

2016

Annual Action Plan

CITY OF SAN ANGELO

COMMUNITY & HOUSING SUPPORT



Executive Summary

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

1. Introduction

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning October 1, 2016 and ending September 30, 2017 using federal funds granted to the City of San Angelo by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and HOME Investment Partnerships grant (HOME) programs. Programs and activities described in this plan are intended to primarily benefit low-income and moderate-income residents of the City of San Angelo, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole.

Specifically, the plan identifies resources, addresses objectives and outcomes for funded activities, provides a description of geographic areas being affected, outlines plans to address the needs of the homeless and special needs citizens, and addresses the city's goals as they relate to affordable housing.

Based on citizen recommendations, the city plans to focus on four major activities: neighborhood revitalization, housing rehabilitation/preservation, clearance, and tenant-based rental assistance.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes: These activities address goals set in the 2015-2019 Consolidated Plan and meet one of the three **objectives** of the CDBG program:

1. Creating a Suitable Living Environment
2. Providing Decent Housing
3. Creating Economic Opportunities

Moreover, funded activities will address, and are consistent with, the following three **outcome** categories as outlined by the Outcome Performance Measurement System published in the Federal Register on June 10, 2005 (70FR 34044):

1. Improving availability or accessibility of units or services
2. Improving affordability not just of housing but of other services
3. Improving sustainability by promoting viable communities

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Evaluation of Past Performance: The City of San Angelo has been successful over the past year in furthering key housing objectives and goals cited in the 2015-2019 Consolidated Plan. We met or will have met all of the annual goals for emergency and housing repairs, tenant-based rental assistance, and the Homebuyers Assistance Program (HAP), and new home construction. Completion data for all projects will be reported in the Consolidated Annual Performance & Evaluation Report (CAPER).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation: This plan is the product of public outreach consistent with the City of San Angelo's 2015-2019 Five-Year Consolidated Plan. Public participation efforts included several public meetings and hearings, discussions with agencies and groups that provide services, assist and/or advocate for low-to-moderate-income citizens.

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2016. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a 30 day public comment period was provided from June 20, 2016 thru July 20, 2016.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All public comments at the Neighborhood meetings and at the city council meeting were accepted. The citizens who participated in the meeting were in favor of the city continuing to improve the neighborhoods with the current Rehabilitation Program, the New Construction program (through the CHDO), the Emergency Repair program, and the Homebuyer's Assistance Program for first time home buyers. Citizens also agreed with moving towards a grant/loan rehabilitation program instead of 100% grant in order to be able to sustain the program with program income. In addition, it was discussed among participating citizens that the city should not use grant funds to pay for a Code Compliance officer's salary, as it is believed this should be covered by general funds.

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

All comments were accepted.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	SAN ANGELO	Neighborhood & Family Services
HOME Administrator	SAN ANGELO	Neighborhood & Family Services

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

City of San Angelo
Neighborhood & Family Services
Robert Salas, Director
72 W. College
San Angelo, TX 76903
325-655-0824

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City launched an in-depth, collaborative effort to consult with community stakeholders, elected offices, City departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan. Public hearings, annual neighborhood public meetings, and annual assessments are regularly conducted by the Community & Housing Support Division to identify community needs. The City of San Angelo Community & Housing Support Division will continue to monitor the needs of the community through these activities and through cooperative efforts undertaken from time to time by other local entities.

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

The City facilitated a comprehensive outreach process to enhance coordination and discuss new approaches to working with public and housing providers, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

A community needs survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating its Consolidated Plans for federal funds that primarily serve low-to-moderate-income (LMI) residents and areas. The survey polled respondents about the level of need in their respective neighborhoods for various types of improvements.

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

The Concho Valley Homeless Planning Coalition (CVHPC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in San Angelo. The group’s primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness. The CVHPC is governed by a board which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the City. The board is comprised of the members of local agencies and City government that provide services to meet affordable housing and community needs.

Members of the CVHPC meet on a monthly basis to discuss services available to homeless or about to be homeless and opportunities to coordinate these services. One of the issues the group has investigated is introducing the *Operating and Administrating Homeless Management Information System (HMIS)* in San

Angelo. The CVHPC has taken steps to integrate the HMIS across service providers in order to share information on recipients of these services. Besides meeting and exceeding HUD's requirements for the implementation and compliance of HMIS Standards, the effort will incorporate a rich array of service provider participation to capture and share information on service recipients.

