to the hot mineral waters found under its footprint. These waters gave birth to an entire industry and Marlin is now known through a designation of the Texas State Legislature as "The Hot Mineral Water City of Texas." Marlin incorporated in 1867 and, with the completion of the Houston and Texas Central Railway in 1871, the city's population tripled from 500 to 1,500.[61]

In 1892, in the search for an artesian well, hot mineral springs were discovered, and this discovery turned Marlin into a health mecca, as Dr. J. W. Cook promoted the healing powers of the water. For the next 50 years the city's health industry flourished. The Great Depression, WWII, and modern medicine saw Marlin's health industry decline. The therapeutic waters were in practice until the 1960's. The city's population peaked in 1950 and again in 1980 with a population of 7,099. Since this period, the population has been in steady decline. Marlin's population decreased by 10% between 2000 and 2010.

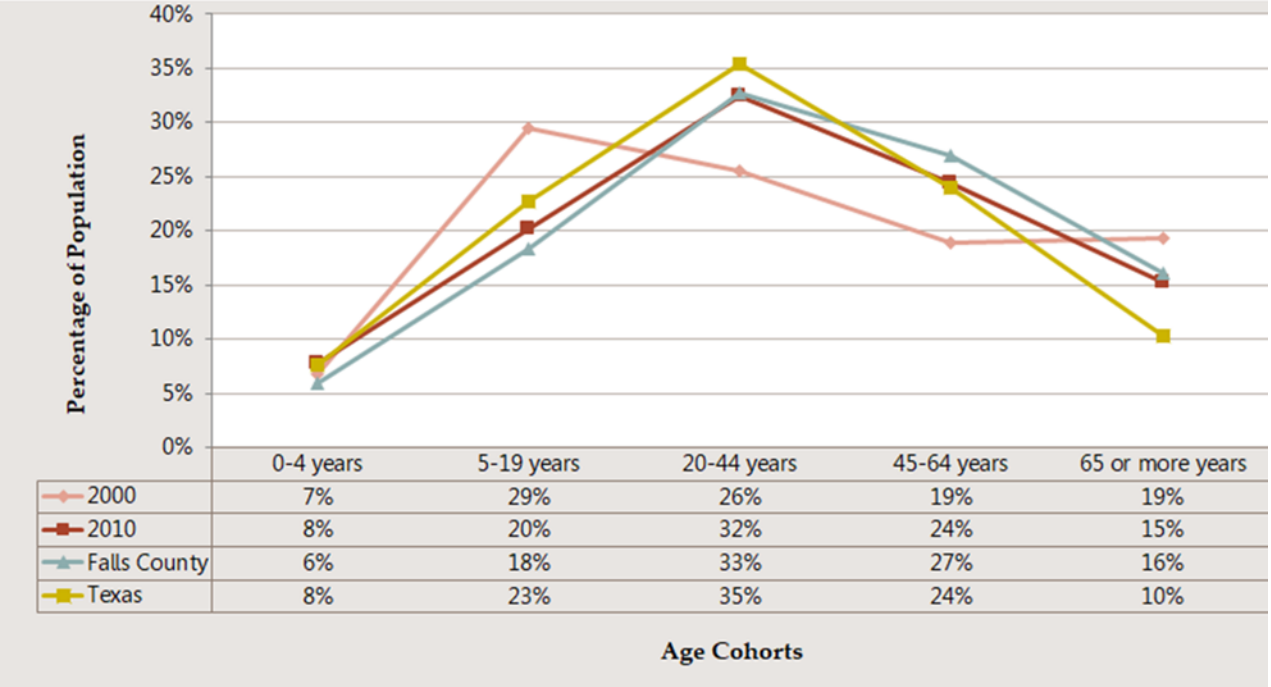
Population Changes (2000-2010)

Chart 8A (next page) illustrates age cohort distributions for Marlin (2000 and 2010), Falls County (2010), and the state of Texas (2010). An age distribution peaked by the 20-to-44-year-old age cohort generally indicates a stable-to-expanding or "healthy" population distribution. The 2010 Texas distribution is an example of "healthy" population change. In contrast, a flatter distribution can indicate relatively stationary or declining population change.

As *Chart 8A* demonstrates, in 2000, the age distribution of residents peaked at the age cohort of 5-19, and in 2010 peaked at the 20-to-44-year-old age cohort. The 20-44-year-old age group represents the largest percentage of the city's population in 2010, which shows a possible positive correlation to the 2000 peak age group. It should be kept in mind that, due to the relatively small size of Marlin's population, the age distribution can fluctuate from minor changes. However, Marlin's 2010 age distribution indicates age dynamics that support stable-to-expanding population growth.

[61] https://www.tshaonline.org/handbook/entries/marlin-tx

Chart 8A: Population by Age Group (2000, 2010)



	0-4 years	5-19 years	20-44 years	45-64 years	65 or more years
2000	7%	29%	26%	19%	19%
2010	8%	20%	32%	24%	15%
Falls County	6%	18%	33%	27%	16%
Texas	8%	23%	35%	24%	10%

Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing

The U.S. Census distinguishes between two minority population groups: "racial minorities" - all non-"White" residents - and "ethnic minorities" - all "Hispanic or Latino" residents. *Table 9B (next page)* provides a population profile of residents in the city of Marlin, as well as Falls County, in terms of race and ethnicity.

As *Table 8B* demonstrates, approximately 62% of Marlin's 2010 population identify as a racial minority (non-White), and 24% identify as an ethnic minority (Hispanic or Latino). Racial minorities comprised a very similar percentage of Marlin's residents in 2010 than in 2000, as did representation with racial minority groups. Marlin's ethnic minority population increased slightly during this period (6%). It is also to be noted, that while the ' total population numbers decreased between 2000 and 2010, Marlin saw an increase in ethnic minorities (Hispanic or Latino).

Table 8B also shows that Marlin is more racially diverse than the populations in Falls County and the state of Texas, but less ethnically diverse than the population statewide.

Residents of all races and ethnicities in Marlin were invited to participate in the survey about park needs.

Table 8A: Population by Race & Ethnicity (2000, 2010)

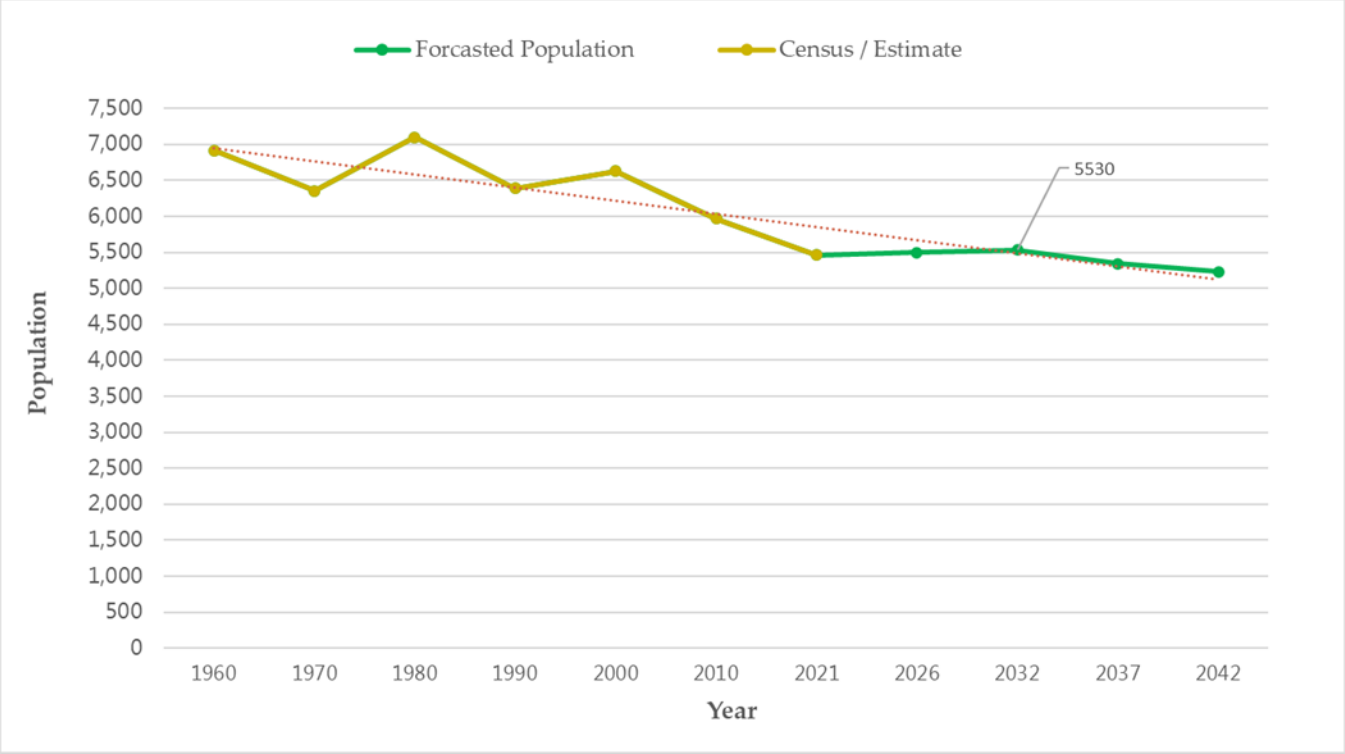
Characteristic	Marlin				Falls County		Texas	
	2000		2010		2010		2010	
	%	#	%	#	%	#	%	#
Total Population	***100%***	**6,628**	***100%***	**5,967**	***100%***	**17,866**	***100%***	**25,145,561**
Race								
White	*41.8%*	2,773	*38.1%*	2,273	*60.6%*	10,832	*70.4%*	17,701,552
Black or African American	*44.5%*	2,948	*46.5%*	2,717	*25.3%*	4,524	*11.8%*	2,979,598
American Indian, Alaskan Native	*0.3%*	18	*0.5%*	31	*0.6%*	101	*0.7%*	170,972
Asian	*0.2%*	13	*0.4%*	23	*0.3%*	46	*3.8%*	964,596
Native Hawaiian / Hawaiian / Another Pacific Islander	*0.02%*	1	*0.08%*	5	*0.06%*	10	*0.09%*	21,656
Other	*11.6%*	770	*13.3%*	796	*11%*	2,010	*10.5%*	2,628,186
Two or More Races	*1.54%*	102	*2.0%*	122	*2%*	343	*2.7%*	679,001
Ethnicity								
Hispanic or Latino	*18%*	1,213	*24%*	1,415	*21%*	3,716	*38%*	9,460,921
Not Hispanic or Latino	*82%*	5,415	*76%*	4,552	*79%*	14,150	*62%*	15,684,640

Source: U.S. Census Bureau, 2020 Census Redistricting Data (P.L. 94-171). Note: Figures may be rounded to next whole number

2021 Population Estimate & 2032 Forecast

Marlin's estimated 2021 population is 5,460 residents. The population forecast, based on a projection for Falls County from the Texas State Demographic Center, projects that Marlin will experience limited population growth over the following decade (2022-2032). Based on the forecast, Marlin's population is expected to increase by 68 residents over the next 10 years, reaching approximately 5,530 residents in 2032 (see *Chart 8B*).

Chart 8B: Population (1960 – 2042)



Recreation & Open Space Survey

A demand-based assessment of local recreation facilities was made using results from an online survey available to Marlin residents from December 2021 through January 2022. Forty-two (42) surveys were completed. Nearly all survey respondents live in the city of Marlin (see *Chart 8C*). Survey respondents range in age from 16 to 77. The average age of survey respondents is 48 years old (see *Chart 8D).*

Chart 8C: Do you live in Marlin?

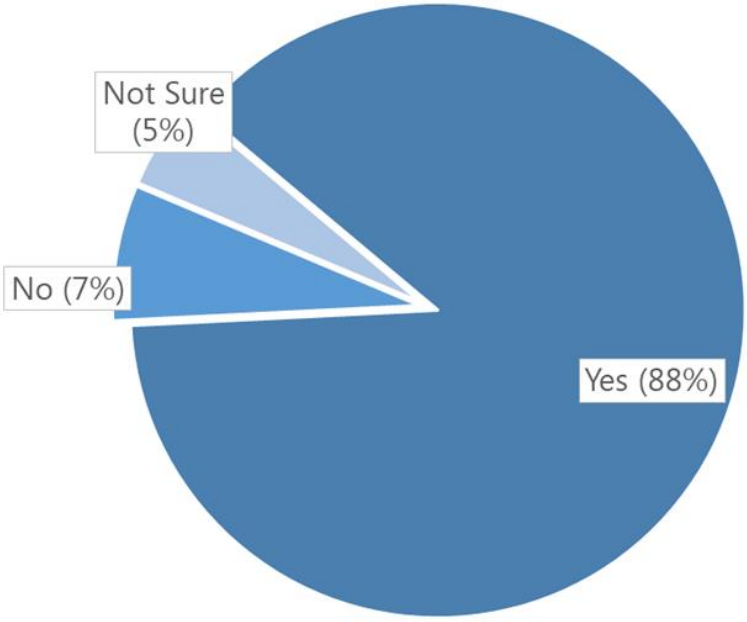
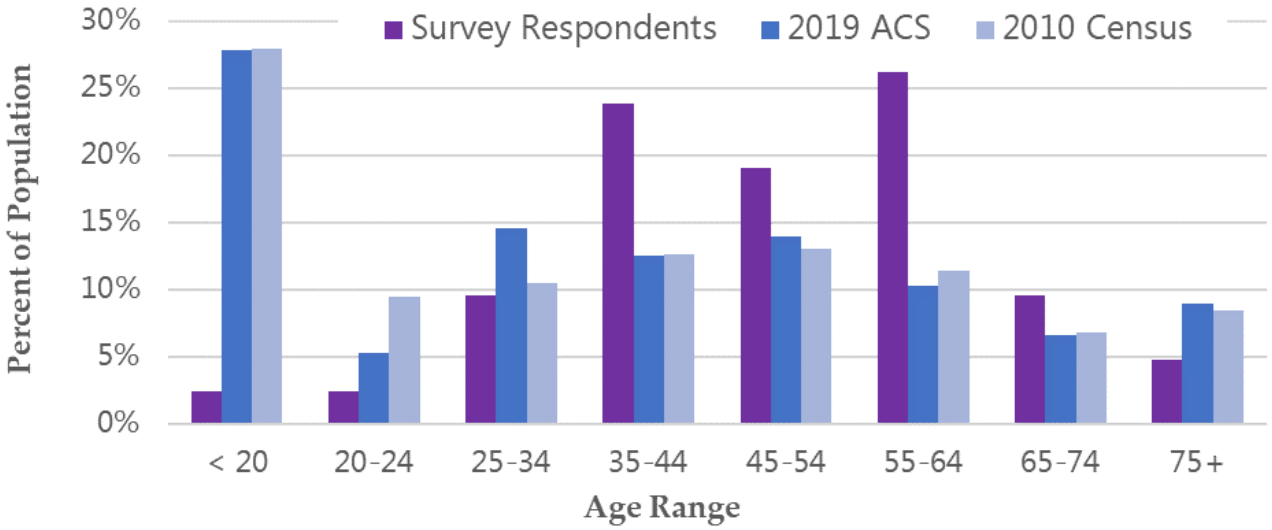


Chart 8D: Survey Respondents by Age Group



Data gathered from the surveys identified common recreational activities of adults and children, favorite parks and needed improvements, and important/prioritized additional recreational facilities. **The City of Marlin desires to provide recreational activities for all residents regardless of age.**

Anticipated Financial Resources for Parks & Recreation Facilities

An estimated 47.1% of Marlin residents live below the poverty level.[62]

The unemployment rate in Falls County is 4.0%, which is slightly higher than the rate in the Heart of Texas Workforce Development Area[63] (3.8%), and slightly below the state of Texas (5.3%).[64]

Average weekly wages in Falls County are $810, which is lower than average wages in both the Heart of Texas WDA ($947) and the state of Texas overall ($1,210).[65]

Based on the above-referenced measures, the City of Marlin has limited ability to fund recreation facilities through increased taxes, bond issues, or user fees. Residents rely on local parks because they have fewer resources to travel outside of Marlin and less money to spend on private recreation than residents of wealthier municipalities.

[62]From the American Community Survey 5-year estimates 2014-2019, Table DP03, Poverty level of "All people", accessible from data.census.gov
[63] The Heart of Texas Workforce Development Area includes the following counties: Bosque, Falls, Freestone, Hill, Limestone and McLennan counties
[64] Texas Workforce Commission (TWC) Labor Market & Career Information Department (LMCI) TRACER December 2021.
[65] Texas Workforce Commission (TWC) Labor Market & Career Information Department (LMCI) TRACER 2021 Q2 Data

8.2 Goals & Objectives

Marlin's Parks Master Plan provides a foundation for development of future park and recreation facilities and guidance for maintenance of existing facilities in the town. To realize this vision for the future, actions suggested in this plan relate to specific goals that the residents of Marlin hope to accomplish.

The goals and the objectives presented here were determined through formal surveys of local residents and a planning workshop held to discuss town-wide aspirations for recreation facilities and other improvements.

Table 8B: Recreation & Open Space Goals & Objectives 2022-2032

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Goal 8.1 *Maintain recreation facilities in good condition*						
Establish a voluntary park donation fund to maintain, repair, and upgrade local parks and open space. Solicitation could be added to the City utility bill.	X			City	Staff	GEN
Schedule creation of new Parks Master Plan.			X	City	$10,000	GEN, CDBG
Hold annual "community workday" to support local recreation and open space improvements. Seek volunteers from residents, City staff, community service workers, schools, local institutions, religious and civic groups, etc. Tasks might include cleanup of recreation/open space and vacant lots.	X	X	X	City	<$1,000	GEN, ISD, Local
Budget funds for park maintenance and for on-going facility development.	X	X	X	City	$63,000±	GEN, Local
Schedule biennial review of the Parks Master Plan and update priority list as needed. Solicit new public input every five (5) years.	X	X	X	City	< $1,000	GEN
Goal 8.2 *Improve existing recreation facilities to permit and encourage additional use and construct new facilities that fulfill residents' expressed needs and bring the city more up to standard.*						
Apply to TPWD Local Parks Non-Urban Outdoor Recreation program to renovate Little League Field.	X			City	Variable	GEN

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Develop exhibits at park facilities to foster nature appreciation and to educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscaped gardens.	X			City	<$1,000	GEN, Local
Use grant funds to renovate Little League Field Park to allow for enhanced use of baseball/little league fields.	X			City	Up to $150,000 (or 50% match of TPWD grants)	GEN, Local, TPWD
Develop policy to educate the public regarding the benefits of private donation of land to be used for parks, greenbelts, and open space.	X	X	X	City	Staff	GEN
Develop a shared resources plan with the ISD to ensure all available area facilities may be used year-round and to support shared facilities development.	X	X	X	City	<$1,000 (legal)	GEN, ISD
Form a Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	X			City	Staff	GEN
Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	X	X	X	City	Staff	GEN
Develop guiding visions for local park design and improvements.	X			City	<$1,000	GEN
Apply to TPWD Small Community Recreation Grant program to redevelop City Park to provide one or more playgrounds and supporting facilities. As resources allow, install other facilities, such as dedicated soccer fields and/or a multi-use path.		X		City	Variable	GEN
Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, roller-skating rink, gymnastics/twirling center, and indoor rodeo facilities.			X	City	Variable	GEN, Chamber

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Encourage development of other outdoor activities typically operated by private businesses such as a skate park, equestrian facilities, miniature golf, bicycle motor-cross, and a mountain bike trail.			X	City	Variable	GEN, Chamber
Use grant funds to redevelop City Park to provide one or more playgrounds and supporting facilities. As resources allow, install other facilities, such as dedicated soccer fields and/or a multi-use path.		X		City	Up to $150,000 (or 50% match of TPWD grants)	GEN, Local, TPWD
Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	X	X	X	City	$2,000-$5,000	GEN, ISD, Local
Apply to TPWD Small Community Recreation Grant program to renovate Lucille Williams Pavilion and Gazebo Park to provide passive recreation facilities, such as picnic tables, benches, sensory garden, and a light activity area with activities for elderly residents such as horseshoes, shuffleboards, and/or table games like dominos, chess, and card games.			X	City	Variable	GEN
Use grant funds to renovate Lucille Williams Pavilion and Gazebo Park to provide passive recreation facilities, such as picnic tables, benches, sensory garden, and a light activity area with activities for elderly residents such as horseshoes, shuffleboards, and/or table games like dominos, chess, and card games.			X	City	Up to $150,000 (or 50% match of TPWD grants)	GEN, Local, TPWD
Hold annual "community workday" to support local recreation and open space improvements. Seek volunteers from residents, City staff, community service workers, schools, local institutions, religious and civic groups, etc. Tasks might include site preparation, clean up, and preliminary construction tasks.	X	X	X	City	<$1,000	GEN, EDC, ISD, Local

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2022-2025	2026-2028	2029-2032			
Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	X	X	X	City	Variable	GEN, ISD, Chamber, Local
Budget funds for park maintenance and for on-going facility development.	X	X	X	City	$63,000±	GEN, Local
Schedule biennial review of the Parks Master Plan and update priority list as needed. Solicit new public input every five (5) years.	X	X	X	City	< $1,000	GEN
Goal 8.3 *Establish ongoing maintenance and improvements to open spaces and highway right-of-way to demonstrate local pride and attract visitors, investors, and new residents.*						
Hold annual "community workday" to support local recreation and open space improvements. Seek volunteers from residents, City staff, community service workers, schools, local institutions, religious and civic groups, etc. Tasks might include cleanup of open space and vacant lots and/or other improvements to property with frontage on thoroughfares.	X	X	X	City	<$1,000	GEN, ISD, Local
Start annual Tree Planting Campaign; plant one (5) tree per year. Prioritize public spaces and thoroughfares.	X			City	$500	GEN; Local
Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	X	X	X	City	Variable	GEN, ISD, Chamber, Local
Continue annual Tree Planting Campaign; plant one (5) tree per year. Prioritize public spaces and thoroughfares.	X	X	X	City	$100 per year	GEN; Local

GEN = City of Marlin Municipal Funds; **CDBG** = Community Development Block Grant Program; **Chamber =** Marlin Chamber of Commerce; **ISD** = Marlin Independent School District; **Local** = Donations from private citizens, organization, and local businesses; **TPWD** = Texas Parks & Wildlife Department

8.3 Plan Development Process

Previous Studies

There are no previous studies of recreational and open space for the City of Marlin.

2022-2032 Plan

Development of this plan began in March 2021 when the City of Marlin hired a professional planning firm, GrantWorks Inc. of Austin, to create a Parks Master Plan as part of a comprehensive planning process.

To begin judging the level of interest in park needs, planners consulted with City staff, City officials, and residents of all ages. An online survey was made available to Marlin residents for two months during the winter of 2021-2022. Forty-two (42) surveys were completed. Nearly all survey respondents live within the city limits (see *Chart 8C, page 8-7*). Survey results are further discussed in *Section 8.6: Needs Assessment & Identification*.

Appendix 8A provides a copy of the survey form.

In addition to community input, this plan evaluates Marlin's recreation resources in relation to its existing and projected population and an inventory of existing facilities, a method called Standards-based Assessment. The analysis is used to develop a logical and cost-efficient strategy to address the identified needs over a 10-year planning period.

Following adoption of this plan by the City Council, the City's ongoing responsibility will be to:

- maintain and improve City-managed facilities
- identify funding resources
- engage in cooperative projects with local volunteer groups and local schools

Texas Parks and Wildlife recommends that parks and recreation plans be updated every five years to reflect changing realities in recreation trends, participation, area population, and funding. An update would include revised goals and objectives that raise items of lower priority to higher priority as higher priority items are accomplished; a new facility inventory; and a new survey. **A new plan will be required in 2027.**

8.4 Area & Facility Concepts & Standards

Several basic principles guide successful development of parks and recreational opportunities in communities of all sizes and types. These standards and guidelines provide direction to community leaders who know generally what their community's needs are but require more specific information to guide the planning process.

The City's standards for needed recreation and open space include facility type, size, service area, and needed equipment. The criteria are based on nationwide standards developed by the National Recreation and Park Association (NRPA)[66] and small-community standards developed by the State of Colorado.[67] The standards were tailored to Marlin based on knowledge about financial capacity, popular sports, community activities, and which facilities would provide participation opportunities to the broadest segments of residents.

The City of Grand Marlin's standards are as follows:

General Standards for all Facility Development

- Residents should have access to a minimum of five (5) acres and an ideal 15 acres of developed park land per 1,000 residents.
- When possible, active recreation areas should be separated according to the users' ages, primarily to protect younger children from injury. Some areas should be designated for use by all ages so entire families can enjoy being together.
- Residents of all age groups should have access to recreational facilities.
- Recreational areas should be accessible to the age group they are designed to serve. For example, neighborhood playgrounds usually serve an area with a radius of ½-mile, which is a reasonable distance for a child to walk. Safe pedestrian routes should provide access to those facilities.
- All City Park facilities will be made accessible to physically challenged and special needs populations when required by applicable laws. The items mentioned as needed for other categories apply equally to special needs populations. Additional special needs facilities may be developed as warranted by local demand.

[66] *NRPA-suggested classification system (Berke, Kaiser, Godschalk and Rodriguez, Urban Land Use Planning, University of Illinois Press, Fifth Edition.)*

[67] *State of Colorado Small Community Park & Recreation Planning Standards* (2003). RPI Consulting, Inc. and Colorado Heritage Planning Grant program, Office of Smart Growth, Colorado Department of Local Affairs. (Page 16). Accessed at www.dola.state.co.us/osg/docs/Park%20Standards%20Report.pdf

- All facility construction is required to meet the minimums found in the International Building Code.
- Combined municipal and school recreational facilities are recommended. Lack of coordination often leads to the construction of redundant facilities. When possible, school recreational areas, including parking areas, drinking fountains, and restrooms, should remain open on weekends and during the summer months.
- Greenbelts, hike and bike trails, parkways, or paths should be provided to connect large recreational areas to improve access to facilities, scenic views, and recreational opportunities.
- Vehicular routes should be encouraged only when recreational areas are separated by more than one mile.
- Ideally, each recreation area should include public access to restrooms and water fountains and should be equipped with lighting and trash cans.

Standards for Service Area & Park Types

Table 8C describes the size and service area standards for types of park and recreation areas already located in Marlin or considered possible as future public recreation areas.

Table 8C: Types of Parks: Size & Service Area Standards

Park Type	Use	Service Area	Desirable Size	Desirable Site Characteristics
Minipark	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	< 1/4-mile radius	≤ 1 acre	Within neighborhoods and close to apartment complexes, townhouses, housing for the elderly or Central Business District.
Neighborhood Park/ playground	Area for intense recreational activities such as field games, court games, crafts, skating, and picnicking; also for wading pool and playground apparatus area	¼-to-½-mile radius to serve a population up to 5,000.	1-to-15+ acres	Suited for intense development; easily accessible to neighborhoods; geographically centered with safe walking and bike access; may be developed as a school-park facility
Community Park	Includes areas suited for intense recreational facilities, such as athletic complexes, large swimming pools; may be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking.	Several neighborhoods 1-to-2-mile radius	15-to-25+ acres	May include natural features, such as water bodies, and areas suited for intense development; easily accessible to neighborhoods
Linear Park	Area developed for one or more modes of recreational travel, such as hiking, biking, canoeing, horseback riding. May include active play areas.	N/A	Sufficient width to protect the resources and provide maximum use	Built on corridors, such as utility right-of-way, bluff lines, vegetation patterns, or roads that link other components of the recreation system or community facilities such as schools and libraries.
Special Use	Areas for single-purpose recreational activities such as golf courses, nature centers, zoos, conservatories, gardens, outdoor theaters. Also, plazas or squares in or near commercial centers, boulevards, and parkways	N/A	Variable	Within city limits
Conservancy	Protection and management of the natural or cultural environment with recreational use as a secondary objective	N/A	Sufficient to protect the resource	Variable, depending on the resource being protected.

Facility Standards

Table 8D presents recommended standards for Marlin's park equipment and sports fields or courts. The activities and facilities listed are based on existing facilities and feedback from the community survey. In the future, as standards are changed or upgraded, part of the Parks Master Plan review process should address any discrepancies. The City's standards should conform to the most recent standards from nationally recognized organizations.

Table 8D: Facility Standards

Activity/ Facility	Service Radius	Space Requirements *SF = Square feet* *Min. = Minimum*	Suggested #/ Population	Characteristics
Team Sport Courts & Fields				
General Use / Soccer Field	1-to-2-miles	1.7-to-2.0 acres	1 per 1,500	Usually in school, recreation complex, or neighborhood/community park.
Soccer (dedicated)	1-to-2-miles	1.7-to-2.2 acres	1 per 5,000	Part of neighborhood park. Lighted field part of community park.
Softball/Little League Field	¼-to-½-mile	1.5-to-2.0 acres	1 per 2,000	If no dedicated fields available. Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Little League (dedicated)	¼-to-½-mile	1.2 acres	1 per 2,500	Part of neighborhood park. Lighted field part of community park.
Baseball (dedicated)	¼-to-½-mile	3.0-to-3.85 acres	1 per 2,500	Part of neighborhood park. Lighted field part of community park.
Softball (dedicated)	¼-to-½-mile	1.5-to-2.0 acres	1 per 2,500	Slight difference in dimensions for 16" slow pitch
Basketball Court	¼-to-½-mile	7,000 SF/ 0.16 acres	1 per 2,650	Usually in school, recreation complex, or church. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Tennis Court	¼-to-½-mile	Min. 7,200 SF per court (0.17 acres)	1 per 1,300	Best in batteries of 2-4. Located in community or neighborhood park or near schools.
Volleyball Court	¼-to-½-mile	Min. 3,000 SF	1 per 5,100	Usually in school, recreation, or church facility. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Football Field	¼-to-½-hour travel time	2 acres	1 per 20,000	Usually part of a sports or school complex

Activity/ Facility	Service Radius	Space Requirements *SF = Square feet* *Min. = Minimum*	Suggested #/ Population	Characteristics
Individual & Specialty Use				
¼-mile Running Track	¼-hour travel time	4.3 acres	1 per 10,000	Usually part of a high school or in community park complex.
Multiuse Trail (per mile)	N/A	N/A	1per region	Capacity: rural trail – 40 hikers per day per mile; urban trail – 90 hikers per day per mile.
Swimming Pool	¼-to-½-hour travel time	Varies with size of pool and amenities. Usually 1/3-to-2-acres	1 per 10,000	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community parks or school sites.
Group & Passive Recreation				
Playground	¼-to-½-mile	3,200 SF	1 per 2,000	Part of neighborhood park.
Family Picnic Area/ Picnic Table	¼-to-½-mile	435 SF	1 per 200	1 garbage can within 150 ft. of every 4 picnic tables; 40 ft. between uncovered picnic tables; Picnic tables within 400 ft. of parking
Group Picnic Area (Covered)	¼-to-½-mile	1-to-2 acres	1 per 1,000	
Park Bench	N/A	N/A	1 per 150	Variable
Light Activity Area	¼-to-½-mile	Estimated 500 SF	1 per 1,200	Could include facilities for horseshoe pit, shuffleboard, chess, meditation, gardening, or similar activity

8.5 Inventory & Assessment of Existing Resources

This section provides information about recreation facility availability and existing organizations involved in recreation and open space activities and development. Existing resources are assessed as they relate to opportunities for improvements to each recreation area, Marlin's demographics, and organizations available to pursue recreation and open space improvements in Marlin.

8.5.1 Local Outdoor Recreation Areas

City Park (44.0 acres)

City Park, Marlin's primary recreation area, is located in southwestern Marlin, with one entrance off Bridge Street/TX 7 and a second entrance off Williams Street.

The once forgotten park was reclaimed in 2019 through a City initiative and community involvement. The park has a scenic drive in from its main entrance off TX 7 and is lined with a 10-hole frisbee golf course (see *Figure 8A*). Frisbee golf is a new addition to the park that people of all ages and physical capabilities can utilize.

Figure 8A: City Park Facilities

Most of City Park is undeveloped. However, the park supports several team sport activities; with a dedicated grass volleyball court, a lighted adult baseball field, and a non-dedicated open field with soccer goals. The park is also home to the Falls County Fairgrounds. Although it is closed to the public during normal park hours, it hosts special events for the community.

The key challenge facing recreational spaces in Marlin is lack of maintenance. For example, City Park has a dilapidated playground that is not safe for use (see *Figure 8B)*. The playground is a key amenity for families with children and its unusable state leaves a large gap in level of service. Some of the facilities could be refinished but ideally these facilities should be replaced with new equipment. New equipment, such as a larger playscape, should be non-metal and offer play opportunities for a wider age range than current equipment.

Figure 8B: City Park Playground

City Park provides a variety of passive recreational facilities in the form of benches, picnic tables, covered picnic tables, horseshoe pits, and a tranquil lake (see *Figure 8C*). However, the park does not provide a well-connected walkable environment, as the current form of connectivity is through a gravel road intended for cars.

Figure 8C: City Park Passive Facilities

The park is bisected by the floodplain, and locals have highlighted the park's dual nature as a recreational use and to combat flooding in the surrounding area. Aside from open space preservation, parks can provide an ideal use on floodplain land, allowing for more natural function and drainage than other more intensive uses. While flooding can damage sports fields and courts, properly designed facilities, such as combining raised fields with floodplain restoration and stormwater installations, can allow for both recreational use and floodplain protection. Developing trails on floodplain land is another popular way to create a community (or even regional) amenity while preserving natural function. The Rails-to-Trails Conservancy's "Trail-Building Toolbox" provides numerous resources for communities considering trail development in environmentally sensitive areas (www.railstotrails.org). Maximizing the available space and preserving floodplain function will require careful planning.

Developing a clear vision to guide future design and improvements should be a top priority. The City should focus on maintaining and upgrading the existing facilities and providing more active connectivity through the development of a multi-use path or trail.

MLK Park (1.3 acres)

MLK Park is located on MLK Drive and Rickleman Street, east of Marlin's City Park. Park facilities include several basketball courts, a grass volleyball court, a jungle gym, five see-saws, a slide, and two swing sets. The park also provides a pavilion, benches, bleachers, and lights (see *Figure 8D*). Park facilities are in good condition. However the basketball court is showing signs of deterioration; the floor has cracks with vegetation growing through and one basketball goal is missing a backboard and a net. Due to the park's limited space for new development, additional facilities are not recommended. The City should focus on maintaining the basketball court and playground equipment.

Figure 8D: MLK Park Facilities

Gazebo Park (0.3 acres)

Gazebo Park is located just west of the Pacific Union railroad tracks off Coleman Street and across from the tallest building in Marlin, the Hilton Hotel.

Facilities in this minipark include a short, paved path accented with decorative lighting, as well as passive recreation facilities including several benches, a picnic table, and a gazebo (see *Figure 8E*). The park area also includes several memorial plaques commemorating tree donations to the park, and a plaque for the Braford Pearl Memorial. All park facilities are in good condition.

Due to the site's small size, further development at Gazebo Park should be limited. Facilities that may be appropriate include additional picnic tables, a community garden or light activity area, public art, or additional memorials/placards.

Figure 8E: Gazebo Park Facilities

Lucille Williams Pavilion (0.6 acres)

Lucille Williams Pavilion is located in the downtown area at the intersection of Live Oak, TX 7, and Commerce Street.

Facilities in this minipark include a pavilion, three picnic tables and a small garden consisting of small shrubs and flowers (see *Figure 8F*). All park facilities are in good condition; however one picnic table is in need of repair. The City is planning to add electric vehicle charging stations to the streets abutting the park.

Due to the site's small size, further development at Lucille Williams Pavilion should be limited. Facilities that may be appropriate include additional picnic tables, a community garden or light activity area, and public art.

Figure 8F: Lucille Williams Pavilion Facilities

Tennis Courts (3.9 acres)

Tennis Court Park is located in northern Marlin at the intersection of West Anders and Ward Street.

The tennis complex is the main attraction at this park. It houses six courts in deteriorating condition, and only one court has a functioning net (see *Figure 8G*).

Figure 8G: Tennis Courts

Other active recreation facilities include an open general field with soccer goals (no nets), swings (all broken), a jungle gym, and a spring rider (see *Figure 8H).* Benches, bleachers, and bike racks are in good condition. The restroom facilities have fire damage and are not safe for use. Most park facilities are in good condition requiring minor improvements, such as installing replacement nets for the tennis courts. The playground equipment can also be repaired. The City should consider removing and replacing the damaged restroom facilities.

Figure 8H: Tennis Courts

Falconer Park (4 acres)

Falconer Park is located at the corner of Norwood and Perry Street in north-central Marlin.

Park facilities include a playground, a swing set, a train jungle gym, balance steppingstones, and outdoor workout equipment consisting of monkey bars, a bench, pull-up bars, and stretching equipment (see *Figure 7I)*. Grass has invaded some areas of the playground, and the playscape bridge is damaged, but the rest of the active facilities at Falconer Park are otherwise in good condition.

Figure 8I: Falconer Park Active Facilities

Benches, picnic tables (covered and uncovered), a pavilion, a barbeque, and a small garden (Hazel Goddard memorial) also provide opportunities for passive recreation at the park (see *Figure 8J)*. Most passive recreation facilities are in good condition. Concrete benches show signs of deterioration, the light bulbs lighting the memorial are missing and the grill is also missing from the barbeque. The pavilion floor is cracked in several areas. Some facilities could be refinished or repainted but should ideally be replaced.

Figure 8J: Falconer Park Passive Facilities

Little League Park (4.9 acres)

Little League Park sits at the eastern end of Neumann Drive and is the northernmost public park within Marlin city limits. The park has not been in use or maintained in some time.

Park facilities include a lighted adult baseball field and a lighted little league field, and supporting elements such announcers' box, bleachers, picnic tables, scoreboards, and a concession stand (see *Figure 8K*). Most park facilities are in deteriorated to dilapidated condition requiring improvements such as installing a replacement net for the batting cage, rebuilding the announcers' boxes and concession stand, and replacing lights. Maintenance improvements, such as reclaiming overgrown playing fields, will also be required to ensure safe play if the fields are to reopen.

Figure 8K: Little League Facilities

Legion Field (16.6 acres)

Legion Field is owned and maintained by Marlin ISD and is within the extraterritorial jurisdiction of the city.

The Field is a football stadium, with supporting elements such as a ticket stand, announcers' box, bleachers, field house, a scoreboard, restrooms, a general field with football practice equipment, and a concession stand (see *Figure 8L*). The field also includes a ¼-mile track that is open to the public. Legion Field is in good condition and attracts residents from the city and the region to its host events.