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

The city does not have ESG grant funds to allocate nor have HMIS online at this time.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met with the Salvation Army director to discuss homeless needs.
2	Agency/Group/Organization	Galilee CDC
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain housing needs data which will assist in the fulfillment of the Consolidate Plan and this year's Action Plan.
3	Agency/Group/Organization	SAN ANGELO HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain public housing data to help formulate this year's Action Plan.
4	Agency/Group/Organization	Concho Valley Community Action Agency
	Agency/Group/Organization Type	Housing Utility Payment Assistance
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain housing needs to help formulate the annual plan.
5	Agency/Group/Organization	Habitat for Humanity of San Angelo, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with board members to obtain housing data to help formulate the plan.
6	Agency/Group/Organization	MHMR of the Concho Valley
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Program Coordinator to obtain housing needs for persons with disabilities to help formulate the plan.
7	Agency/Group/Organization	INSTITUTE OF COGNITIVE DEVELOPMENT
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for housing for victims of domestic violence.
8	Agency/Group/Organization	City of San Angelo
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Planning and other departments within the city to obtain data to help develop the plan.
9	Agency/Group/Organization	CONCHO VALLEY WORKFORCE DEVELOPMENT BOARD (CVWDB)
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted organization to obtain workforce data to help develop the action plan.
10	Agency/Group/Organization	San Angelo Development Corporation
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain information on the economic environment in San Angelo.
11	Agency/Group/Organization	Dream Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for transitional housing for homeless.
12	Agency/Group/Organization	Adult Mental Health Respite
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for emergency housing for adults with mental health issues and homeless.

13	Agency/Group/Organization	Hernandez & Associates Law Firm
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed issues associated with the business environment for low/moderate income families which gives a better understanding of opportunities for low/moderate income families.
14	Agency/Group/Organization	Rev. Floyd Crider
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed homeless issues with Rev. Crider to obtain an understanding of the condition of homelessness.
15	Agency/Group/Organization	Tom Green County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed lead-based paint issues to get an understanding of the lead poisoning threat in the county.

16	Agency/Group/Organization	West Texas Organizing Strategy
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed affordable housing issues with WTOS leaders which assisted in the housing needs assessment.
17	Agency/Group/Organization	Small Business Development Center
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the current state of small businesses in the city with the Director, identifying barriers to success.
18	Agency/Group/Organization	Adult Protective Services
	Agency/Group/Organization Type	Services-Elderly Persons Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed issues associated with senior care and housing needs.
19	Agency/Group/Organization	Women, Infants, and Children (WIC)
	Agency/Group/Organization Type	Child Welfare Agency Other government - State Other government - Local

What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed nutritional needs for children and pregnant mothers to coordinate state funding for WIC services.

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

The city did not consult with agencies that represent public services since the city's focus on expenditure of funds is on housing programs due to continued cuts in federal funding and public sentiment to for the city to focus on housing. In addition, the city did not consult with adjacent units of general local government since there are no adjacent local governments that affect San Angelo's use of federal resources.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Concho Valley Homeless Planning Coalition	Homeless needs are addressed in both plans.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen Participation: This plan is the product of public outreach consistent with the City of San Angelo's 2015-2019 Five-Year Consolidated Plan. Public participation efforts included several public meetings and hearings, discussions with agencies and groups that provide services, assist and/or advocate for low-to-moderate-income citizens.

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2016. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a 30 day public comment period was provided from June 20, 2016 thru July 20, 2016. There was no further public comment received during this time.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	Non-targeted/ broad community	The general response at the public meetings was support and approval for the programs we currently fund through CDBG and HOME such as Emergency Repairs, Rehabilitation through the Neighborhood Blitz, and Down Payment & Closing Cost Assistance for first time home buyers.	While most comments received were regarding general city business concerning other departments, the comments received pertaining to our programs were in favor of the current proposed allocation. Citizens who attended were concerned about grant funds paying for a code officer instead of general funds, home owner emergency repair assistance, home owner rehab assistance, and home buyer assistance.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of San Angelo's 2016 Annual Action Plan covers the time period from October 1, 2016 to September 30, 2017. The City's total entitlement is \$932,829. Over the past several years, the City of San Angelo has seen an annual reduction in funding for both CDBG and HOME funds with only a few exceptional years where the city saw slight increases in CDBG funds. Although these reductions adversely affect the city's ability to meet the needs of low-to-moderate income citizens, we will continue to strive to meet or exceed our goals by finding and taking advantage of synergies with local organizations and government entities wherever possible.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	public - federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	678,718	32,000	0	710,718	1,988,217	CDBG funds will be used for the preservation of affordable housing units for LMI households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	254,111	24,000	0	278,111	688,757	HOME funds are used to create and acquire affordable housing for low to moderate income households.