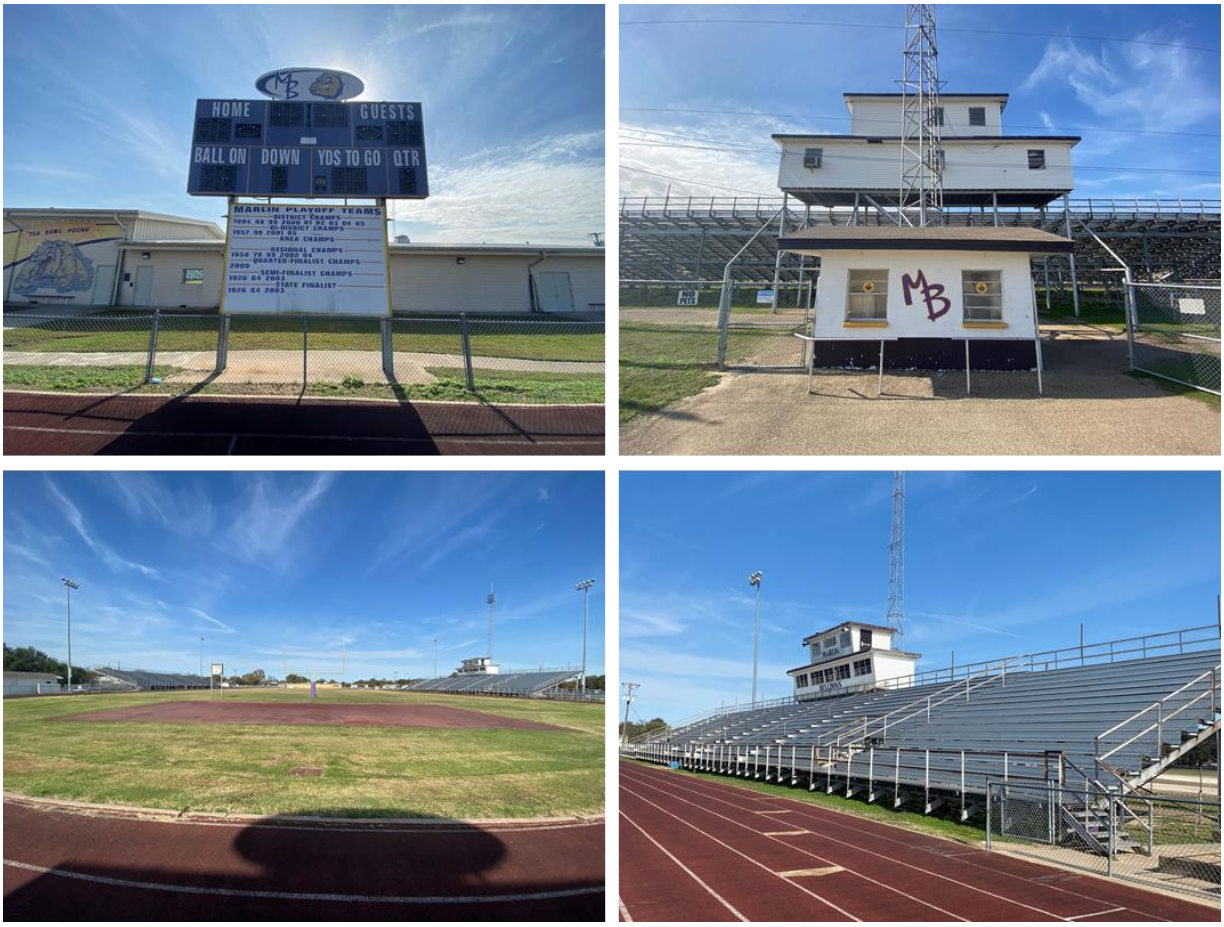


Figure 8L: Legion Field Facilities

8.5.2 Inventory

Table 8E provides the shared inventory for all public parks in Marlin. Only facilities open to the public are included in the recreation facility inventory.

Table 8E: Recreation Facility Inventory

AMENITIES	Total	City Park	MLK Park	Gazebo Park	Lucille Williams Pavilion	Tennis Court	Falconer Park	Little League Park	Legion Field (Marlin ISD)
TEAM SPORT COURTS & FIELDS									
General Use/Soccer Field	3	1	-	-	-	1	-	-	1
Adult Baseball (lighted)	2	1	-	-	-	-	-	1	-
Little League (lighted)	1	-	-	-	-	-	-	1	-
Basketball Court	3	-	3	-	-	-	-	-	-
Tennis Court	6	-	-	-	-	6	-	-	-
Football Field	1	-	-	-	-	-	-	-	1
Fieldhouse	1	-	-	-	-	-	-	-	1
Volleyball Court	2	1	1						
SUPPORTING AMENITIES									
Announcer's Box	3	-	-	-	-	-	-	2	1
Bike Rack	2	-	-	-	-	2	-		
Bleachers	7	-	1	-	-	1	-	3	2
Concessions Stand	2	-	-	-	-	-	-	1	1
Dugouts	4	-	-	-	-	-	-	4	
Scoreboard	3	-	-	-	-	-	-	2	1
Ticket Booth	1	-	-	-	-	-	-		1
Lights	48	5	5	-	-	18	-	15	4
Trashcans	25	4	9	-	-	-	-	6	3

AMENITIES	Total	City Park	MLK Park	Gazebo Park	Lucille Williams Pavilion	Tennis Court	Falconer Park	Little League Park	Legion Field (Marlin ISD)
PLAY									
Playground	4	1	1	-	-	-	1	1	-
Merry-Go-Round	1	1	-	-	-	-	-	-	-
Playscape	1	-	-	-	-	-	1	-	-
Slides	2	-	1	-	-	1	-	-	-
Monkey Bars/Jungle Gyms	4	-	1	-	-	2	1	-	-
See-saws	6	1	5	-	-	-	-	-	-
Spring Riders	1	-	-	-	-	1	-	-	-
Swing sets	7	3	2	-	-	1	1	-	-
Walk-Bike-Run									
¼th-mile Running Track	1	-	-	-	-	-	-	-	1
PASSIVE									
BBQ Grill	4	3	-	-	-	-	1	-	-
Gazebo	1		-	1	-	-	-		-
Park Bench	36	5	8	10	-	2	8	1	2
Pavilion	5	2	1	-	1	-	1	-	-
Picnic Tables – Covered	8	2	-		3	-	3	-	-
Picnic Tables – Uncovered	15	10	-	1	-	-	1	3	-
OTHER SUPPORTING AMENITIES									
Memorial	6	-	-	4	-	-	2	-	-
Restrooms	6	-	-	-	-	-	-	2	4
Trashcans	3	-	-	-	-	-	3	-	-
Bike Rack	4	2	-	-	-	-	2	-	-

Source: GrantWorks Field Survey, 2021

8.5.3 Regional Recreation Areas

Falls on the Brazos Park

Falls on the Brazos Park is located six minutes south of Marlin off FM 712, just outside of Marlin's extraterritorial jurisdiction. The park straddles the Brazos River and is a popular destination for fishing, hiking, Bald Eagle watching, and camping. For more information on reservations and activities please visit https://www.fallsonthebrazospark.com/.

Fort Parker State Park

Fort Parker State Park is approximately 35 minutes northeast of Marlin, located on the banks of the Navasota River. The park includes the 750-acre Fort Parker Lake and 3-acre Lake Springfield. Popular activities at the state park include fishing, hiking, kayaking, biking, geocaching shopping at the park store, and camping. Information on reservations and activities is available from Texas Parks & Wildlife (https://tpwd.texas.gov/state-parks/fort-parker).

Mother Neff State Park

Mother Neff State Park is approximately 40 minutes west of Marlin, located on the banks of the Leon River. The 259-acre state park draws visitors to partake in activities including fishing, hiking, geocaching, shopping at the park store, and camping. Information on reservations and activities is available from Texas Parks & Wildlife (https://tpwd.texas.gov/state-parks/mother-neff).

Lake Waco

Lake Waco is approximately 45 minutes northwest of Marlin off TX Highway 6. The 8,465-acre lake is a popular location for fishing, particularly largemouth bass. There are 10 public access areas with boat ramps as well as a swimming beach located just west of the dam. For more information visit https://www.swf-wc.usace.army.mil/8-33aco/index.asp.

Privately Owned Recreational Facilities

Marlin Country Club. Marlin Country Club is just outside of Marlin's city limits and sits withing the extraterritorial jurisdiction off Country Road 116. Club facilities include a nine-hole golf course and a clubhouse with a restaurant. For more information visit https://www.themarlincountryclub.com/.

Battle Lake Golf Course. Battle Lake Golf Course is approximately 20 minutes north of Marlin. Club facilities include an 18-hole golf course. For more information visit https://www.battlelakegolf.com/.

8.5.4 Additional Local Areas Used for Outdoor Activities

Open Space

A city's park system often includes dedicated open spaces to provide opportunities for passive recreation, to provide habitat for local flora and fauna, to preserve landmarks or vistas, and/or to ensure no development occurs in areas where potential hazards exist, such as flooding. City Park offers this space for Marlin residents.

8.6 Needs Assessment & Identification

This section outlines local recreational needs using a standards-based assessment and a demand-based assessment.

8.6.1 Standards-Based Assessment

The standards-based assessment uses three criteria to analyze Marlin's recreational needs:

- the current and future population
- acreage devoted to parks and open space
- and the number of households within/outside of a recreational facility service area

Local parks in Marlin include opportunities for several age groups. Park facilities include playground equipment for children, three basketball courts, little league and baseball fields, tennis courts, two volleyball courts, and passive recreation opportunities for all residents (benches, picnic tables, a pavilion, and a gazebo).

However, several facilities are in deteriorated condition and likely discourage use. Facility conditions are further discussed in *Section 8.5.1* and *Section 8.5.2*. In addition to removing and replacing existing facilities in substandard condition, and refinishing or rehabilitating facilities that can be salvaged, Marlin residents would benefit from further developing existing parks in the City. Residents would also benefit from expanded opportunities for all age groups, particularly inclusive play facilities and play facilities for toddlers and younger children, as well as opportunities for senior residents, such as light activity areas and walking paths.

Detailed Standard-Based Assessment Data

Facility Needs by Population Size

Table 8F identifies Marlin's existing and future needs based upon the population projection and standards for facilities described earlier in the chapter.

Table 8F: Facilities Standards & Existing Facilities Comparison

Facility	2021		Additional Facilities Needed	
	Existing within service area	*Suggested (#/population)*	*Currently needed*	*Total needed by 2032*
Facilities needed locally (within 2 miles)				
General-Use/Soccer Field	3	1 per 1,500	0.6	0.7
Soccer Field (dedicated)	-	1 per 5,000	1.1	1.1
Softball / Little League Field [1]	1	1 per 2,000	1.7	1.7
Little League (dedicated)	1	1 per 2,500	1.2	1.2
Softball (dedicated)	-	1 per 2,500	2.2	2.2
Baseball (dedicated)	2	1 per 2,500	0.2	0.2
Basketball Court	3	1 per 2,650	n/a	n/a
Tennis Court	6	1 per 1,300	n/a	n/a
Volleyball Court	2	1 per 5,100	n/a	n/a
Playground	3	1 per 2,000	n/a	n/a
Picnic Tables	15	1 per 200	12.3	12.7
Group Picnic Area (Covered)	8	1 per 1,000	n/a	n/a
Benches	36	1 per 150	0.4	0.9
Light Activity Area	6	1 per 1,200	n/a	n/a
Multiuse Paths/Trails	**Actual Mileage**	**Pop Per Mile**		
Multiuse Trails (Dirt/Gravel)	-	1,500	3.6	3.7
Multiuse Trails (Paved)	-	2,500	2.2	2.2
Facilities needed within region (< 30 min. drive time; golf and hike/bike trail< 1hr.)				
Football Field	1	1 per 20,000	n/a	n/a
Swimming Pool	-	1 per 10,000	-	-
Golf (9-hole)	1	1 per 25,000	n/a	n/a
Golf (18-hole) [2]	1	1 per 50,000	n/a	n/a
Hike / Bike Trails [3]	Numerous	1 system per region	n/a	n/a

Notes: **[1]** Standard met by existing, dedicated fields, **[2]** Battle Lake Golf Course, **[3]** See Regional Recreation Areas section

Source GrantWorks Fieldwork 2021

Acreage Needs by Population Size

Level of Service (LOS) is the term used to describe the park system's role in the community. The LOS for parks and open space is based on useable space per 1,000 residents; therefore, undeveloped parkland is not included. As expressed in the City's facility standards, Marlin's residents should have access to a minimum of five (5) acres and an ideal 15 acres of developed park land per 1,000 residents. Acreage of private recreational facilities and areas of school campuses closed to the public or open only on a limited basis are not included. Housing Authority playgrounds are not included. ***The city of Marlin's current Level of Service (LOS) falls just below the recommended minimum park acreage. Public parks provide a LOS of 4.5 acres of developed parkland per 1,000 residents.***

Table 8G: Existing Parks, Level of Service

Facility	Park Type	Acreage			Service Area (Miles)	City Households Served	% of Houses
		Desirable	*Total*	*Developed*			
City Park	Community	15+	44.0	13.5	2	1,162	44%
MLK Park	Neighborhood	1-to-15	1.3	1.3	1/2	652	24%
Gazebo Park	Minipark	≤ 1	0.3	0.3	1/4	108	4%
Lucille Williams Pavilion	Minipark	≤ 1	0.6	0.4	1/4	104	4%
Tennis Courts	Neighborhood	1-to-15	3.9	2.3	1/2	656	25%
Falconer Park	Neighborhood	1-to-15	4.0	1.9	1/2	589	22%
Little League Park	Special Use	Variable	4.9	4.9	2	1480	56%
Total Acreage			***59.0***	***24.5***			***77%***
Population – 5,462 (est. 2021); 5,530 (est. 2032)							
Level of Service 2021 (acres per 1,000 residents)		***10.8***		***4.5***			
Level of Service 2032		***10.7***		***4.4***			

Source: GrantWorks Fieldwork, 2021

Acreage Needs by Park Location

The standards-based assessment also determines recreation needs based on park service areas. The service area refers to the area formed by a predetermined radius extending out from the park that would typically serve the surrounding population. The service area of existing parks is described in *Table 8G (above)* and in *Figure 8M (next page).* Based on housing locations, approximately 77% of households in Marlin are served by at least one public recreational facility (see *Figure 8M*). Most residents likely require a car to access they city's existing parks.

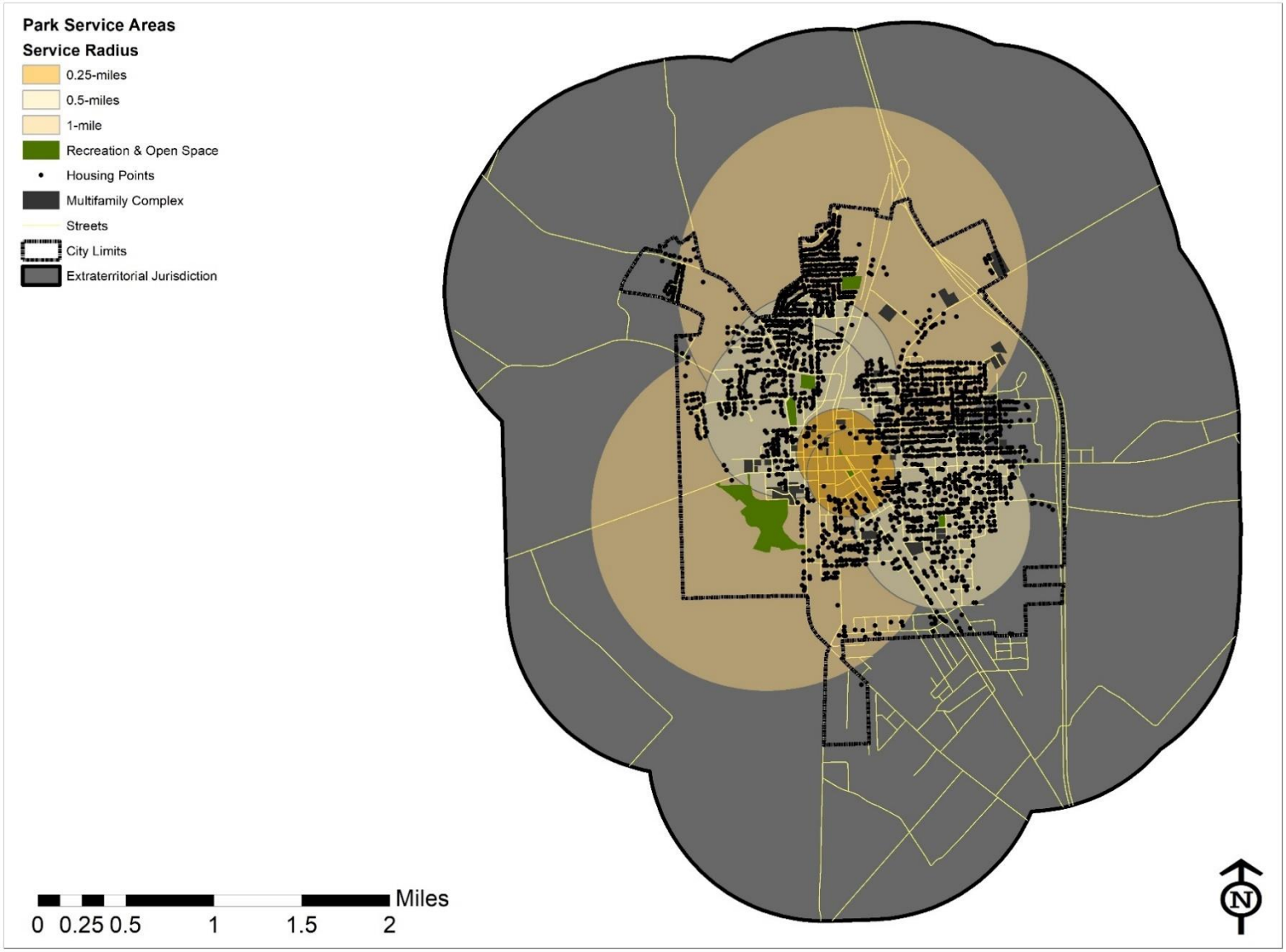


Figure 8M: Existing Public Park Service Area

8.6.2 Demand Based Assessment

The demand-based assessment of local recreation facilities is based on the results from a survey made available to Marlin residents for approximately two months between December 2021 and January 2022. Forty-Two (42) respondents completed the survey.

Data gathered from the surveys identified common recreational activities, favorite parks and recreation spaces, priority improvements to local parks, and desired new recreational facilities.

Table 8H summarizes key assessment results:

Table 8H: Top Five: Recreation Activities, Locations & New Facilities

Top 5:	Activities	Locations	New Facilities
1.	Fishing	Home / friend's house	Sidewalks
2.	Walking	Outside / just around	Outdoor picnic area
3.	Camping	Parks in Marlin	Covered picnic area
4.	Hunting/Shooting	Parks in other cities	Hike / Jogging / Bike trail
5.	Hiking	School / Church	Playground

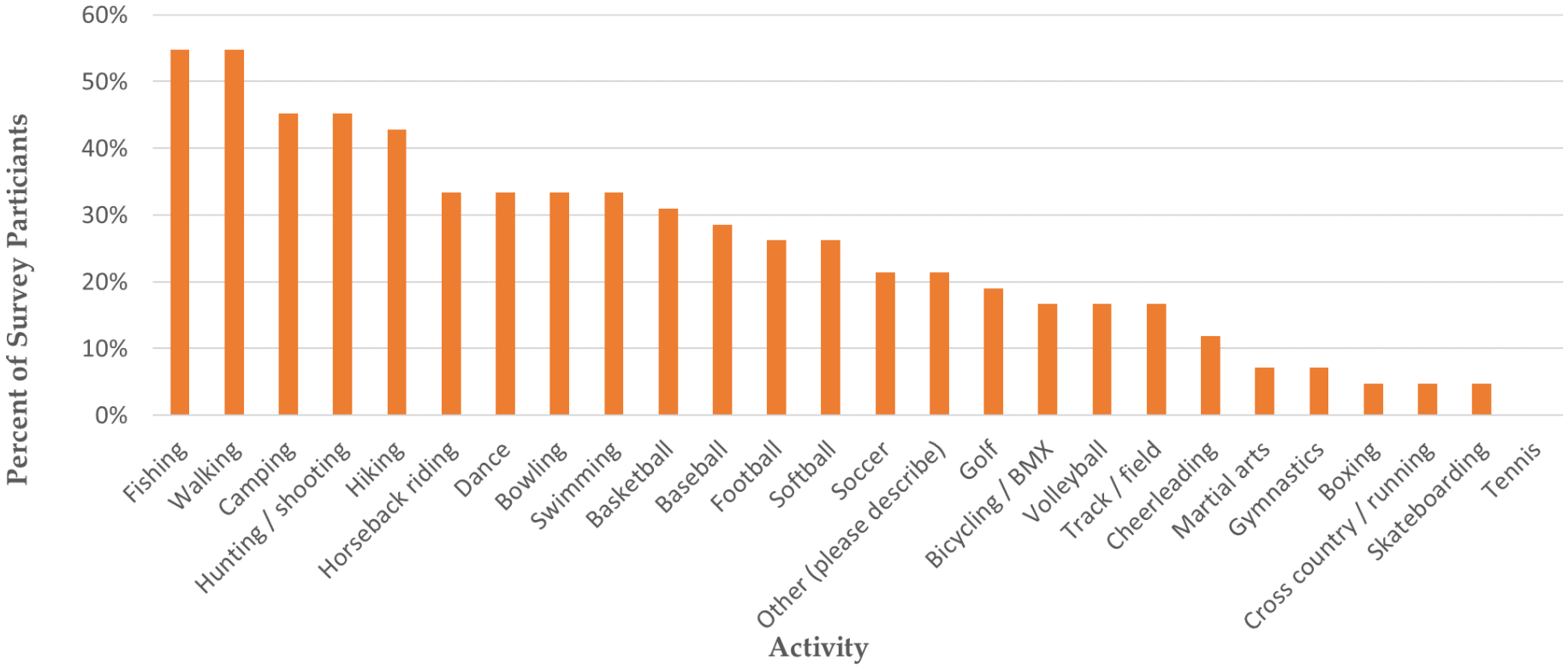
Detailed Demand-Based Assessment Data

Resident Activities & Activity Locations

The survey asked respondents to share their household recreational activities and where those activities take place.

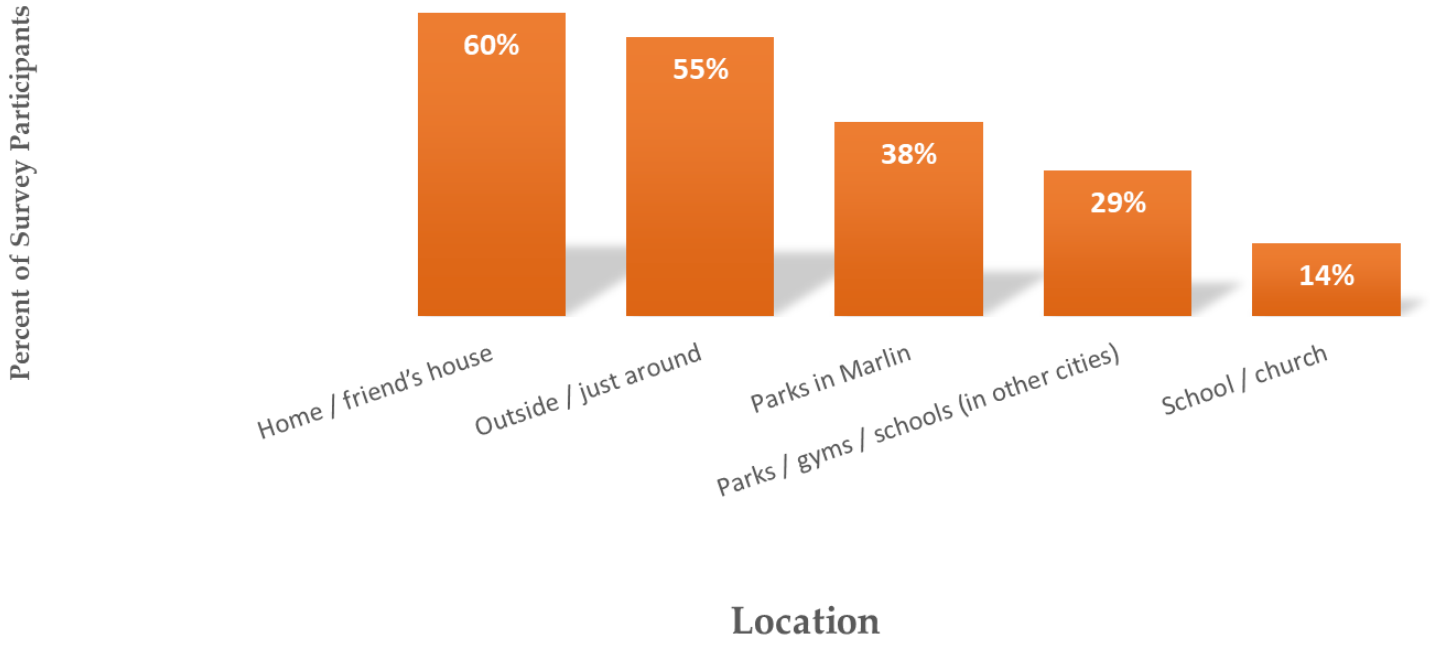
Fishing, walking, camping, hunting/shooting, and hiking were the five most popular reported activities. The most popular team sports were basketball, football, softball, baseball, and soccer (see *Chart 8E, next page).*

Chart 8E: Top Activities



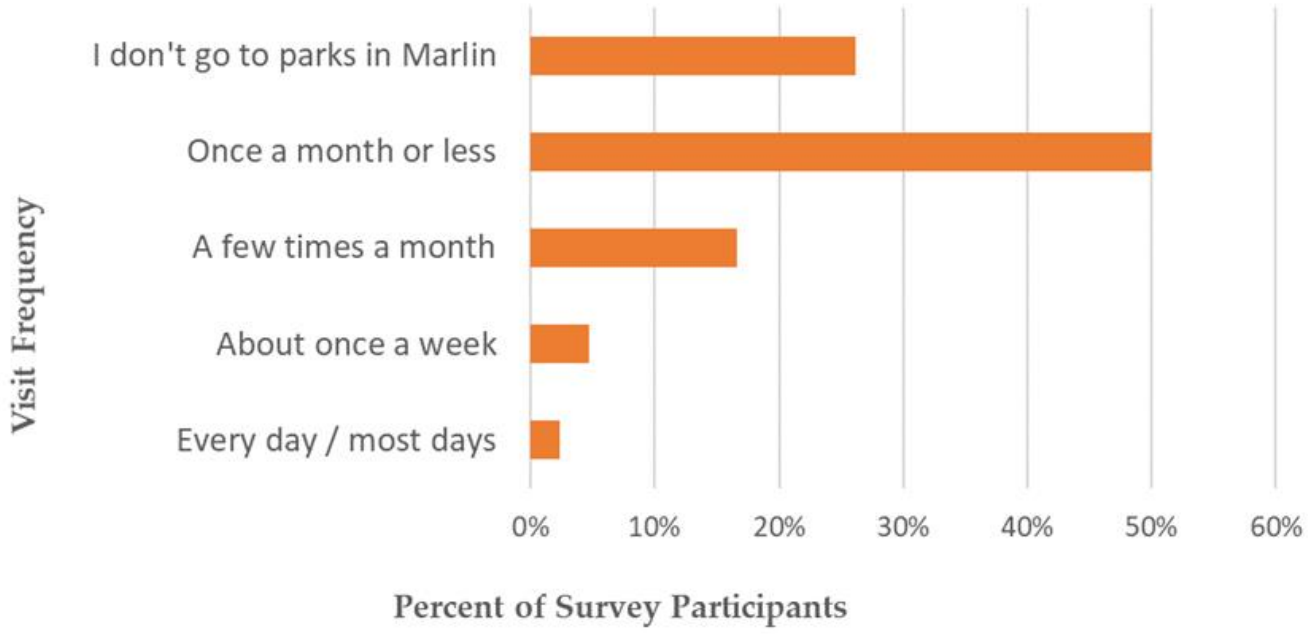
Most survey respondents report participating in recreational activities generally at home/friend's home, outside/ just around, and Marlin's parks.

Chart 8F: Activity Locations



Approximately 3/4 of survey respondents report visiting public parks in Marlin (74%). Of the respondents who visit public parks, most visit at least once a month (see *Chart 8G)*.

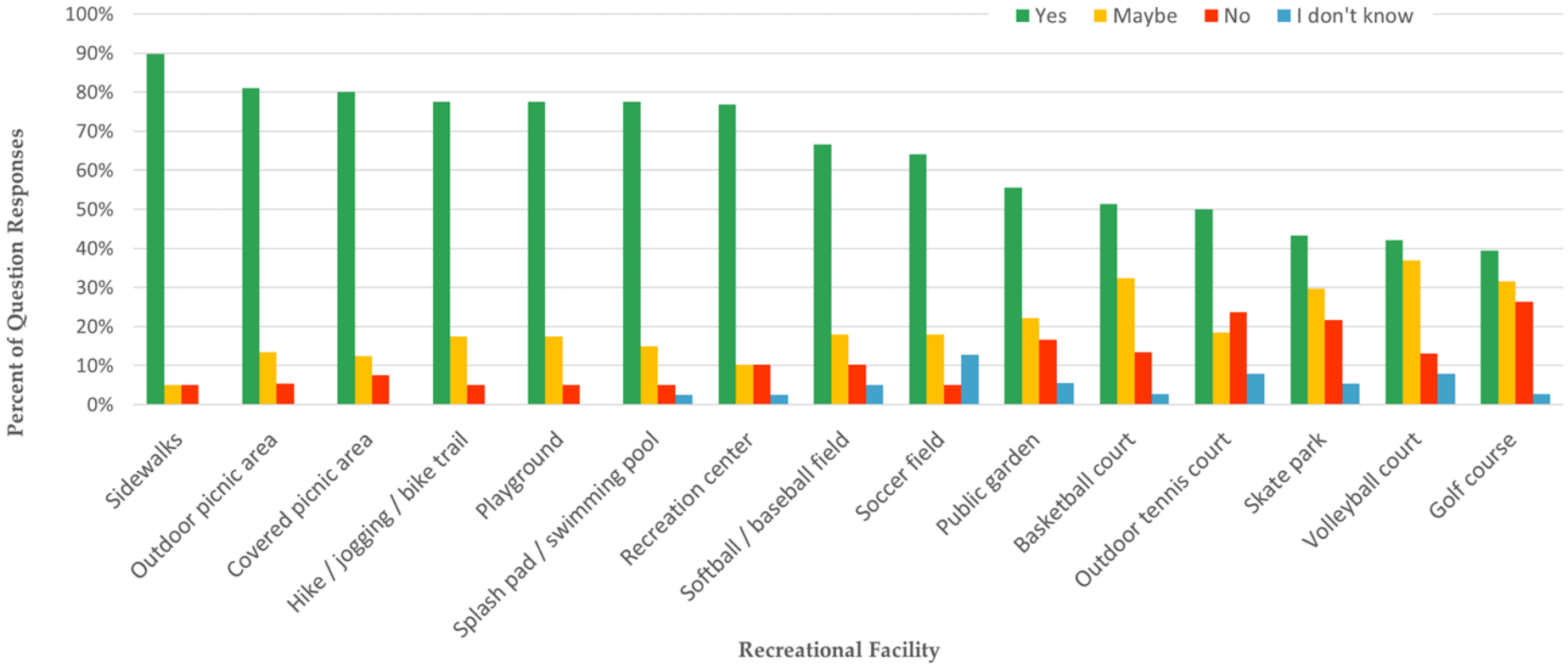
Chart 8G: How often do you visit a park in Marlin?



New Facilities

Question 11 asked respondents to review a list of potential new facilities and indicate whether they want the facility ("Yes"), may want the facility "Maybe"), do not want the facility ("No)", or are unsure ("I don't know"). *Chart 8H* shows the resulting scores. Top important facilities are sidewalks, outdoor picnic area, covered picnic area, hike/jogging/bike trail, and a playground.

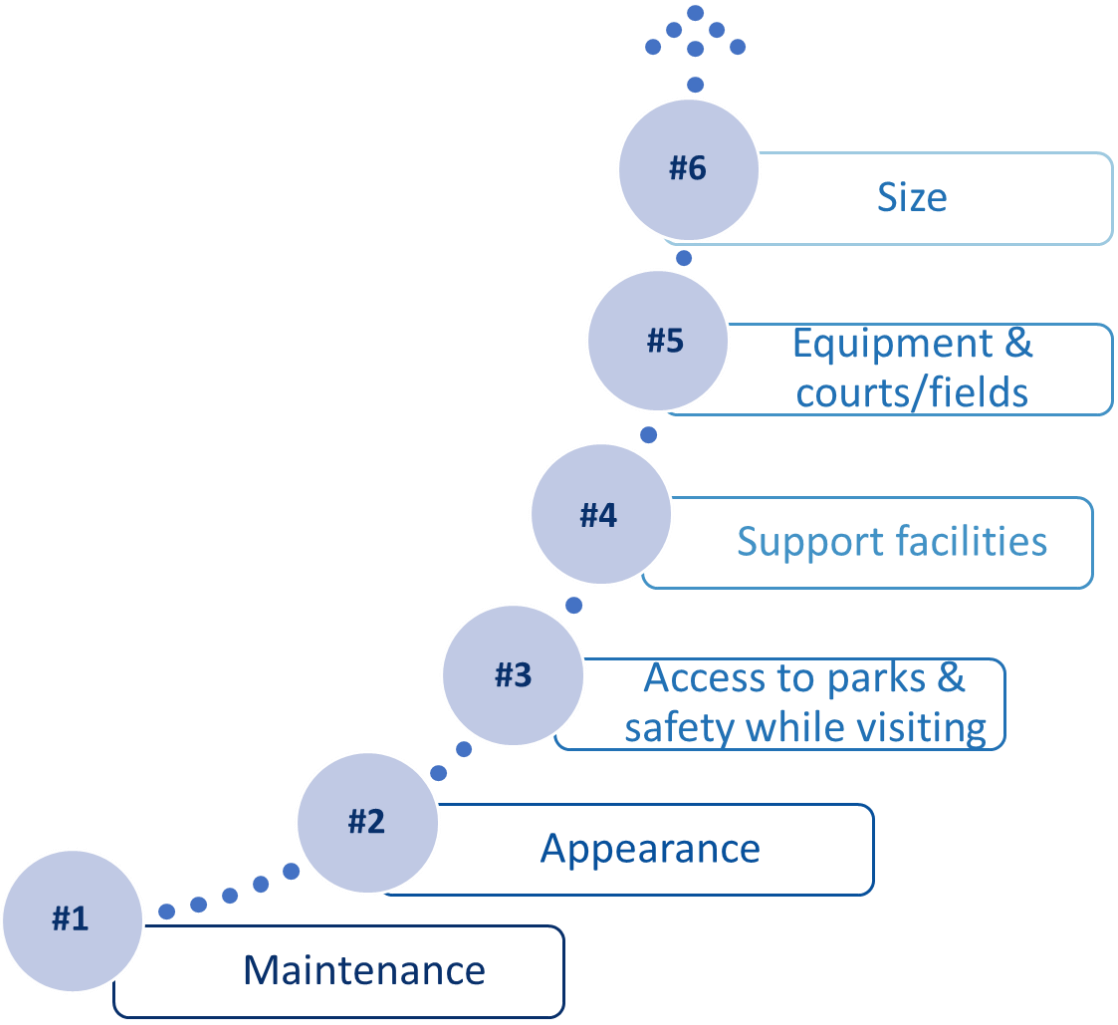
Chart 8H: Desired New Facilities



Park Improvements

The survey asked respondents to rank priorities for park improvements/updates. As *Chart 8I* shows, maintenance was the top selected priority, followed by appearance, and access to parks & safety while visiting.

Chart 8I: Rank Your Priorities for Park Improvements/Updates



8.7 Prioritization of Needs

A review of public comments, survey results, and established standards indicates the need to remove and replace existing facilities in deteriorated and dilapidated condition and make targeted investments in new facilities to expand recreational opportunities in Marin. Park planners realize that establishing priorities based solely on the public's numerical ranking of activities may not consider the most logical and efficient use of limited available monetary resources and may not provide the widest range of activities to the broadest possible target audience. When establishing priorities to direct future investment it is important to strike a balance between community preferences, standards-based assessments, and the ability of the City to fund construction and maintenance of proposed facilities.

Park Priorities by Type

The City of Marlin has established the following development priorities.

Outdoor Construction-related Priorities (OC):

Priority 1:	Renovate Little League Field Park to allow for enhanced use of baseball/little league fields.
Priority 2:	Redevelop City Park to provide one or more playgrounds and supporting facilities. As resources allow, install other facilities, such as dedicated soccer fields and/or a multi-use path.
Priority 3:	Renovate Lucille Williams Pavilion and Gazebo Park to provide passive recreation facilities, such as picnic tables, benches, sensory garden, and a light activity area with activities for elderly residents such as horseshoes, shuffleboards, and/or table games like dominos, chess, and card games.
Priority 3:	Conduct a Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.
Priority 4:	Encourage development of other outdoor activities typically operated by private businesses such as a skate park, equestrian facilities, miniature gold, bicycle motor-cross, or a mountain-biking trail
Priority 5:	Develop exhibits at park facilities to foster nature appreciation and educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscape gardens.

Indoor Construction-Related Priorities (IC):

Priority 1:	Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, roller-skating rink, gymnastics/twirling center, and indoor rodeo facilities.

Ongoing Non-Construction Priorities (NC):

Action Item 1:	Budget funds for park maintenance
Action Item 2:	Budget funds for on-going facility development.
Action Item 3:	Schedule biennial review of the Parks & Recreation Master Plan to update inventory and priority needs lists. Solicit new public input every five years.
Action Item 4:	Form a Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.
Action Item 5:	Develop guiding visions for local park design and improvements.
Action Item 6:	Hold an annual festival at local parks. Festivals and events, like the Blues Festival, provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in parks improvement projects
Action Item 7:	Establish a "community workday" to support local recreation and open space improvements. Seek volunteers from residents, City staff, community service workers, schools, local institutions, religious and civic groups, etc.
Action Item 8:	Develop a policy to educate the public regarding the benefits of private land donation for development of parks, greenbelts, and open space.
Action Item 9:	Establish a voluntary park donation fund to maintain, repair, and upgrade local parks. Solicitation could be added to the City utility bill.
Action Item 10:	Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens. For example, maintain a library of reference materials for public use; encourage use through public outreach; (co)sponsor a temporary-use project, etc.
Action Item 11:	Develop a shared resources plan with the ISD to ensure all available area facilities may be used year-round and to support shared facilities development.
Action Item 12:	Schedule creation of a new Parks & Recreation Master Plan.

8.8 Recreation & Open Space Plan

This plan is designed to be implemented during a 10-year period starting with fiscal year 2022-2023 and ending with fiscal year 2031-2032. The plan addresses the full spectrum of the City's new construction, maintenance, and operation needs to ensure that the highest quality park, recreation, and open space opportunities are available.

The following implementation plan sets forth the most reasonable development timeline assuming funding resources are available. The items are identified as Construction (C) priorities or as non-construction (NC) action items. Outdoor activities are identified as OC. Indoor activities are identified as IC.

Potential methods of funding for these projects are identified. These potential sources include:

- Local general funds,
- General obligation bonds,
- Certificates of obligation (CO's),
- Sales tax revenue,
- Local in-kind labor,
- Donations of land, cash, materials, and labor from private individuals, and
- Grants from the Texas Parks & Wildlife Department (TPWD) through the outdoor, indoor, trails, and small community programs, and the TPWD Community Outdoor Outreach Program (COOP).

The following plan outlines projects the City should strive to achieve on a short-term basis within the first five years of the planning period and on a long-term basis. The plan derives from the above analyses: the inventory of existing conditions, including physical and social resources; the standards-based assessment; and the needs-based assessment.