Table 5 - Expected Resources – Priority Table

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

When leveraging entitlement funding, the City combines other local, state, and federal financial resources to maximize the reach and impact of the City's HUD programs. HUD encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leveraging funds is also a way to increase project efficiencies and benefit economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the cost of a project from a source other than the originating HUD program are documented.

The Community and Housing Support division leverages other city departments in order to obtain operating support to include financial, legal, planning, human resources, and purchasing. The City also leverges over \$370,000 of local sales tax revenue for gap financing provided to low/moderate income first-time home buyers. The City's annual Neighborhood Blitz, funded by CDBG, leverages over 800 volunteers to paint and clean up neighborhoods targeted for revitalization. Moreover, the city receives a grant from Atmos Energy to continue a housing weatherization program, expending approximately \$25,000 to assist sixteen home owners.

While a 25% match is required for HOME funds, the City of San Angelo is considered distressed and currently has a match requirement of 12.5%. The match can be cash, the value of foregone interest, fees, or charges, appraised value of land or real property, or general funds, and must be available at the time the nonprofit requests reimbursement under its contract.

The majority of Consolidated Plan activities carried out by the Participating Jurisdiction involve the leveraging of a variety of sources. For example, during the FY2014-2015 reporting period, the HOME program utilized a variety of resources to meet the matching requirements. Over \$54,000 in match funds was accumulated 2014 program year. At the end of the program year, the city maintained \$2,097,220.00 in excess matching funds. This reserve was more than adequate to meet the required match liability for the 2014 program year.

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

Not applicable.

Discussion

Please see discussion above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$109,165	Homeowner Housing Rehabilitated: 35 Household Housing Unit
2	Home Ownership	2015	2019	Affordable Housing	City Wide	Affordable Housing Neighborhood Revitalization	HOME: \$110,300	Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	Neighborhood Revitalization	2015	2019	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide	Affordable Housing	CDBG: \$188,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 5000 Household Housing Unit
4	Affordable Housing	2015	2019	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide	Affordable Housing Neighborhood Revitalization	HOME: \$88,000	Homeowner Housing Added: 3 Household Housing Unit
5	Special Needs & Homelessness	2015	2019	Homeless Non-Homeless Special Needs	City Wide	Affordable Housing Homelessness	HOME: \$51,000	Tenant-based rental assistance / Rapid Rehousing: 23 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing
	Goal Description	The Emergency Repair program will assist with meeting this goal.
2	Goal Name	Home Ownership
	Goal Description	The First-Time Homebuyer's Assistance program will assist with meeting this goal.
3	Goal Name	Neighborhood Revitalization
	Goal Description	The Homeowner Rehabilitation program and the Code Compliance Officer will assist with meeting this goal.
4	Goal Name	Affordable Housing
	Goal Description	The new construction program carried out by the CHDO for first-time homebuyers will assist with meeting this goal.
5	Goal Name	Special Needs & Homelessness
	Goal Description	The tenant based rental assistance program will assist with meeting this goal.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City of San Angelo will provide affordable housing to approximately 26 low-to-moderate income families. Of these, we estimate approximately 18 will be extremely low income, 4 low income, and 3 moderate income.

AP-35 Projects – 91.220(d)

Introduction

The mission of the City's Community & Housing Support Division is to help increase homeownership, support community development, eliminate blight, and increase access to affordable housing for low to moderate income citizens. We execute the mission through a variety of programs that includes rehabilitation, new home construction (through the CHDO), homebuyer's assistance, code compliance, demolition, and emergency repairs.

Whenever possible, the City creates partnerships and synergies with local non-profit organizations that provide services and housing opportunities to low to moderate income citizens. These organizations include Community Housing Development Organizations (CHDO) and Habitat for Humanity.

The City of San Angelo has established three main objectives which are consistent with the 2015-2019 Consolidated Plan and meet one of the three national objectives of the CDBG program:

- Creating a Suitable Living Environment
- Providing Decent Housing
- Creating Economic Opportunities

Our plan to meet these objectives covers a myriad of activities. Some of these activities include increasing code enforcement efforts in low to moderate income target neighborhoods; coalescing with non-profit organizations that provide home repair to target citizenship; increasing the number of recreational facilities in target neighborhoods to include parks; expanding access to affordable rental housing, increasing the number of housing rehab projects across the city; and exploring new housing opportunities with housing partners.

As we work to meet these objectives, we anticipate that all funded activities will address and are consistent with at least one of three outcomes:

- Improving availability or accessibility of units or services
- Improving affordability, not just of housing, but of other services
- Improving sustainability by promoting viable communities

#	Project Name
1	CD Admin
2	Rehab Admin
3	Housing Rehabilitation
4	Emergency Repairs
5	Code Compliance
6	Debt Service
7	HOME Administration
8	HAP - Homebuyer's Assistance Program
9	MHMR TBRA Assistance
10	Galilee Community Development Corporation CHDO

Table 8 – Project Information

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

The City’s ConPlan update coincides with the development of the first year Action Plan. The City awards Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding to public entities and non-profit agencies that provide services and housing for LMI and special needs households. The City operates on a one-year grant funding cycle for CDBG and HOME projects. The only obstacle the City has to addressing underserved needs is limited available funding.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CD Admin
	Target Area	City Wide
	Goals Supported	Decent Housing Neighborhood Revitalization Affordable Housing
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$142,144
	Description	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	52 West College, San Angelo, Texas 76903
	Planned Activities	Administration of the CDBG programs includes salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to, client intake, eligibility screening, inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.

2	Project Name	Rehab Admin
	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide
	Goals Supported	Decent Housing Neighborhood Revitalization Affordable Housing
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$123,714
	Description	Administration of the CDBG Rehab program to include salaries, benefits, certifications, training, and supplies necessary to successfully execute the program.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	52 West College
	Planned Activities	Administration of the Rehab programs including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to, client intake, eligibility screening, inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
3	Project Name	Housing Rehabilitation
	Target Area	City Wide

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	Goals Supported	Decent Housing Neighborhood Revitalization
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$150,000
	Description	Assistance will be provided to at least 20 eligible low/moderate income citizens within city limits of San Angelo. Projects will consist primarily of siding replacement and painting as part of the city's Neighborhood Blitz. However, some housing units may need additional repairs such as windows and insulation. Projects are scheduled on a first come first served basis and will be executed throughout the year. The Neighborhood Blitz activities will also utilize volunteers to paint the homes selected with paint donated by the Brush with Kindness program facilitated by Habitat for Humanity.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 low to moderate income single family households will be assisted.
	Location Description	While properties located within the city limits of San Angelo are eligible, the majority of the rehabilitation activities will be within the Fort Concho and Rio Vista neighborhoods.
	Planned Activities	Projects will consist primarily of siding replacement and painting. however, some housing units may need additional repairs such as windows and insulation. Projects are scheduled on a first come first served basis and will be executed throughout the year. The Neighborhood Blitz activities will also utilize volunteers to paint the homes selected with paint donated by the Brush with Kindness program facilitated by Habitat for Humanity.
4	Project Name	Emergency Repairs
	Target Area	City Wide
	Goals Supported	Decent Housing

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	Needs Addressed	Affordable Housing
	Funding	CDBG: \$109,165
	Description	100% grant for low/moderate income homeowners for Emergency Repairs. An emergency is a situation that occurred without warning (within two weeks), is detrimental to life, health, or safety and requires immediate action. Action must be taken within 24-72 hours to remedy the emergency situation. Modifications to provide barrier-free living space, when feasible, for homes occupied by either disabled or elderly individuals requiring such modifications will also be included.
	Target Date	9/30/2017
	Estimate the number and type of families that benefit from the proposed activities	Approximately 35 low to moderate income single family households will be assisted through the Emergency Repair program.
	Location Description	Emergency repairs are conducted city-wide and not limited to target areas.
	Planned Activities	Repairs the are detrimental to life, health, or safety and requires immediate action are completed with this program. These repairs include, but are not limited to gas leaks, sewer leaks, collapsed sewer lines, water leaks, and electrical hazards. Modifications to provide a barrier-free living space, when feasible, for homes occupied by either disabled or elderly individuals requiring such modifications will also be included.
5	Project Name	Code Compliance
	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$38,000