Table 8I: Implementation Plan: 2022-2032

IMPLEMENTATION ITEM	ACTION ITEM	ESTIMATED COST	FUNDING SOURCE(S)
FY 2022-2023 (10/1/2022 to 9/30/2023)			
Apply to TPWD Small Community Recreation Grant program to renovate Little League Field Park to allow for enhanced use of baseball/little league fields.	OC 1	Variable	GEN
Annual: Conduct a Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Annual: Form a Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	Staff	GEN
Develop guiding visions for local park design and improvements.	NC 5	Staff	GEN
Develop a policy to educate the public regarding the benefits of private land donation for development of parks, greenbelts, and open space.	NC 8	Staff	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Develop annual programming and festivals at local parks. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities like the Blues Festival. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in parks improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Hold a "community workday" to support local recreation and open space improvements. Seek volunteers from residents, City staff, community service workers, schools, local institutions, religious and civic groups, etc. Tasks might include cleanup of recreation/open space and vacant lots, tree planting, and/or other improvements to property with frontage on thoroughfares.	NC 7	< $1,000	GEN, ISD, Local

IMPLEMENTATION ITEM	ACTION ITEM	ESTIMATED COST	FUNDING SOURCE(S)
Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens. For example, maintain a library of reference materials for public use; encourage use through public outreach; (co)sponsor a temporary-use project, etc.	NC 11	Variable	GEN, ISD, Chamber, Local
FY 2023-2024 (10/1/2023 to 9/30/2024)			
Develop exhibits at park facilities to foster nature appreciation and educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscape gardens.	OC 5	< $1,000	GEN, Local
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Use grant funds to renovate Little League Field Park to allow for enhanced use of baseball/little league fields.	OC 1	Up to $150,000 (or 50% match of TPWD grants)	GEN, Local, TPWD
Review Parks & Recreation Master Plan to update inventory and priority needs lists.	NC 3	< $1,000	GEN, Local
Develop a shared resources plan with the ISD to ensure all available area facilities may be used year-round and to support shared facilities development.	NC 11	<$1,000 (legal)	GEN, ISD
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Continue "community workday" to support local recreation and open space improvements. Dedicate annual "community workday" activities to support the upcoming parks project. Tasks might include site preparation, clean up, and preliminary construction tasks.	NC 7	< $1,000	GEN, ISD, Local
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens.	NC 10	Variable	GEN, ISD, Chamber, Local

IMPLEMENTATION ITEM	ACTION ITEM	ESTIMATED COST	FUNDING SOURCE(S)
FY 2024-2025 (10/1/2024 to 9/30/2025)			
Establish a voluntary park donation fund to maintain, repair, and upgrade local parks. Solicitation could be added to the City utility bill.	NC 9	Staff	GEN
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Review Parks & Recreation Master Plan to update inventory and priority needs lists.	NC 3	< $1,000	GEN, Local
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Continue "community workday". Conduct cleanup of recreation/open space and vacant lots, tree planting, and other improvements to property with frontage on thoroughfares.	NC 7	< $1,000	GEN, ISD, Local
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	NC 10	Variable	GEN, ISD, Chamber, Local
FY 2025-2026 (10/1/2025 to 9/30/2026)			
Apply to TPWD Small Community Recreation Grant program to renovate City Park to provide one or more playgrounds and supporting facilities. As resources allow, install other facilities, such as dedicated soccer fields and/or a multi-use path.	OC 2	Variable	GEN
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN

IMPLEMENTATION ITEM	ACTION ITEM	ESTIMATED COST	FUNDING SOURCE(S)
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Continue "community workday". Conduct cleanup of recreation/open space and vacant lots, tree planting, and other improvements to property with frontage on thoroughfares.	NC 7	< $1,000	GEN, ISD, Local
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	NC 10	Variable	GEN, ISD, Chamber, Local
FY 2026-2027 (10/1/2026 to 9/30/2027)			
Solicit public input and conduct biennial review of Parks & Recreation Master Plan to update inventory and priority needs lists.	NC 3	$1,000	GEN, ISD, Local
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Continue "community workday". Conduct cleanup of recreation/open space and vacant lots, tree planting, and other improvements to property with frontage on thoroughfares.	NC 7	< $1,000	GEN, ISD, Local
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	NC 10	Variable	GEN, ISD, Chamber, Local
FY 2027-2028 (10/1/2027 to 9/30/2028)			

IMPLEMENTATION ITEM	ACTION ITEM	ESTIMATED COST	FUNDING SOURCE(S)
Use grant funds to renovate City Park to provide one or more playgrounds and supporting facilities. As resources allow, install other facilities, such as dedicated soccer fields and/or a multi-use path.	OC 2	Up to $150,000 (or 50% match of TPWD grants)	GEN, TPWD, Local
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue "community workday". Dedicate annual "community workday" activities to support the upcoming parks project. Tasks might include site preparation, clean up, and preliminary construction tasks.	NC 7	< $1,000	GEN, ISD, Local
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	NC 10	Variable	GEN, ISD, Chamber, Local
FY 2028-2029 (10/1/2028 to 9/30/2029)			
Review Parks & Recreation Master Plan to update inventory and priority needs lists.	NC 3	< $1,000	GEN, Local
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Continue "community workday". Conduct cleanup of recreation/open space and vacant lots, tree planting, and other improvements to property with frontage on thoroughfares.	NC 7	< $1,000	GEN, ISD, Local

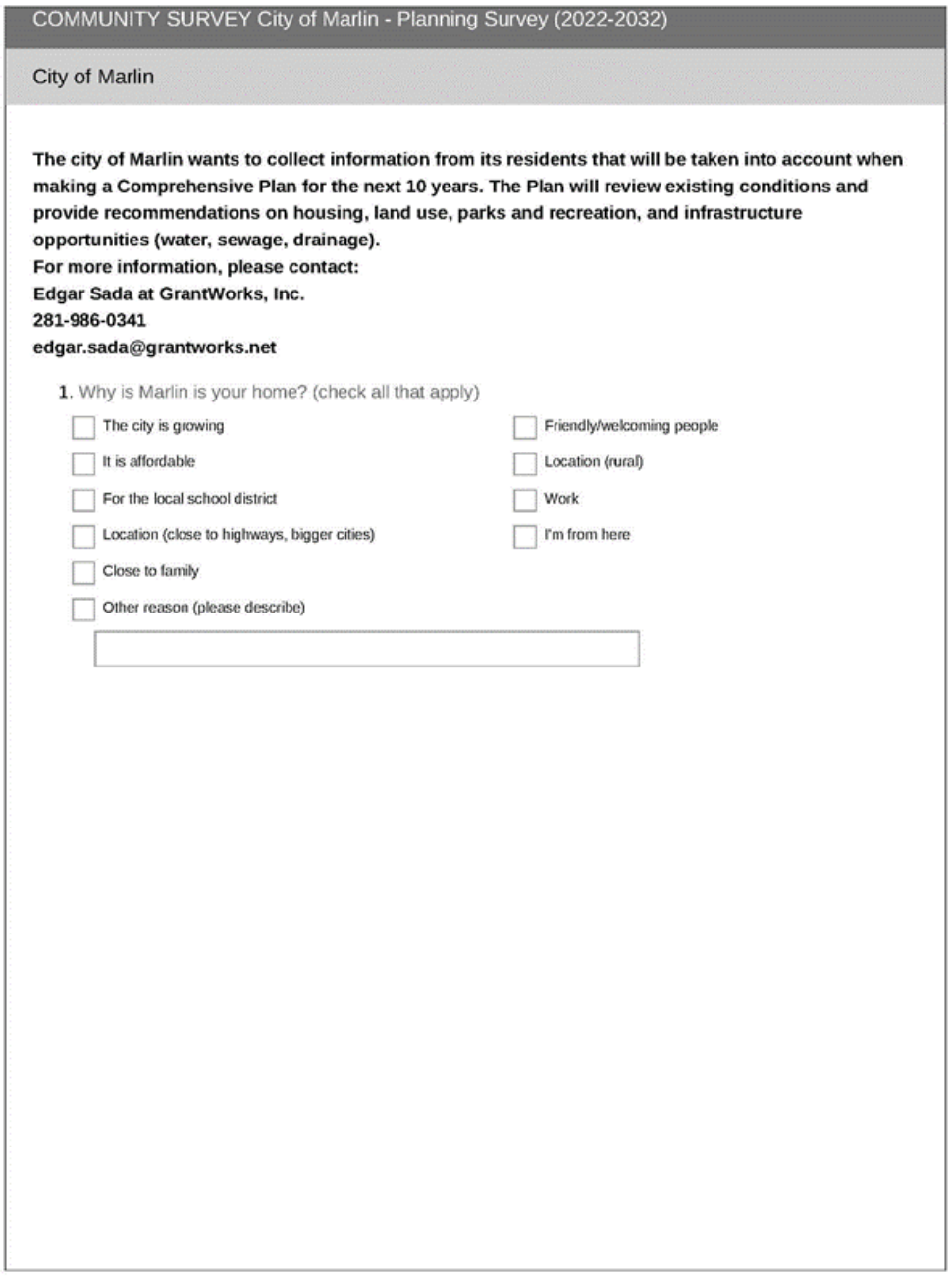
IMPLEMENTATION ITEM	ACTION ITEM	ESTIMATED COST	FUNDING SOURCE(S)
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	NC 10	Variable	GEN, ISD, Chamber, Local
FY 2029-2030 (10/1/2029 to 9/30/2030)			
Apply to TPWD Local Parks Non-Urban Outdoor Recreation program to renovate Lucille Williams Pavilion and Gazebo Park to provide passive recreation facilities, such as picnic tables, benches, sensory garden, and a light activity area with activities for elderly residents such as horseshoes, shuffleboards, and/or table games like dominos, chess, and card games.	OC 3	Variable	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN
Annual: Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Continue "community workday". Conduct cleanup of recreation/open space and vacant lots, tree planting, and other improvements to property with frontage on thoroughfares.	NC 7	< $1,000	GEN, ISD, Local
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	NC 10	Variable	GEN, ISD, Chamber, Local
FY 2030-2031 (10/1/2030 to 9/30/2031)			
Encourage development of other outdoor activities typically operated by private businesses such as a skate park, equestrian facilities, miniature gold, bicycle motor-cross, or a mountain-biking trail	OC 4	Variable	GEN, Chamber
Encourage development of other indoor activities operated by private businesses such as a movie theater, bowling alley, roller-skating rink, gymnastics/twirling center, or indoor rodeo facilities.	IC 1	Variable	GEN, Chamber

IMPLEMENTATION ITEM	ACTION ITEM	ESTIMATED COST	FUNDING SOURCE(S)
Review Parks & Recreation Master Plan to update inventory and priority needs lists.	NC 3	< $1,000	GEN, Local
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Continue "community workday". Conduct cleanup of recreation/open space and vacant lots, tree planting, and other improvements to property with frontage on thoroughfares.	NC 7	< $1,000	GEN, ISD, Local
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	NC 10	Variable	GEN, ISD, Chamber, Local
FY 2031-2032 (10/1/2031 to 9/30/2032)			
Dedicate annual "community workday" activities to support the upcoming parks project. Tasks might include cleanup of recreation/open space and vacant lots, tree planting, and/or other improvements to property with frontage on thoroughfares.	NC 7	< $1,000	GEN, ISD, Local
Use grant funds to renovate Lucille Williams Pavilion and Gazebo Park to provide passive recreation facilities, such as picnic tables, benches, sensory garden, and a light activity area with activities for elderly residents such as horseshoes, shuffleboards, and/or table games like dominos, chess, and card games.	OC 3	Up to $150,000 (or 50% match of TPWD grants)	GEN, Local, TPWD
Schedule creation of new Parks & Recreation Master Plan	NC 3	$10,000	GEN, CDBG
Annual: Continue Tree Planting Campaign (five trees per year). Prioritize public spaces and thoroughfares.	OC 3	$500	GEN, Local

IMPLEMENTATION ITEM	ACTION ITEM	ESTIMATED COST	FUNDING SOURCE(S)
Annual: Continue Parks & Paths Advisory Committee to support parks and pathways planning, outreach, and activities.	NC 4	<$1,000	GEN
Annual: Budget sufficient funds for park maintenance and for ongoing facilities development. Review biennially.	NC 1 NC 2	$63,000 +/-	GEN, Local
Annual: Continue programming and festivals at local parks. Earmark any proceeds from activities for use in park improvement projects.	NC 6	$2,000 - $5,000	GEN, ISD, Local
Annual: Support both temporary and permanent recreational uses on vacant land such as pocket parks or community gardens	NC 10	Variable	GEN, ISD, Chamber, Local

GEN = City of Marlin Municipal Funds; **CDBG** = Community Development Block Grant Program; **Chamber =** Marlin Chamber of Commerce; **ISD** = Marlin Independent School District; **Local** = Donations from private citizens, organization, and local businesses; **TPWD** = Texas Parks & Wildlife Department

8.9 Appendix 8A: Survey



COMMUNITY SURVEY City of Marlin - Planning Survey (2022-2032)

City of Marlin

The city of Marlin wants to collect information from its residents that will be taken into account when making a Comprehensive Plan for the next 10 years. The Plan will review existing conditions and provide recommendations on housing, land use, parks and recreation, and infrastructure opportunities (water, sewage, drainage).
For more information, please contact:
Edgar Sada at GrantWorks, Inc.
281-986-0341
edgar.sada@grantworks.net

1. Why is Marlin is your home? (check all that apply)

- ☐ The city is growing
- ☐ It is affordable
- ☐ For the local school district
- ☐ Location (close to highways, bigger cities)
- ☐ Close to family
- ☐ Other reason (please describe)
- ☐ Friendly/welcoming people
- ☐ Location (rural)
- ☐ Work
- ☐ I'm from here

2. How much do you agree or disagree with each statement about the kind of community Marlin should be?

	Ranking
A bedroom or residential community – a home base for people who work outside of Marlin	
A ***family-oriented community*** - a place where people can safely raise families	
A ***rural community*** – a place where people can "get away from it all"	
A pedestrian- and bicycle-friendly community – a place where people can safely walk and bike	
An ***environmentally friendly community*** – a place where people care for and preserve the natural environment	
A retirement community – a place where residents can live out their retirement	
An ***urban community*** – a place with lots of housing and commercial development	

3. Please rate the quality and reliability of these systems in Marlin.

	Sewer System	Storm Drainage	Water System
Rating			

If you rated a system "Bad", please share your concern(s).

4. What is the general condition of houses in Marlin?

- ◯ Excellent
- ◯ Normal
- ◯ Not sure
- ◯ Bad (Please share your concerns in the box below)

5. How important are these types of housing?

	Importance
Affordable	
Luxury	
Market rate	
For renter	
For first-time homebuyers	
For seniors	
Historic	

6. How often do you visit Marlin's city center?

- ◯ Every day / most days
- ◯ About once a week
- ◯ A few times a month
- ◯ Once a month or less
- ◯ I don't go to downtown Marlin

7. Which of the following businesses would you like to have, or have more of, in Marlin?

- [ ] Gas station
- [ ] Clothing store
- [ ] Tailor / dry cleaners
- [ ] Hardware / general store
- [ ] Pharmacy
- [ ] Food co-op / grocery store
- [ ] Farm stand
- [ ] Book store / newspaper stand
- [ ] Small craft / artisan gallery
- [ ] Automotive repair
- [ ] Liquor store or wine shop
- [ ] Banking
- [ ] Doctor / dentist
- [ ] Florist / plant nursery
- [ ] Restaurant
- [ ] Child care
- [ ] Lawyer / legal services
- [ ] Coffee shop / cafe
- [ ] Salon / Beauty
- [ ] Bar / pub / tavern
- [ ] Other (please describe)

8. What types of sports do you and your family like to do?

- [ ] Boxing
- [ ] Hiking
- [ ] Martial arts
- [ ] Soccer
- [ ] Tennies
- [ ] Volleyball
- [ ] Cheerleading
- [ ] Bowling
- [ ] Fishing
- [ ] Football
- [ ] Bicycling / BMX
- [ ] Cross country / running
- [ ] Walking
- [ ] Swimming
- [ ] Golf
- [ ] Softball
- [ ] Camping
- [ ] Skateboarding
- [ ] Horseback riding
- [ ] Track / field
- [ ] Hunting / shooting
- [ ] Basketball
- [ ] Gymnastics
- [ ] Baseball
- [ ] Dance
- [ ] Other (please describe)

9. Where do you and your family go to play? (check all that apply)

- ☐ Home / friend's house
- ☐ School / church
- ☐ Local gym or workout class
- ☐ Other (please describe)
- ☐ Parks in Marlin
- ☐ Outside / just around
- ☐ Parks / gyms / schools (in other cities)

10. How often do you visit a park in Marlin?

- ◯ Every day / most days
- ◯ About once a week
- ◯ A few times a month
- ◯ Once a month or less
- ◯ I don't go to parks in Marlin

11. Which of the following facilities would you like to have in Marlin?

	Answer
Volleyball court	
Outdoor tennis court	
Soccer field	
Covered picnic area	
Golf course	
Public garden	
Hike / jogging / bike trail	
Basketball court	
Softball / baseball field	
Sidewalks	
Playground	
Outdoor picnic area	
Skate park	
Recreation center	
Splash pad / swimming pool	

12. What should Marlin park priorities be? Please rank the priorities below from 1-to-6.

Maintenance

☐ N/A

Appearance

☐ N/A

Equipment and sports courts/fields

☐ N/A

Access to park, and safety while visiting

☐ N/A

Size

☐ N/A

Supporting facilities (restrooms, water fountains)

☐ N/A

13. What are Marlin's? top challenges? Please rank the below challenges from 1-to-6.

Housing and yard conditions (structures need repair, debris in the yard)

☐ N/A

Water / wastewater services

☐ N/A

Street conditions (pot holes, cracks, poor drainage)

☐ N/A

Affordability (housing costs and affordability in general)

☐ N/A

Local business (need more local businesses, more support for local businesses)

☐ N/A

Amenities / attractions

☐ N/A

14. What are Marlin's key strengths? Please rank the below strengths form 1-to-7.

Small-town / friendly feel

☐ N/A

Community engagement and pride

☐ N/A

Local government

☐ N/A

Local organizations and volunteers

☐ N/A

Local schools

☐ N/A

Local businesses

☐ N/A

Community amenities / attractions

☐ N/A

15. Do you live in Marlin?

- ◯ Yes
- ◯ No
- ◯ Not sure

16. How old are you?

9 Capital Improvements Program

The condition of infrastructure is a major concern of all communities. Infrastructure deteriorates with time and use and, as cities expand, stress is placed upon the capacity of local governments to accommodate additional people. When properly developed and used, a capital improvements program (CIP) is a tool for local governments to identify ongoing and long-term capital needs and assess financial capabilities to meet those needs.

9.1 Highlights

Marlin is a small, lower-income community. Low estimated per capita income and high estimated poverty rates create challenges for funding community improvements. However, property and sales tax revenues generally increased over the last five years and, with grant support, the City has the financial capacity to carry out some of the necessary capital improvements over the next 10 years.

The City's current debt service extends beyond the planning period, so additional debt is not recommended as a primary funding source. However, based on the Annual Debt Service as Percentage of Receipt and Debt Service Coverage Ratio metrics, Marlin could issue $137,000 to $550,000 in annual debt on top of existing debt while maintaining a conservative fiscal policy ($1.375 million to $5.5 million over the planning period).

Projects recommended in the Five-Year Capital Improvements Program Schedule at the end of this chapter (and on *Map 9A: Capital Improvements Program)* total an estimated $10.060 million. The order of those projects and the exact locations of some improvements would depend on funding availability, engineering studies, and the changing needs of the community. Local financing options are discussed below. *Chapter 10: Funding Sources* contains extensive information on grants and loans available from external sources.

9.2 City Financial Condition

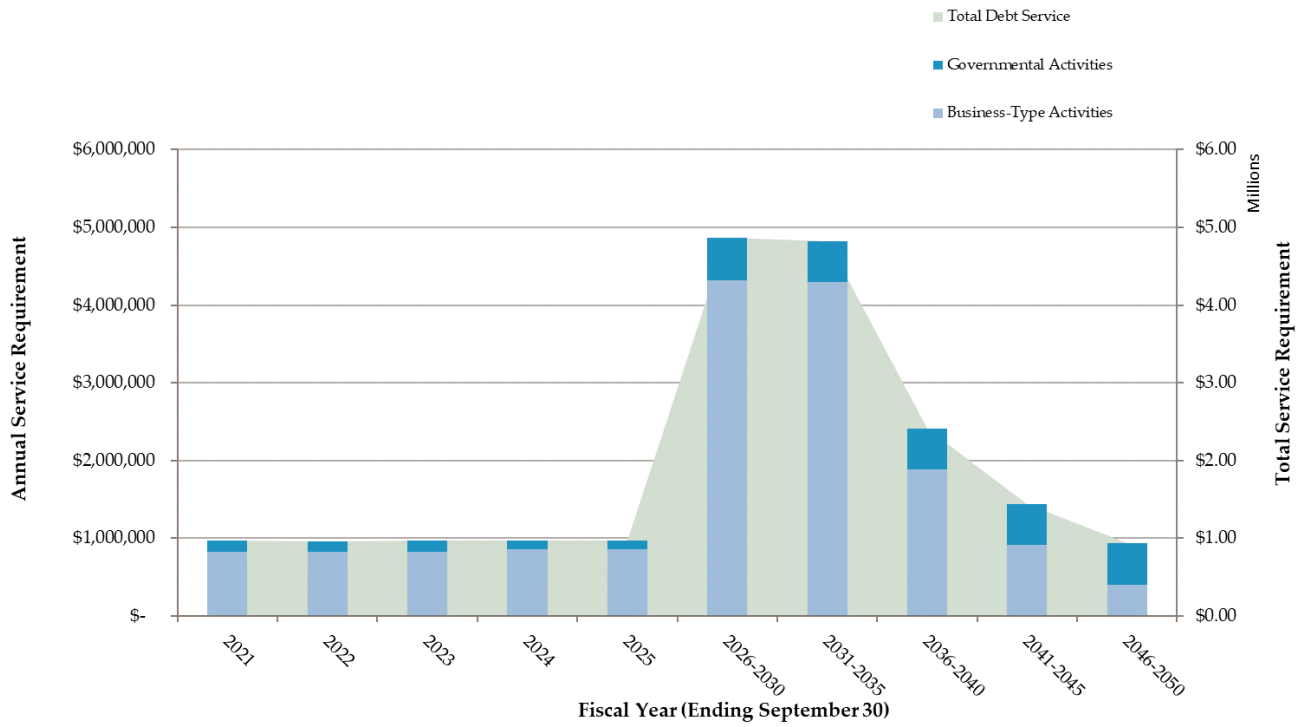
This section describes the City's financial condition with regards to public debt, income and expenditures, tax revenue trends, and residents' income levels.

9.2.1 Public Debt

The audit for the City of Marlin's 2020 fiscal year identifies several sources of debt – Certificates of Obligation and Notes Payable. Certificates of obligation have been issued for governmental and business-type activities and are back by both taxes and surplus water/wastewater revenues.

Chart 9A illustrates the City's outstanding debt obligations including principal and interest. According to the annual financial report for the year ending September 30, 2020, the City of Marlin's total debt service is $19,302,789.

Chart 9A: City Debt Service Payments[68] (2021-2050)



[68] *Source: Annual Financial Report, year ending 9/30/2020, pg. 38*

9.2.2 Income & Expenditures

The City of Marlin organizes revenues and expenses in compliance with standard governmental accounting practice. All funds are either Governmental or Proprietary fund types.

- Governmental-type funds account for a city's core services and activities.
- Proprietary funds account for a city's business-like activities, or activities financed through self-generated revenues, like utilities.

The City's two major governmental funds are the *General Fund* and the *Certificates of Obligation, Series 2019A Fund.* The *Certificates of Obligation, Series 2019A Fund* is used to account for drainage improvements funded using proceeds from the sale of Certificates of Obligation Bonds. The *General Fund* is the general operating fund of the City. Income for the *General Fund* is generated primarily through taxes and expenditures include general governments costs and costs to provide public services such as public safety, sanitation, streets (public works) (see *Table 9A, next page*).

The City's major proprietary fund is the *Utility Fund* which accounts for water and wastewater activities. Proprietary fund revenues come primarily from Water and Sewer Sales, and expenditures result primarily from financing the Water Plant, Wastewater Plant, and public works (see *Table 9A, page 9-5*).

Table 9A: Governmental Fund Revenues & Expenditures (2020)

Revenues	
Property Taxes	$1,418,305
Sales Taxes	$846,869
Franchise Taxes	$193,669
Alcoholic Beverage Taxes	$3,592
Hotel Occupancy Taxes	$35,682
Licenses, Permits & Fees	$23,728
Fines & Forfeitures	$158,299
Charges for Current Services	$11,092
Sanitation	$577,130
Investment Earnings	$14,105
Miscellaneous	$78,468
Intergovernmental	$445,363
Total Revenues	**$3,806,888**
Expenditures	
General Government	$503,466
Public Safety	$1,601,118
Streets	$732,422
Sanitation	$612,664
Cultural & Recreational	$64,225
Principle Retirement	$160,775
Interest & Fiscal Charges	$17,939
Debt Issuance Cost	$149,138
Total Expenses	**$3,841,747**
Other Financing Sources	
Proceeds of Certificates of Obligation	$3,055,000
Capital Lease Proceeds	$121,092
Transfers In	$195,070
Transfers Out	($205,525)
Total Other Financing Sources	**$3,165,637**
Net Change in Fund	*$3,130,778*
Beginning Fund Balance	*$1,145,483*
Ending Fund Balance	*$4,276,261*

*Source: **Annual** Financial Report, year ending 9/30/2020, pg. 16*

Table 9B: Proprietary Fund Revenues & Expenditures (2020)

Operating Revenues	
Water Services	$2,712,583
Wastewater Services	$912,349
Penalties	$91,486
Tap Fees	$11,000
Miscellaneous	$56,208
Total Operating Revenues	**$3,783,626**
Operating Expenditures	
Water Billing	$244,492
Water Plant	$1,112,990
Wastewater Plant	$396,916
Public Works	$539,492
Depreciation & Amortization	$526,050
Total Operating Expenses	**$2,819,940**
Operating Income (Loss)	**$963,686**
Nonoperating Revenues / Expenditures	
Interest on Investments	$25,410
Interest & Paying Agent Fees	($120,207)
Bond Issuance Costs	($157,446)
Total Nonoperating Revenues (Expenses)	**($252,243)**
Income (Loss) Before Capital Contributions Transfer	**$711,443**
Capital Contributions	$257,163
Transfers In	$10,455
Transfers Out	-
Net Change in Fund	*$979,061*
Beginning Fund Balance	*$12,856,290*
Ending Fund Balance	*$13,835,351*

*Source: **Annual** Financial Report, year ending 9/30/2020, pg. 18*

9.2.3 Local Taxes

Local taxes are a key source of Governmental Fund revenues. *Chart 9B* depicts the historical property tax rate data from the Texas Bond Review Board for the city of Marlin. The City's property tax rate increased from $0.775 to $0.920 per $100 taxable value between 2014 and 2021 with a peak of $1.086 in 2019. Marlin's property tax rate is higher than the average for all Texas cities ($0.480) as well as the average for Texas cities with a population between 4,000 and 6,000 residents ($0.529).[69] Both property tax and sales tax allocations generally increased over the past five years *(see Chart 9C).*

Chart 9B: Property Tax Rate History (per $100 taxable value) (2014-2021)

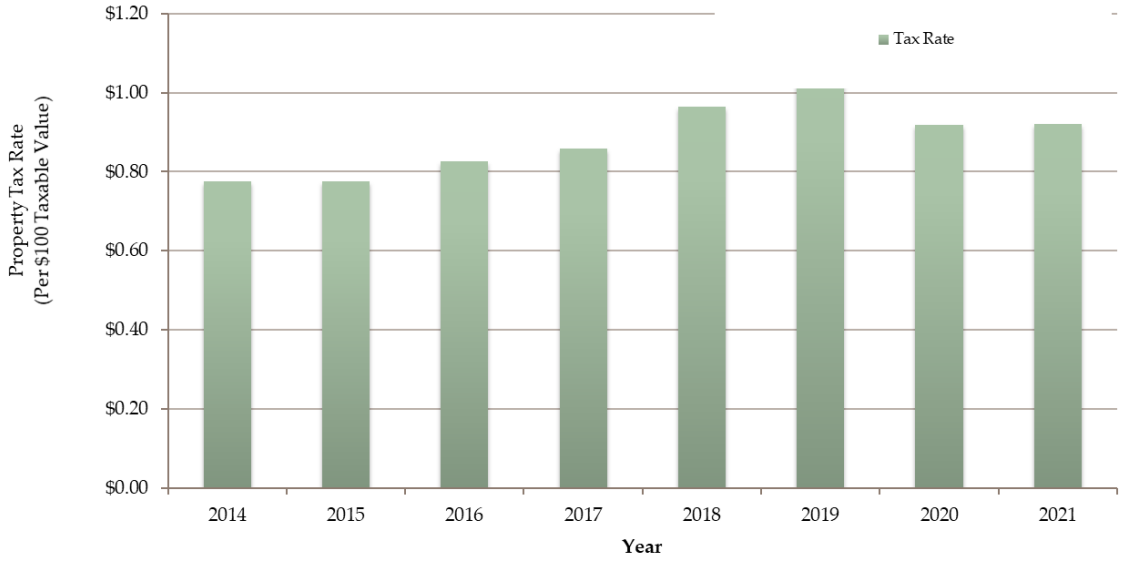
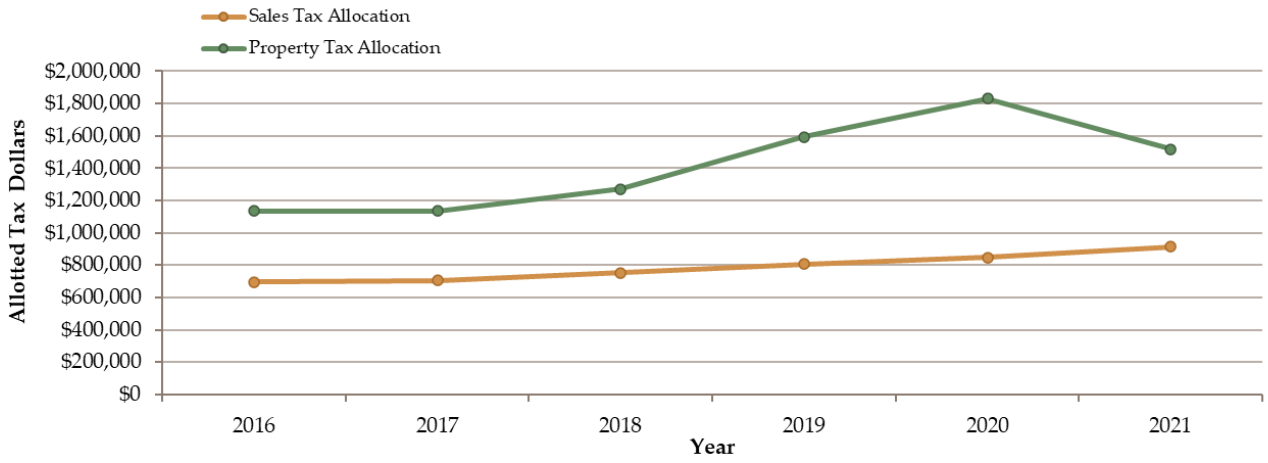


Chart 9C: Tax Allocation History[70] (2016-2021)



[69] https://comptroller.texas.gov/taxes/property-tax/rates/
[70] Comptroller at www.texasahead.org/texasedge/run_report.php and Texas Bond Review Board at www.brb.state.tx.us/

9.2.4 Community Income Levels

Resident income levels can affect which grant programs are available for capital improvements. The following statistics are those most often used by State agencies for grant qualification. Numerous grant and loan programs are described in *Chapter 10: Funding Sources.* As program requirements change frequently, individual agencies and organizations should be contacted for details prior to submitting an application.

- According to the 2015-2019 American Community Survey,[71] Marlin's estimated annual per capita income is $12,826. Some programs require per capita income to be 80% or less of the national or below the State-wide average.

- According to the 2015-2019 American Community Survey (ACS),[72] Marlin's estimated poverty rate is 47.1%, higher than the estimated poverty rate for Falls County – 26.5% - as well as the estimated rate for the state of Texas – 14.7%. Some grant programs provide additional points for areas with higher poverty rates.

- According to the Texas Workforce Commission, the unemployment rate in Falls County is 4.0%, which is slightly higher than the rate in the Heart of Texas Workforce Development Area[73] (3.8%) and, slightly below the state of Texas (5.3%).[74] Some grant programs are more available to localities where unemployment rates exceed the national rate by at least one percentage point.

- The US Department of Housing and Urban Development (HUD) sets income limits to determine who can qualify for programs such as Housing Choice Vouchers (Section 8) and HOME. HUD reports Median Family Income in 2021 for Falls County at $50,400. HUD has set the income limits for 2021 at those listed by family sized in *Table 9C.*[75]

- TxCDBG programs require that at least 51% of residents for community-wide projects be moderate-to-low income. In *Table 9C,* that would correspond to HUD definitions of "low" to "extremely low."

[71] U.S. Census Bureau at data.census.gov Table B19301
[72] The numbers used for Community Development Block Grant and Texas Capital Fund grants come from the American Community Survey 5-year estimates, Table DP03, Poverty level of "All people", accessible from data.census.gov
[73] The Heart of Texas Workforce Development Area includes the following counties: Bosque, Falls, Freestone, Hill, Limestone and McLennan counties
[74] Texas Workforce Commission (TWC) Labor Market & Career Information Department (LMCI) TRACER December 2021.
[75] HUD data available from www.huduser.org/portal/datasets/il.html

Table 9C: HUD Income Limits (2021)

Falls County, Texas								
FY 2021 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%) Income Limits*	$21,350	$24,400	$27,450	**$30,450**	$32,900	$35,350	$37,800	$40,200
Extremely Low Income	$12,800	$14,600	$16,450	**$18,520**	$19,750	$21,200	$22,650	$24,100
Low (80%) Income Limits	$34,100	$39,000	$43,850	**$48,700**	$52,600	$56,500	$60,400	$64,300

9.3 Key Capital Improvements Considerations

Based on the capital needs identified in other chapters of this comprehensive plan and the financial data described above, the City of Marlin should focus on the following key issues related to capital improvements: public improvements debt financing options, City debt capacity, and impact of project on protected classes.

9.3.1 Public Improvements Debt Financing Options

The type of financing used to pay for infrastructure expenditures depends on several factors, most critically the annual tax revenues generated, the unmet demand for different infrastructure projects, and the jurisdiction's indebtedness. Because costs often run into the millions of dollars, multiple sources are often used to finance infrastructure expansion or replacement: general obligation bonds and certificates of general obligation, revenue bonds, operating revenues/general fund, impact fees, and State or federal funds. The following list does not include external funding options, which have been described in other chapters of this plan and include grants and below-market loans (*Chapter 10: Funding Sources)*, volunteer activities, inter-community partnerships, and public-private partnerships.

GO BONDS	General obligation (G.O.) bonds are paid out of annual general revenues. These bonds usually raise large sums of money with the debt retired over several decades. G.O. bonds are backed by the "full faith, credit and taxing powers" of the issuing jurisdiction. When G.O. bonds are sold, the jurisdiction guarantees that it will raise sufficient revenues to retire the debt on schedule, usually using property taxes. Because G.O. bonds are repaid by all taxpayers in a community, they are usually used to finance projects that benefit the community as a whole, such as public buildings, parks, recreation centers, and major street improvements. G.O. bonds require voter approval.
COs	Certificates of Obligation are similar to G.O. bonds. However, they are usually used to pay a contractual obligation incurred in: (1) a construction contract; (2) the purchase of materials, supplies, equipment, machinery, buildings, land, and rights-of-way for authorized needs and purposes; or (3) the payment of professional services, including services provided by appraisers, engineers, architects, attorneys, auditors, financial advisors, and fiscal agents. Debt service is paid from tax revenue and/or system revenues. C.O. bonds, unlike G.O. bonds do not require voter approval.

REVENUE BONDS

Revenue bonds are sold to develop projects that produce revenues, such as municipal sewer and water systems. The guarantee of repayment comes from the revenues generated by the financed project, which usually includes taxes or fees collected from the project's beneficiaries. Most projects financed using revenue bonds benefit a wide class of users, such as water customers, airport users, or toll road users. Unlike G.O. bonds, revenue bonds do not require the backing of the jurisdiction's "full faith, credit and taxing powers." Consequently, the local government is not obligated to raise taxes to avoid default, but revenue bonds usually carry higher interest rates than general obligation bonds. Voter approval is not usually necessary to float revenue bonds.

PRIVATE ACTIVITY BONDS

Private Activity Bonds are a special type of bond administered by the Texas Bond Review Board. From the Bond Review Board website:

> *Private activity bonds are those bonds that meet any of the following tests: 1) Private Business Use Test - more than 10 percent of the proceeds are to be used for any private business use; 2) Private Security or Payment Test - payment on principal or interest of more than 10 percent of the proceeds is to be directly or indirectly secured by, or payments are to be derived from, a private business use; and 3) Private Loan Financing Test - proceeds are to be used to make or finance loans to persons other than governmental units.*[76]

The Tax Act of 1986 limited municipality Private Activity Bond use. The Texas Bond Review Board allocates these bonds on a "first-come, first-served" basis every year. They should be contacted at 1-512-463-1741 (or at www.brb.state.tx.us) if a municipality or jurisdiction wishes to be considered for an allocation.

SALES TAX BONDS

Sales Tax Bonds (Texas Leverage Fund program) are available to cities that have passed the local Sales and Use Tax for Economic Development. Loans leverage future local sales and use taxes that will be due the 4A or 4B Economic Development Corporation in future years. The program is designed to give cities quick capital for business development activities approved in the legislation voters approved in forming the 4A (manufacturing or industrial activities) or 4B (business development and infrastructure activities including those that improve quality of life for the City). Loans cannot exceed $5 million.

[76] TX Bond Review Board: www.brb.state.tx.us/pab/pab.aspx

OPERATING REVENUES

General Fund Operating Revenues are funds that are derived from the income-generating functions of a local government. Financing infrastructure with operating revenues or the general fund saves the interest and fees associated with issuing bonds. However, because the operating revenue cannot usually provide the large cash flows of a bond issuance, General Fund Operating Revenues are usually used to finance smaller, lower-cost capital improvement projects that can be paid for in one year. Some cities with limited budgets have allocated a portion of their budgets annually into a fund for specific projects, such as street or drainage improvement, and allowed the fund to accumulate and gain interest until it was large enough to fund a project.

EXACTIONS

A city may require that a developer fund or construct public facilities in proportion to the impact the development will have on city services. Exactions can include dedication of land for specific purposes or construction of public facilities as authorized by constitutional, statutory or charter authority, such as that enabled by a subdivision ordinance. Projects often include drainage easements and facilities, street and alley right of way, water and wastewater easements and facilities, street lighting, fire hydrants, sidewalks, street signs, and traffic control devices. Less common are park dedication (or fees in lieu); school site dedications; major public works facility dedication (e.g., water treatment plant); and public service facility dedication (e.g., fire or police stations, library branches). Cities must show that the dedication, construction, or payment in lieu is "reasonably related" to the public needs created by the new development.

FEES

Fees include user fees, impact fees, and special assessments and are usually collected from the beneficiaries of a project. User fees include public swimming pool or golf course user fees, trash collection fees, or water meter tap fees. Impact fees, a type of exaction, include charges to property developers to defray the costs of providing off-site water, sewer, and transportation infrastructure impacted by a new development. Developers typically pass the cost of infrastructure construction to the primary beneficiaries: the residents of the new development.

Special assessments are used to fund improvements such as water, wastewater, drainage, sidewalk, parking, library, recreation, and landscaping. While impact fees reflect the cost of the development, special assessments reflect the projected increase in a development's value created by the improvements. They are assessed against properties affected by the improvement and must be approved by property owners representing more than 50% of the area of property to be taxed.

Additional Considerations

Cost of Financing: Each option available to pay for infrastructure carries a certain financial obligation. One objective of local governments is to incur minimal interest and finance charges, which may depend on the bond rating of the jurisdiction. If enterprise funds, revenues from general taxes, or outside assistance from state or federal sources are sufficient to pay for infrastructure development, no financing costs will be incurred. Nevertheless, most cities find that they must issue debt to provide needed services. A 2021 Texas Municipal League survey of cities indicates that, for cities with populations between 4,000 and 6,000 residents, 85% had general obligation bonds, revenue bonds, or certificates of obligation. General obligation bond debt ranged from $24,000 to $6.9 million. Certificate of obligation debt ranged from $25,000 to $12.7 million. Revenue bond debt ranged from $162,000 to $32.9 million. Most of the debt paid for municipal buildings, sewer and water infrastructure, and parks.[77]

Equity: Local governments must determine the relationship between those who receive the benefits and those who pay the costs. In some cases, it is possible to identify groups of individuals who benefit more directly from a particular project; in others, the benefit may be more widely distributed. Some forms of financing may be more burdensome to one group of citizens than another, leaving local governments to decide how the costs and benefits of infrastructure projects will be distributed. Some financing mechanisms, such as impact fees and special assessments, require the government to prove a relationship between the residents served and the fee paid.

Political Acceptability: While most communities have a range of infrastructure financing options, local political realities often play a major role in determining which option is chosen. In some communities, it may not be politically feasible to increase property taxes, while it may be acceptable to issue bonded indebtedness for a specifically earmarked purpose. In other cases, it may be more acceptable to charge fees directly to those who benefit from a project or incur debt that will be repaid by fees charged for use of the project.

9.3.2 City Debt Capacity

Debt capacity analysis is used to determine how much additional debt the City could afford. Based on the above summary of the City's finances and the following analysis, the City could consider issuing additional debt for capital improvements and still remain within accepted debt affordability benchmarks. The City could conservatively issue between approximately $1.375 million (or $137,000 annually) and $5.5 (or $550, annually) million in new debt. The analysis below uses standard benchmarks to evaluate the current debt burden of a municipality. Major debt issuance decisions would require more detailed study of market interest rates, available funding packages, loans and bonds issued by other area political entities, and other factors at the time of financing.