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	Description	Funds the salary and benefits for a City Code Compliance Officer. This officer will be assigned to enforce codes such as tall grass and weeds, unsightly junk material, and other items that put the health and safety of citizens at risk.
	Target Date	9/30/2017
	Estimate the number and type of families that benefit from the proposed activities	Approximately 3,000 households within the low to moderate income target aread will benefit from code compliance enforcement.
	Location Description	While the Code Compliance Division enforces code city-wide, the officer funded with CDBG funds will only operate within the specified targeted areas.
	Planned Activities	The code officer in the targeted areas emphasizes compliance to health and safety issues in teh residential and commercial buildings in the eligible areas. The Code Compliance Officer will also enforce codes such as junk, tall grass and weeds, junk appliances, refuse, unsightly material, temporary signs, and related state laws in low/moderate income aread defined by the 2010 Census.
6	Project Name	Debt Service
	Target Area	REAGAN RIO VISTA
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$147,695
	Description	Repayment of the Section 108 Loan for Rio Vista Park Renovation and Producer's Park Development. This loan, totaling \$2,035,000 plus interest will be paid back over a period not to exceed 20 years.
	Target Date	9/30/2017
	Estimate the number and type of families that benefit from the proposed activities	Not applicable

Annual Action Plan 2016

	Location Description	Producer's Park is located at 1870 Ricks Drive, San Angelo, Texas. Rio Vista Park is located at approximately 2726 Ben Ficklin Road, San Angelo, Texas.
	Planned Activities	The Debt Service is used to repay the principal and interest on the Section 108 Loan taken to construct Producer's Park and rehabilitate Rio Vista Park. Both activities were completed by May 2013.
7	Project Name	HOME Administration
	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA
	Goals Supported	Decent Housing Home Ownership Affordable Housing Special Needs & Homelessness
	Needs Addressed	Affordable Housing
	Funding	HOME: \$27,811
	Description	Staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation of HOME programs.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	The offices for Community and Housing Support are located at 52 West College, San Angelo, Texas.

	Planned Activities	Administration of the HOME programs including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to client intake, eligibility screening, home inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
8	Project Name	HAP - Homebuyer's Assistance Program
	Target Area	City Wide
	Goals Supported	Home Ownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$111,300
	Description	Provide down payment and closing cost assistance for low to moderate first time home buyers.
	Target Date	9/30/2017
	Estimate the number and type of families that benefit from the proposed activities	Approximately 15 low to moderate income households will benefit from the program.
	Location Description	The Homebuyer's Assistance Program will provide funding for homes purchased within the San Angelo city limits.
	Planned Activities	The Homebuyer's Assistance Program will provide down payment and closing cost assistance to low-to-moderate income first time home buyers who are purchasing a home within the San Angelo city limits.
9	Project Name	MHMR TBRA Assistance
	Target Area	City Wide
	Goals Supported	Special Needs & Homelessness
	Needs Addressed	Affordable Homelessness Housing
	Funding	HOME: \$51,000

Annual Action Plan 2016

	Description	Funds provide tenant-based rental assistance (TBRA) to 23 clients with a chronic mental illness residing within the San Angelo city limits over a period of a year. The HOME funds requested will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance. TBRA may be used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards. Yearlong services will be provided.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 23 low to moderate income families with special needs will benefit from the TBRA assistance provided through this program.
	Location Description	City-wide.
	Planned Activities	Tenant Based Rental Assistance (TBRA) will be provided to clients with a chronic mental illness residing within the San Angelo city limits over a period of approximately a year while on the waiting list for Section 8 housing. The program will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance as needed. TBRA may be used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards.
10	Project Name	Galilee Community Development Corporation CHDO
	Target Area	BLACKSHEAR FORT REAGAN RIO VISTA CONCHO
	Goals Supported	Home Neighborhood Affordable Housing Ownership Revitalization
	Needs Addressed	Affordable Neighborhood Revitalization Housing

Funding	HOME: \$88,000
Description	Funds provide for new home construction for low/moderate income residents. GCDC's current goal is to build at least 3 homes with the 2016 allocation and other sources.
Target Date	9/30/2017
Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 low to moderate income single family households will benefit from this activity.
Location Description	Approximately 3 homes will be constructed in a Target Area within the San Angelo city limits. Lots have not yet been purchased.
Planned Activities	GCDC will construct 3 single family homes for first time home buyers who are low to moderate income.

AP-50 Geographic Distribution – 91.220(f)

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

People of Hispanic origin comprise the largest minority in San Angelo. Areas with high concentrations of minority population are defined as block groups consisting of 51% or more minority population. Areas of the City with higher concentrations of low-to-moderate income households typically tend to be the areas with the greatest concentrations of minority populations. The largest concentrations of minority population are found in Census Tracts 3, 4, 7, 8, 9, and 14. Some of the Block Groups within these Census Tracts contain high concentrations of Hispanic population. Further, these are also the Census Tracts with the largest numbers and greatest percentages of low-to-moderate income residents.

Minority Concentrations - Indeed, the four neighborhoods targeted for revitalization are located in areas with lower income households and older housing units.

Please refer to the city's NRP online at www.cosatx.us/chs.

Community-wide projects are directed toward low-to-moderate income persons and are usually carried out throughout targeted low-to-moderate income Census Tract Block Groups. These projects are offered on a community-wide basis because, while there are distinct areas with high concentrations of low-to-moderate income populations within the City, over the years the low-to-moderate income population has spread throughout the community. This is especially true for elderly and special needs residents. Out of fairness to all eligible low-to-moderate income residents, these programs are offered on a city-wide basis.

Community-wide projects:

- Emergency Repair Program

- Homebuyers Assistance Program

- MHMR TBRA Program

Target Area projects consist of those projects conducted in four City Council designated target areas - Rio Vista, Blackshear, Reagan, and Fort Concho. Code Compliance and the annual Neighborhood Blitz will be conducted strictly in target area neighborhoods as well as new home construction earmarked for the Neighborhood Revitalization Program.

Galilee Community Development Corporation is currently the only CHDO that has applied for 2016 CHDO set-aside funds. Although CHDO funds are not limited to target areas, Galilee has decided to focus on the target areas for their operations.

Approximately \$276K (\$38K Code Compliance, \$150K Neighborhood Blitz, \$88K CHDO new home construction) will be expended specifically in the neighborhoods targeted for revitalization which equates to 28% of total CDBG & HOME funds available for the program year.

Geographic Distribution

Target Area	Percentage of Funds
BLACKSHEAR	
FORT CONCHO	
REAGAN	
RIO VISTA	

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is allocating resources to the four neighborhoods targeted for revitalization. However, the allocations are based on a first-come first-served project basis, so one neighborhood will receive more than the others. The City cannot determine the percentage of funds to be allocated in a particular neighborhood.

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

AFFORDABLE HOUSING FOR HOMELESS/SPECIAL NEEDS

The City of San Angelo's actions as they relate to homeless and special-needs households are identified below.

Homeless Needs

There should be sufficient emergency shelters available for the needs of the homeless; however, the main emphasis should be on providing transitional and permanent housing. The local Salvation Army began a new program which they hope will alleviate some of the problems. This transitional housing program offers selected participants a place of residence with low nightly rates in order to provide the opportunity to save money for a home our apartment. Tenants are housed for three to four months, and each participant is required to take part in a financial course and to find a job. Staff then evaluates the tenants after 90 days and if qualified, the program pays the first month's rent and helps with utilities.

In addition to the Salvation Army, there are two transitional housing programs for men and women managed by the Alcohol & Drug Abuse Council that provide transitional housing for individuals suffering from drug and alcohol addiction. Also, the Institute of Cognitive Development provides transitional housing for families made homeless through domestic violence. These transitional housing programs are in place in 2015 and will continue in 2016.

Moreover, the majority of homeless individuals are associated with mental health issues. The city will assist in addressing this problem through its efforts described below regarding the Special Needs Population.

Housing for Special Needs Population

Elderly, frail elderly, handicapped, disabled and other special needs persons should likewise have the opportunity to live in decent, safe, sanitary affordable housing. Furthermore, this housing should be accessible and barrier free when required. Housing rehabilitation assistance through the Amy Young barrier removal program will be provided to homeowners with disabilities to fund renovations necessary to make their homes accessible. Additionally, the PHA offers several barrier free units to those qualified individuals needing accessible housing.