[77] https://www.tml.org/228/Taxation-Debt-Survey

Direct Debt as a Percentage of Market Value: *Direct debt measures total debt outstanding as a percentage of the assessed value of property in the City. Direct debt should not exceed 10%.* More fiscally conservative communities use 6% as the upper limit for direct debt. Less fiscally conservative communities calculate direct debt using market value rather than assessed value.

The total assessed value of the property in Marlin in 2020 was $146,753,703. Based on a benchmark of 6%-to-10% of assessed property value, Marlin's local tax base could support between $8.8 million and $16.67 million in direct debt. The City's total debt obligation is $19,302,789, approximately 13.2% of Marlins assessed value of property. According to this metric, the City should not incur additional direct debt.

Per Capita Bonded Indebtedness: *The amount of direct debt outstanding for each citizen of a jurisdiction should generally be kept below $1,200 (principal only).* More fiscally conservative communities set the upper limit at $600. Direct debt includes all long-term obligations supported by general revenues and taxes, including combination bonds that are backed by taxes and general revenues.

Based on the 2021 population estimate of 5,460, the City could support between $3.27 million ($600 per capita) and $6.55 million ($1,200 per capita) in tax supported debt. As of 2020 the City's total debt – $19,302,789 – approximately $3,260 per capita – is already above this metric. According to this indicator, Marlin cannot support additional debt service at this time.

Overlapping Debt: *The City's debt burden from debt held by all jurisdictions should be no more than 10%.* Overlapping debt is calculated as the City's direct debt plus the percentage of debt held by overlapping jurisdictions that will be paid by taxes from the assessed value of land within the city limits.

As shown in *Table 9D,* Marlin's overlapping debt is approximately 12.3%. Most of the overlapping debt is generated by Certificate of Obligation bonds issued by the City. Marlin's overlapping debt is above this metric. According to this indicator, Marlin cannot support additional debt services at this time.

Table 9D: Total/Overlapping Debt (FY 2020)

Taxing Entity	Outstanding Debt	City's Share of Assessed Value	City's portion of debt based on Assessed Value
Marlin	$19,302,789	100%	$17,800,000
Marlin ISD	$0	61%	$0
Falls County	$3,651,472	9%	$263,806
Totals	$22,954,261	-	$4,868,360
Marlin Assessed Value = $146,753,703			
Total Direct and Overlapping Debt as a percent of net assessed value:			**12.3%**

Source: https://data.texas.gov/Government-and-Taxes/Debt-Outstanding-By-Local-Government/dyv5-3bjd

Annual Debt Service as a Percentage of Receipts: The City's annual debt service (principal and interest) should not exceed 20% of the City's annual receipts.

The City's annual debt service for 2022 is expected to be $967,826 (principal and interest) and is expected to remain at this level through the end pf planning period. The debt service is approximately 12.8% of the City's annual receipts, which is within the 20% maximum. According to this indicator, Marlin could support an additional annual debt service up to approximately $550,000 and remain within this metric.

Revenue Debt (debt service coverage ratio): The debt service coverage ratio (DSCR) refers to the amount of cash available to meet annual payments on debt, and a DSCR greater than 1.0 is required to make annual debt payments. The DSCR is calculated using the following equation:

$$\frac{\text{(Net Operating Income + depreciation and amortization + non-operating revenues)}}{\textbf{Annual} \text{ Debt Service (principal and interest)}}$$

The DSCR is used to determine a city's ability to pay current long-term debt obligation based on current revenues. Marlin's Certificate of Obligation is backed by both a taxes levy and by a pledge of the surplus net revenues derived from the operation of the City's water and sewer system. Therefore, the DSCR calculation should be based on both the Governmental Fund and the Proprietary Fund. The combined DSCR is 1.4. According to this metric the City could support approximately $345,445 in additional annual debt service and maintain a DSCR above 1.0.

9.3.3 Impact of Projects on Protected Classes

In prioritizing projects, the City considered the locations of past infrastructure projects and the locations of projects recommended in the various studies in the plan to determine if those projects had or would inadvertently result in disparate treatment of members of protected classes. Specifically, it noted whether infrastructure projects had the impact of:

- Positively promoting affordable housing in areas outside of geographic concentration and giving members of protected classes the opportunity to move out of areas of concentration;
- Positively promoting equal treatment and access for disabled persons, particularly in public facilities;
- Negatively promoting racial concentration or disparate treatment of members of protected classes; or
- Negatively placing undesirable infrastructure in areas where protected classes reside.

As discussed in *Chapter 3: Housing Study* and shown on *Map 3A: Existing Housing Conditions,* Marlin has several areas of racial concentration at the block group level, the level of analysis used by the State to define concentrations of protected classes. The geographic distribution of other protected classes (color, national origin, religion, sex, familial status or handicap) is unknown as the Census does not report this data geographically for cities the size of Marlin.

Capital improvement projects are prioritized in the tables that follow, and include all areas of the city.

The following specific projects would have a positive impact on all citizens of Marlin including the protected classes:

- **Water Phase 1 (2022-2025):** Utilize funding from the TWDB DWSRF grant to make SWTP Improvements to rehabilitate the combined effluent (CFE) piping and tap and yard piping, repair of the Clarifier No. 2 mixer support and bearing, replace the deteriorated internal fabric baffle in the existing concrete clearwell, replace the decant pump station check valves and slide gates, as well as other associated electrical appurtenances. Project will also include administration and Engineering & Surveying services.
- **Water Phase 2 (2023-2026):** Utilize funding from the TWDB DWSRF grant to replace 2-inch and under aging and undersized water lines at various locations throughout the city, as indicated on the Phase Map, and remove approximately 17 fire hydrants that have been abandoned and are no longer needed. The City will also remove and replace approximately 54 fire hydrants that are currently inoperative but are required by the water distribution system. Project will also include administration and Engineering & Surveying services.
- **Wastewater Phase 1 (2022-2027)**: Obtain funding to rehabilitate the existing wastewater treatment plant including erosion repair and prevention of polishing ponds berm, replacements of blower #2 lines and motor, headworks bar screen replacement/update, headworks underground sewer pipe repairs/replacement. Project will also include Rock Dam Road Lift Station automated pump-operation timer system installation, administrative, engineering, and survey services.
- **Wastewater Phase 2 (2028-2032)**: Obtain funding to perform SSES with TV inspection and cleaning with repairs and line replacements as recommended by the study. Project will also include service re-connects as required, street, pavement, and driveway repair, and will include administrative, engineering, and survey services.
- **Drainage Phase 1 (2022-2025):** Obtain funding from the TWDB CWSRF to increase the capacity and extend the First Street storm sewer system, improve water quality for the downstream watershed by adding a forebay to the existing Marlin Park pond and converting the facility into a wet drainage basin per TCEQ RG-348, increase the capacity along George Street and add a storm

system to Little Street, and increase the capacity along Kennedy Street. Project includes side slope protection, administration, and Engineering & Surveying services.

- **Drainage Phase 2 (2026-2029):** Obtain funding to add a storm sewer system at San Antonio Street and the southern portion of Kennedy Street, increase the capacity to the main storm sewer trunk line from Falls Street to the Marlin Park, and add a storm sewer along Colony Street from the Railroad to Kennedy Street. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.

- **Drainage Phase 3 (2030-2032):** Obtain funding to increase the capacity and extend the First Street storm sewer system, add a storm sewer system along Commerce Street, and add a storm sewer system along Colony, Denson, and Martin Street from Falls Street to the Railroad. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.

- **Parks and Recreation (2022-2032):** Obtain funding to provide improvements for several parks throughout the City. The improvements include the renovation of Little League Field Park to allow for enhanced use of baseball/little league fields, renovating City Park to provide one or more playgrounds and supporting facilities, and as resources allow, install other facilities such as dedicated soccer fields and/or a multi-use path, and revamp Lucille Williams Pavilion and Gazebo Park to provide passive recreation facilities.

In the past, the City has been awarded several TxCDBG grants to make improvements to its water and wastewater systems. Previous City-managed fair housing initiatives are described in *Chapter 3: Housing Study.*

9.4 10-Year Capital Needs Prioritization

This section prioritizes the capital needs identified throughout the Comprehensive Plan and provides a consolidated overview of recommended improvements for the next 10 years. Due to competition for limited funds, improvements that may be considered "mandatory" because they promote health and safety may be built after other improvements considered "desirable" or "acceptable" such as certain street construction or park improvements. A community must consider both the urgency and the feasibility of a particular capital project. If funds are likely to become available for a lower priority project before a higher priority project, the City should indicate that on its capital improvements schedule. Capital needs have been classified using the following system:

1. Mandatory (M): those which address an imminent threat to life or health
2. Necessary (N): those which provide important public services by improving existing systems and/or replacing obsolete facilities
3. Desirable (D): those which improve the aesthetic aspects of a community or address quality of life issues
4. Acceptable (A): those which may fall under the "necessary" or "desirable" categories above, but are undertaken primarily to reduce operating costs to the City

Table 9E: Capital Needs Prioritization

Water Projects	Year	Need
Utilize funding from the TWDB DWSRF grant to make SWTP improvements to rehabilitate the combined effluent (CFE) piping and tap and yard piping, repair the Clarifier No. 2 mixer support and bearing, replace the deteriorated internal fabric baffle in the existing concrete clearwell, replace the decant pump station check valves and slide gates, as well as other associated electrical appurtenances. Project will also include administration and Engineering & Surveying services.	2022-2025	Mandatory
Utilize funding from the TWDB DWSRF grant to replace 2-inch and under aging and undersized water lines at various locations throughout the city, as indicated on the Phase Map, and remove approximately 17 fire hydrants that have been abandoned and are no longer needed. The City will also remove and replace approximately 54 fire hydrants that are currently inoperative but are required by the water distribution system. Project will also include administration and Engineering & Surveying services.	2023-2026	Mandatory
Wastewater Projects	**Year**	**Need**
Obtain funding to rehabilitate the existing wastewater treatment plant including erosion repair and prevention of polishing ponds berm, replacements of blower #2 lines and motor, headworks bar screen replacement/update, headworks underground sewer pipe repairs/replacement. Project will also include Rock Dam Road Lift Station automated pump-operation timer system installation, administrative, engineering, and survey services.	2022-2027	Mandatory
Obtain funding to perform SSES with TV inspection and cleaning with repairs and line replacements as recommended by the study. Project will also include service re-connects as required, street, pavement, and driveway repair, and will include administrative, engineering, and survey services.	2028-2032	Mandatory

Drainage Projects	Year	Need
Obtain funding from the TWDB CWSRF to increase the capacity and extend the First Street storm sewer system, improve water quality for the downstream watershed by adding a forebay to the existing Marlin Park pond and converting the facility into a wet drainage basin per TCEQ RG-348, increase the capacity along George Street and add a storm system to Little Street, and increase the capacity along Kennedy Street. Project includes side slope protection, administration, and Engineering & Surveying Services.	2022-2025	Mandatory
Obtain funding to add a storm sewer system at San Antonio Street and the southern portion of Kennedy Street, increase the capacity to the main storm sewer trunk line from Falls Street to the Marlin Park, and add a storm sewer along Colony Street from the Railroad to Kennedy Street. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.	2026-2029	Mandatory
Obtain funding to increase the capacity and extend the First Street storm sewer system, add a storm sewer system along Commerce Street, and add a storm sewer system along Colony, Denson, and Martin Street from Falls Street to the Railroad. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.	2030-2032	Mandatory
Parks & Recreation Projects	**Year**	**Need**
Obtain funding to renovate Little League Field Park to allow for enhanced use of baseball/little league fields.	2022-2024	Desirable
Obtain funding to renovate City Park to provide one or more playgrounds and supporting facilities. As resources allow, install other facilities, such as dedicated soccer fields and/or a multi-use path.	2025-2027	Desirable

Obtain funding to renovate Lucille Williams Pavilion and Gazebo Park to provide passive recreation facilities, such as picnic tables, benches, sensory garden, and a light activity area with activities for elderly residents such as horseshoes, shuffleboards, and/or table games like dominos, chess, and card games.	2029-2032	Desirable

9.5 Five-Year Capital Improvements Program Schedule

The following table delineates the proposed capital improvements for the 2022-2026 planning period, the estimated costs, sources of funds, and timing of the projects. The projects are listed in order of priority. Projects that fall after 2026 are listed in detail in the appropriate chapters.

Costs for projects are estimates based on recent representative bids for similar items. Unit costs may vary within a given period for a variety of reasons including but not limited to:

1. Economies of scale – A project with large quantities of a particular item will have a lower unit cost than a project with small quantities
2. Relative location of the project with respect to the bidding contractor's location – Contractors having to mobilize labor, equipment, & materials from a long distance will bid a higher unit cost than contractors in the local area
3. The general state of the economy – Contractors & Suppliers bid lower when work is scarce than when work is plentiful
4. Energy prices – PVC, steel, iron, and fuel costs rise and fall with the global price of oil

Table 9F: Capital Improvements Program Schedule: Fiscal Year 2022-2026

Type	Scheduled Capital Improvement Projects	Year	2022	2023	2024	2025	2026	Priority	Cost	Source of Funds
W	Utilize funding from the TWDB DWSRF grant to make SWTP improvements to rehabilitate the combined effluent (CFE) piping and tap and yard piping, repair the Clarifier No. 2 mixer support and bearing, replace the deteriorated internal fabric baffle in the existing concrete clearwell, replace the decant pump station check valves and slide gates, as well as other associated electrical appurtenances. Project will also include administration and Engineering & Surveying services.	2022-2025						M	$1,888,000.	TWDB; DWSRF
W	Utilize funding from the TWDB DWSRF grant to replace 2-inch and under aging and undersized water lines at various locations throughout the city, as indicated on the Phase Map, and remove approximately 17 fire hydrants that have been abandoned and are no longer needed. The City will also remove and replace approximately 54 fire hydrants that are currently inoperative but are required by the water distribution system. Project will also include administration and Engineering & Surveying services.	2022-2026						M	$2,265,500	TWDB; DWSRF

WW	Obtain funding to rehabilitate the existing wastewater treatment plant including erosion repair and prevention of polishing ponds berm, replacements of blower #2 lines and motor, headworks bar screen replacement/update, headworks underground sewer pipe repairs/replacement. Project will also include Rock Dam Road Lift Station automated pump-operation timer system installation, administrative, engineering, and survey services.	2022-2027						M	$280,000	TWDB; CDBG; USDA; Private; WW Utility
D	Obtain funding from the TWDB CWSRF to increase the capacity and extend the First Street storm sewer system, improve water quality for the downstream watershed by adding a forebay to the existing Marlin Park pond and converting the facility into a wet drainage basin per TCEQ RG-348, increase the capacity along George Street and add a storm system to Little Street, and increase the capacity along Kennedy Street. Project includes side slope protection, administration, and Engineering & Surveying services.	2022-2025						M	$2,949,700	TWDB; CWSRF
D	Obtain funding to add a storm sewer system at San Antonio Street and the southern portion of Kennedy Street, increase the capacity to the main storm sewer trunk line from Falls Street to the Marlin Park, and add a storm sewer along Colony Street from the Railroad to Kennedy Street. The project will include culvert replacements, headwalls and slope end treatments, pavement repair, administration, and Engineering & Surveying services.	2026-2029						M	$2,376,800	GEN; TxCDBG; TPWD; USDA; FMA; TxCDBG-DR

R	Obtain funding to renovate Little League Field Park to allow for enhanced use of baseball/little league fields.	2022-2024						D	Up to $150,000 (or 50% match of TPWD)	GEN; TPWD; Local
R	Obtain funding to renovate City Park to provide one or more playgrounds and supporting facilities. As resources allow, install other facilities, such as dedicated soccer fields and/or a multi-use path.	2025-2027						D	Up to $150,000 (or 50% match of TPWD)	GEN; TPWD; Local

Source: **GEN =** Municipal funds and General Obligation Bonds; **TxCDBG** = Texas Community Development Block Grant Program, administered through the Texas Department of Agriculture (TDA); **TWDB** = Texas Water Development Board grants and loans; **USDA =** US Department of Agriculture Rural Development Water and Wastewater Infrastructure loans and grants; **UTILITY** = City utility fund/revenue; **TPWD** = Texas Parks & Wildlife Department small community recreation grant; **DWSRF** = Drinking Water State Revolving Fund; **Private** = Private Funding sources through Development Agreements; **Local** = Donations from private citizens

10 Funding Sources

Funding for projects in small, low-income, rural cities is one of the biggest challenges municipal staff, residents, and volunteers face when trying to improve their communities. Not only are grants scarce and competitive, but they require time, sophistication, and patience to write and administer. Nevertheless, they are often the only resource available to reach desired goals.

Funding sources have been identified throughout this comprehensive plan that can help accomplish specific activities. This section of the plan lists detailed information on many of the most common, effective, and implementable grants available. While every attempt has been made to keep the information up to date, funding availability and rules change frequently. After identifying desired grants or loans, it is always essential to call the organization directly to confirm details such as: deadlines, whether the proposed project will be eligible, and probability of funding (i.e., how competitive the grant is).

If a specific project is desired that does not fit one of the funding options below, it is worth checking the home page of each agency for additional programs, contacting the agencies for information, and using the internet to search for additional programs. Although most grants come with specific requirements, most funding agencies are also able to offer technical assistance to help communities find the resources they need to fulfill those requirements. The Foundation Center (http://foundationcenter.org/) is a good starting point for online grant searches.

Because of the complexity of identifying, writing, and managing grants, community partners are often the key to successful grant programs. Those frequently include:

- Co-applicants (most typically with other counties or municipalities) where projects or services meet the needs of several jurisdictions
- Sponsored providers of services that benefit residents, which are often provided by nonprofit organizations (VFDs, EMS, youth programs like Boys & Girls Club) or hospital districts, water (MUD/SUDIWCID), drainage, groundwater districts.
- Sources of matching funds (EDC, municipalities, local park foundation or youth sports league, Optimists, Kiwanis or Rotary)

- Sources of information or expertise (local community college or state university, local NRCS office, regionally COG, or internally from the public works director, police chief, etc.)

The following Federal and State agencies provide a wide range of grants and technical assistance.

Agency Name	Website
Texas Department of Agriculture	www.texasagriculture.gov
Texas Water Development Board	www.twdb.texas.gov
Texas Commission on Environmental Quality	www.tceq.texas.gov
Texas Department of Transportation	www.txdot.gov
Texas Historical Commission	www.thc.texas.gov
Texas Department of Public Safety Division of Emergency Management	www.tdem.texas.gov
Texas Forest Service (Rural VFD assistance)	www.tfsweb.tamu.edu
Texas Task Force on Indigent Defense	www.tidc.texas.gov
Texas Parks and Wildlife Department	www.tpwd.texas.gov
Texas Department of Housing & Community Affairs	www.tdhca.state.tx.us
Texas General Land Office (Coastal Programs)	www.glo.texas.gov/coast/grant-projects/cmp/index.html
Texas Governor's Office Criminal Justice Division	www.gov.texas.gov/organization/cjd/criminal-justice-division
Texas Governor's Office Economic Development	www.gov.texas.gov/business
Texas Office of the Attorney General (Crime victim services)	www.texasattorneygeneral.gov/crime-victims
Texas Department of State Health Services (Indigent Health Care)	www.dshs.texas.gov/transition/chi/
Texas State Library	www.tsl.texas.gov
Texas Comptroller of Public Accounts (SECO)	www.comptroller.texas.gov/programs/seco
Texas Workforce Commission	www.twc.texas.gov
United States Department of Agriculture	www.usda.gov

Detailed Grant Tables by Project Type

Economic Development						
Project Type	**Deadline**	**Organization**	**Program Name**	**Program Description**	**Grant/Loan Amount**	**Local Contribution**
CBD - Infrastructure	**Annual**ly in May	TDA	TCF – Downtown Revitalization Program / Main street Program	Provides grant funds for public infrastructure to eliminate deteriorated conditions and foster economic development in historic main street areas and/or rural downtown areas. All proposed infrastructure must be located on public property within the designated area.	$50,000 to $350,000	Cash or in-kind. 10% minimum required, but points awarded for 20% or 30%. Example: on a $150,000 grant, $15,000 is required, but points awarded for $30,000 or $45,000
Planning	**Annual**ly in Summer	TDA	CDBG - Planning and Capacity Building Fund	Funds can be used to map housing, land use, streets, drainage, public utilities; determine needs to ensure adequate utilities; determine future growth patterns (10-year growth period); & establishes a capital improvement plan.	Varies by size, but maximum grant is $75,000.	Match varies by population
Retail - Infrastructure	Project dependent	Texas Historical Commission (THC)	Federal Historic Preservation Tax Incentives	Available for rehabilitation of income-producing buildings. Building must be listed in the National Register of Historic Places before project completion. Tax credit application must be made before project completion. Project examples include substantial: structural work, building repairs, electrical, plumbing, heating and air conditioning, roof work and painting	Up to 20% of eligible rehabilitation costs	Private funding of at least 80% of project costs
Retail - Marketing, Preservation	**Annual**ly in Summer	THC	Certified Local Government Grants	Available to Certified Local Governments (certified cities or counties, or certified counties on behalf of non-certified cities). Project examples include surveys, oral histories, preservation planning, educational activities, ordinance review, and rehabilitation projects.	$2,000 to $30,000	1-to-1 match required. Match can be cash or in-kind and excludes federal grants except for CDBG.
Retail - Marketing, Preservation	**Annual**ly in late July	THC	Main Street	Technical assistance program for revitalization of historic downtown areas. Focus is on organization, marketing, design, and economic development. Successful implementation requires local human resource capacity and community participation. Assistance includes training in economic development and marketing for local managers and retailers, on-site evaluation and recommendations, design assistance, and participation in the First Lady's Tour	No cash. Participation qualifies community to apply for TCF Main Street grants	City must hire a full-time coordinator and fund the program for 3 years

Economic Development						
Project Type	**Deadline**	**Organization**	**Program Name**	**Program Description**	**Grant/Loan Amount**	**Local Contribution**
Industry - Infrastructure	First business day of March, June, Sept, & Dec	Office of the Governor	Texas Enterprise Zone	State sales and use tax refunds capital costs to businesses that invest in and employ residents of qualified economically disadvantaged areas. Each business must be nominated by a local community. Maps of designated Enterprise Zones, based on Census data, are located at the program website www.gov.texas.gov/business/page/texas-enterprise-zone-program	$25,000 to $3.75M refund for capital improvement investment from $40,000 to $250M	The local community must offer tax or permitting incentives to the nominated business.
Industry - Infrastructure	First business day of March, June, Sept, & Dec	U.S. Department of Agriculture (USDA)	Rural Economic Development Loan and Grant (REDLG)	REDLG program finances utility-managed loans and revolving loan funds. Under the loan program, the managing utility makes zero interest loans to local businesses. Under the grant program, the utility creates a revolving loan fund that makes loans to local businesses. Qualifying projects include business incubators, telecom. facilities for distance learning, etc.	Up to $300,000 to establish the Revolving Loan Fund, up to 10% of grant funds may be applied to operating expense, up to $1.5 million in loans	Up to 80 % of project costs; 20 % must be provided by the ultimate recipient or the local utility. The interest rate is 0%.
Industry - Infrastructure , Education	Varies	USDA	Rural Business Development Grant (RBDG)	RBDG is a competitive grant designed to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than $1 million in gross revenues. Programmatic activities are separated into enterprise or opportunity type grant activities.	No maximum, but typical award is $10,000 to $500,000	N/A
Industry - Infrastructure	Varies	USDA	OneRD Guarantee Loan Initiative	Consolidation of the application process for the following Rural Development loan programs: the water and wastewater disposal loan guarantees program, the community facilities guaranteed loan program, the business and industry guaranteed loan program, and the rural energy for America program loan guarantees.	Varies	Collateral required to secure loan
Industry Support	**Annual**ly in August	USDA	Rural Innovation Stronger Economy (RISE)	The Rural Innovation Stronger Economy (RISE) Grant Program offers grant assistance to create and augment high-wage jobs, accelerate the formation of new businesses, support industry clusters and maximize the use of local productive assets in eligible low-income rural areas. RISE funds can be used to build or support a business incubator, provide training, or develop a base of skilled workers.	$500,000 to $$2 million	N/A

Economic Development						
Project Type	**Deadline**	**Organization**	**Program Name**	**Program Description**	**Grant/Loan Amount**	**Local Contribution**
Industry & Retail - Infrastructure	Varies	Texas State Comptroller	4A/4B Sales Tax	Locally implemented program that allows municipalities to create economic development corporations that manage projects funded by local sales tax. The program is established by vote at the local level. Type A corporations fund industry projects that have specific job creation requirements, while Type B corporations can also fund a broader range of community improvement projects.	Varies	Local management by volunteer board
Retail - Marketing, Preservation	Varies	Texas State Comptroller	Hotel/Motel Tax	Available to cities and counties. Maximum tax is 7% of room bill within the city or 15% combined across taxing entities if located in the ETJ. Tax funds must be used on projects that will increase hotel occupancy and can be used for: historic restoration/preservation, visitor centers, arts promotion, city advertising, and similar.	Varies	City staff manages accounting.
Industry - Education	Ongoing	Texas Workforce Commission (TWC)	Skills Development Fund	The Skills Development Fund pays for workforce training programs created as a partnership between businesses and educational institutions.	$500,000 maximum per business	None
Industry & Retail	Ongoing	Accion Texas (www.accion.org)	Multiple	Loans to small businesses or individuals for: business expansion and stabilization. In addition to loans, Accion Texas also provides business support services through their business support team as well as a number of online resources for entrepreneurs.	Varies	N/A
Industry & Retail - Infrastructure	Ongoing	Texas Mezzanine Fund, Inc. (www.tmfund.com)	Multiple	Loans to small businesses or individuals for: business expansion, equipment, acquisition, and real estate in distressed and low/moderate income communities or that provide jobs for low/moderate income persons. Also provides loans for community facilities that serve the community's social and economic needs.	Up to $300,000 for stand-alone loans; Up to $500,000 for in tandem loans; Up to $750,000 when collateralized by real estate	N/A

Economic Development						
Project Type	**Deadline**	**Organization**	**Program Name**	**Program Description**	**Grant/Loan Amount**	**Local Contribution**
Industry & Retail	Ongoing	People Fund (www.peoplefund.org)	Multiple	Loans to small businesses and nonprofits for: equipment purchases, permanent working capital term loans, revolving lines of credit, and real estate. Also provides business assistance and education programs through workshops and one-to-one mentorship.	Varies	NA
Multiple	None	Meadows Foundation (www.mfi.org)	Multiple	The Meadows Foundation provides grants and loans statewide for a variety of causes. Ideal projects already have at least 50% of needed funding and the organizational and financial capacity for execution beyond the grant period. The Foundation should be contacted for information about whether a given project fulfills its priorities.	Varies	Local organizational capacity
Library	January 15, June 1	Tocker Foundation (www.tocker.org)	Multiple	The Tocker Foundation offers grants that increase library and literacy assistance to underserved populations (rural, handicapped, elderly, youth, non-English speakers, and the illiterate) and provide training for rural librarians.	Varies	Varies

Public Service Infrastructure (water, sewer, streets, drainage, energy, telecommunications)						
Project Type	**Deadline**	**Organization**	**Program Name**	**Program Description**	**Grant/Loan Amount**	**Local Contribution**
Infrastructure – Emergency Response	First-come first-serve basis	Texas Department of Agriculture (TDA)	State Urgent Need Fund (SUN)	The State Urgent Need (SUN) Fund is available following natural disasters and events that are not eligible for federal disaster assistance. The SUN program provides financial assistance to address disaster-related damage to public infrastructure and utilities, including repair, replacement, and mitigation measures.	$50,000 to $350,000	Varies
Infrastructure – Emergency Response	**Annual**ly in May	TDA	Fire, Ambulance, and Service Truck (FAST) Fund	Provides funds for eligible vehicles to provide emergency response and special services to LMI rural communities.	Up to $500,000	N/A
Water/ Sewer	**Annual**ly in May	TDA	Community Development Block Grant Program (CDBG) - Community Development Fund	Funds can be used for water and/or sewer improvements. Drainage improvements can be constructed if they are incidental to the water or sewer improvements.	$75,000 to $350,000	Match based on population: 0 – 1,500 persons = 5%; 1,501 – 3,000 = 10%; 3,001 – 5,000 = 15%; > 5,000 = 20%
Drainage	**Annual**ly in December	Texas Water Development Board (TWDB)	Flood Mitigation Assistance Program	Funds for planning and project grants to develop or update the flood hazard component of a Multi-Hazard Mitigation Plan (prepared by the COG) and for constructing flood mitigation projects.	Planning grant max: $25,000; Construction: < $3.3 million over a 5-year period	25% match
Drainage	**Annual**ly	TWDB	Flood Protection Planning	Funds for regional/watershed-wide planning to evaluate structural and nonstructural solutions to flooding problems.	Varies	1-to-1-match

Public Service Infrastructure (water, sewer, streets, drainage, energy, telecommunications)						
Project Type	**Deadline**	**Organization**	**Program Name**	**Program Description**	**Grant/Loan Amount**	**Local Contribution**
Water/ Sewer	**Annual**ly	TWDB	Revolving Loan Funds	Below-market interest rate loans for planning, acquisition and construction of **Clean Water** (also for wastewater treatment, storm water and nonpoint source pollution control, and reclamation/reuse projects) and **Drinking Water** (also includes water supply and Source Water protection infrastructure)	Up to 15% of available funds; 70%-100% principal forgiveness for low-income	Varies
Water/ Sewer	Monthly	TWDB	Rural Water Assistants Funds (RWAF)	Below-market interest rate loans for small, rural cities, counties, water districts, and non-profit utilities. Typical projects: water/sewer lines, storage, purchase/lease of water rights.	Varies	Varies
Water/ Sewer	Ongoing	TWDB	Economically Distressed Areas Program (EDAP)	Grants and loans for water/sewer in economically distressed areas for PAD (planning, acquisition, design) and construction.	50%-100% grant for PAD; Grant-to loan calculation for construction varies	Varies
Streets/ Sidewalks	Fall	Texas Department of Transportation (TxDOT)	Safe Routes to School	Non-infrastructure funds can be used to create student safety programs and incentives. Infrastructure funds can be used to construct sidewalks, bike lanes, drop-off lanes, etc., or install signage, signalization, etc. Must have a TxDOT approved SRTS Plan in place to apply for infrastructure construction funds.	Varies	No match required, but local injection can earn additional points. Match contribution can be cash, land value, and/or in-kind.
Streets/ Sidewalks	**Annual**ly in Spring	TxDOT	Statewide Transportation Alternatives Set-Aside Program	The program provides funding for construction of a variety of alternative transportation projects, including ADA/pedestrian infrastructure, on- and off-street bikeways, shared use paths, infrastructure for non-driver access to public transportation, and access for non-motorized roadway users, including safe routes to schools.	Fixed amount of TA Set-Aside funds for each project determined by commission.	At least 20%
Streets	Varies	Texas State Comptroller	Street Maintenance Sales Tax	Cities can vote to dedicate a percentage of sales tax to street maintenance and repair. Local sales tax cannot exceed 2%.	Varies	City staff manages accounting, must be approved by vote

Parks & Recreation						
Project Type	**Deadline**	**Organization**	**Program Name**	**Program Description**	**Grant/Loan Amount**	**Local Contribution**
Infrastructure	October 1st	Texas Parks & Wildlife (TP&W)	Small Community	Funds can be used for development or rehab of any public outdoor recreation facilities. City would be required to self-administer the project.	Up to $150,000	1-to-1 match. Can be cash, land, or in-kind.
Infrastructure	October 1st	TP&W	Non-Urban Outdoor Recreation	Funds can be used for development or rehab of any public outdoor recreation facilities. Must have master park plan completed prior to application.	Up to $750,000	1-to-1 match. Can be cash, land, or in-kind.
Infrastructure	Varies	TP&W	Non-Urban Indoor Recreation	Funds can be used for development or rehab of any public indoor recreation facilities. Must have master park plan completed prior to application.	Up to $1 million	1-to-1 match. Can be cash, land, or in-kind.
Programming	November 1st	TP&W	Community Outdoor Outreach	Funds can be used to purchase supplies and equipment for outdoor programs. No construction allowed.	Up to $60,000.	No match required, but match improves chances of funding.
Infrastructure	February 1st	TP&W	Recreational Trails	Funds can be used for new trail development or rehab of existing trails, and trail amenities such as parking areas, restrooms, drinking fountains.	Up to $200,000	20% of total project cost required as local match (can be cash, land, or in-kind).
Infrastructure	Varies	TP&W	State Boating Access	Funds can be used to develop new or renovate public boating access facilities including boat ramps, parking areas, access roads, boater amenities such as restrooms, picnic areas, courtesy docks, etc.	Up to $500,000	25% of total project cost required as local match contribution (can be cash, land value, and/or in-kind).
Infrastructure	Varies	American Academy of Dermatology Association (www.aad.org)	Shade Structure Grant Program	The AAD's Shade Structure Grant Program awards grants of up to $8,000 to public schools and non-profit organizations for installing permanent shade structures for outdoor locations that are not protected from the sun, such as playgrounds, pools, or recreation spaces.	Up to $8,000	None

Parks & Recreation						
Infrastructure	February	TxDOT & Keep Texas Beautiful (www.ktb.org)	Governor's Community Achievement Awards	Funds can be used for landscaping along public right of way. Location and type of project is decided by the community and TxDOT.	By population: <3,000=$90K; <5,000=$110K; <9,000=$130K	N/A
Infrastructure	Ongoing	Major League Baseball (mlb.com)	Baseball Tomorrow Fund	Funds can be used for field improvements, equipment purchases, umpire training, but not on-going operational costs. Letter of interest submitted first (due 45 days before deadline). If invited to apply, application submitted by deadline.	No maximum, but typical award is $50,000 to $100,000	No match required, but match improves chances of funding.
Infrastructure	January	Tony Hawk Foundation (www.tonyhawkfoundation.org)	The Skatepark Project	Funds can be used for the design, construction or operation of new skateboard parks, primarily to serve low-income communities.	$1,000 to $25,000	If funds requested for construction, match must be provided.
Infrastructure/ Programming	Sept. 15, March 15	Captain Planet Foundation (www.captainplanetfoundation.org)	ecoSolution Grants	Funds can be used for community gardens, native plant gardens, learning trails, cleaning up local parks, maintaining/restoring environmentally sensitive areas such as forests and prairies, wetlands, rivers, streams. Preferential consideration is given to projects seeking seed funding of $500 or less or projects that have at least a 50% match or in-kind contribution in funding.	$500 to $2,500	No match of in-kind funding required, but match improves chances of funding.
Infrastructure/ Programming	October	National Gardening Association (www.kidsgardening.org/garden-grants)	Budding Botanist	The program helps low-income schools build school gardens by providing tools, educational materials, and monetary contributions.	$1,000	No match required.
Infrastructure/ Programming	December	National Gardening Association	Youth Garden Grant	Any nonprofit organization, public or private school, or youth program in the United States or US Territories planning a new garden program or expanding an established one that serves at least 15 youth between the ages of 3 and 18 is eligible to apply.	$775 to $1,750 in materials and money	No match required.

Parks & Recreation						
Infrastructure/ Programming	February	National Gardening Association	GroMoreGood Grassroots Grant	Awards provide funding for the development of new and expansion of existing youth garden programs and greenspaces serving 15 or more youth. The GroMoreGood Grassroots Grant is open to all nonprofit and tax-exempt organizations (including schools) in the United States and US Territories. Organizations must have obtained their 501(c)(3) status or qualify as tax-exempt within the meaning of the Internal Revenue Service code.	$500 to $1,000	No match required.
Infrastructure/ Programming	July	National Gardening Association	Little Seeds Pollinator Pals Grant	The Little Seeds Pollinator Pals Grant presented by Little Seeds and KidsGardening is designed to support youth garden programs interested in preserving and creating pollinator habitat to help rebuild declining pollinator populations.	$500	No match required.
Infrastructure	Spring	Fiskars (https://www.fiskars.com/en-us/special-feature/project-orange-thumb)	Project Orange Thumb	The program awards grant recipients a combination of financial funding and Fiskars tools to build or make over community gardens.	$2,500 in gift cards or Fiskars tools	No match required. Only available for non-profit organizations.

Housing						
Project Type	**Deadline**	**Organization**	**Program Name**	**Program Description**	**Grant/Loan Amount**	**Local Contribution**
Construction	Ongoing	Texas Department of Housing and Community Affairs (TDHCA)	HOME	Funds can be used for rehabilitation or demolition and reconstruction of up to six substandard homes. Rehabilitation is not permitted for manufactured homes.	$100,000 per unit	Match required, 0% to 1% per thousand on total project amount, depending on population size. Plus $40,000 in cash leverage. Match can be in-kind or cash.
Construction	Ongoing	TDHCA	Multifamily (Rental Housing) Development	Available to local governments, public housing authorities, non-profit, and for-profit organizations for funding multifamily rehabilitation and new construction projects	Subsidy varies by county and number of bedrooms.	Long-term rent and renter income restrictions
Financial Assistance	Ongoing	TDHCA	Tenant Based Rental Assistance (TBRA); TBRA for Persons with Disabilities and Veterans	Assists renters, including veterans and persons with disabilities, with utility and security deposits for up to 60 months. Available to local governments, public housing authorities, and non-profits	Varies	Varies
Financial Assistance	Ongoing	TDHCA	Texas HOME buyer Assistance Programs	Available to local governments, public housing authorities, and non-profits to provide down payment and closing cost assistance to individuals who have not owned a home in three years or who are first-time home buyers. Also includes funding for single-family housing accessibility modifications.	Varies	Varies
Construction	Ongoing	TDHCA	Homeowner Reconstruction Assistance Program (HRA)	Reconstruction of substandard stick-built homes or replacement of manufactured housing units owned and occupied by qualified homeowners	Varies	Varies

Housing						
Construction	Ongoing until fund emptied	TDHCA	Amy Young Barrier Removal Program	Available to local governments, public housing authorities, and non-profits to construct home accessibility projects for disabled residents (tenants and owners)	Up to $20,000	N/A
Financial Assistance	Ongoing	TDHCA	Comprehensive Energy Assistance Program (CEAP)	Utility bill payment assistance, consumer education to help low-income households manage their energy consumption.	Varies	N/A
Construction	Ongoing	U.S. Department of Agriculture (USDA)	Single Family Housing Repair and Rehabilitation grants and loans	Available to very low-income residents. Grants available to those over 62 years of age to remove health and safety hazards. Loans available for hazard removal, home repair, improvement, and modernization.	Loan maximum: $20,000; Grant maximum: $7,500; can be combined	N/A
Financial Assistance	Ongoing	USDA	Single Family Housing Guaranteed Loan Program	Available to any State housing agency or approved lender for loans to those making no more than 115% of the area median income who lack adequate housing.	Varies	Loan recipient must be able to pay mortgage, tax, and insurance
Construction	Ongoing	USDA	Rural Housing Site Loans	Rural Housing site loans provide two types of loans to purchase and develop housing sites for low- and moderate-income families.	2-year loans at variable interest rate	N/A
Construction	Ongoing	U.S. Department of Energy through local Council of Government or Action Agency	Weatherization Assistance	Low-income families can apply for assistance to make home improvements that will improve energy efficiency and reduce energy bills.	Varies	Varies
Construction	Ongoing	Texas Ramp Project (www.texasramps.org)	Texas Ramp Project	The mission of this organization is to build accessibility ramps. The organization accepts referrals from social service agencies and establishes regional capacity for ramp building.	Ramp building	N/A

Housing						
Programming	Ongoing	Legal Aid (www.lonestarlegal.org)	Legal Aid	Legal aid organizations provide civil legal representation and advice at little or no cost to low-income individuals who cannot afford a lawyer. Assistance focuses on basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.	Varies	Varies
Programming	Ongoing	Leader Dog for (the Blind www.leaderdog.org)	Guide Dogs	Applicants must be 16 years or older and in good mental and physical health. They complete a 26-day residential training program in Rochester Hills, Michigan. Room, board, training, and transportation costs for clients traveling within the U.S. are free of charge. The organization also offers mobility and GPS programs to professionals and clients.	N/A	N/A