MHMR Services of the Concho Valley will receive HOME funds to provide tenant-based rental assistance (TBRA) to 23 clients with a chronic mental illness residing within the San Angelo city limits over a period of a year. The HOME funds requested will provide rental assistance, one time security deposit assistance, and one-time utility deposit assistance. TBRA may be used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards. Initial and annual inspections of the units are required in order to assure that the funds are being used for decent, safe and sanitary properties.

Galilee Community Development Corporation will provide handicap accessibility features in houses constructed under its HOME funded New Construction Program when such features are requested by participant families.

One Year Goals for the Number of Households to be Supported	
Homeless	0

One Year Goals for the Number of Households to be Supported	
Non-Homeless	0
Special-Needs	23
Total	23

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	23
The Production of New Units	3
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	26

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

Discussion

Please see discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

The PHA will continue to offer 174 public housing units consisting of 90 Low Rent Public Housing Family units, 60 elderly units, and 24 Acquisition Project units. The Desert Shadows complex will continue to offer 224 units for rent, but under the Land Use Restriction Agreement in effect only 112 of those units are available at less than market rent for low-to-moderate income tenants. The PHA will continue to provide the Housing Choice Voucher Rental Assistance Program, formally known as Section 8 to serve qualified low-to-moderate income families in San Angelo.

During FY 2002, the Housing Authority sold two of its Affordable Housing Program apartment complexes which resulted in a decrease of affordable housing units operated by the PHA from 221 to 168. Because of a Land Use Restriction Agreement (LURA), the two complexes will continue to benefit 53 lower income families in the City of San Angelo through private operation until expiration of the LURA in 12/21/2033. During FY 2004, the Housing Authority sold a third Affordable Housing Program apartment complex to a local hospital. In 2015 PHA purchased 12 units from the City of San Angelo. PHA now has 122 affordable housing units under its operation.

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

The PHA intends to make modifications to public housing based on the Section 504 needs assessment. They intend to install lighting to enhance security; complete modernization of 1-2 units per year for the next five years; replace existing windows in two developments with new windows that comply with the *International Energy Conservation code* over the next five years. The PHA indicated that it will employ effective maintenance and management policies to minimize the number of public housing units off-line and reduce the turnover time for vacated public housing units. The PHA is also planning to continue a winterization program to properly seal and insulate windows and doors and improve the efficiency of all units through the purchase of “Energy Star” rated systems. The PHA continues to partner with the local SAPD to implement a Crime Free program to reduce crime and vandalism. This addition to the residents lease will include all Public Housing residents as well as residents living in the Affordable Housing program.

In 2011 The Housing Choice Voucher program was awarded twenty-five additional vouchers to assist HUD’s mission of eliminating homelessness among veterans. The Veteran’s Affairs Supportive Housing (VASH) program strives to work with the Big Springs VA office to obtain 100 % utilization of these vouchers. In 2015, the HCV program was awarded an additional 8 VASH vouchers. With the addition of these eight vouchers the PHA now has 816 Housing Choice Vouchers to offer low and very low income families.

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

For 2016, the PHA will continue to encourage residents to submit responses both telephonically and in writing concerning any PHA matters. The resident Advisory Group provides input to the PHA. In 2015, the PHA opened the availability of the voluntary Family Self-Sufficiency program to not only HCV but Public Housing residents as well. This program encourages homeownership and is designed to remove barriers of residents looking to become self sufficient. This year had the FSS program more than doubled in size and the PHA now has 2 vouchers

of the 10 homeownership vouchers leased. The PHA will continue to promote and develop this program to encourage FSS participants to participate in the homeownership program.

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

Not applicable.

Discussion

Please see discussion above.

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

Introduction

As part of a 2016 Homeless Count by the City's Homeless Coalition, there were 153 homeless identified and counted. This snapshot in time provides a general idea on the homeless problem in San Angelo. The Concho Valley Homeless Planning Coalition is working with local agencies to introduce HMIS in order to better support agencies that provide services to homeless citizens. The HMIS will monitor outcomes and performance measures for all the homeless services agencies in the county.

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

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

The Concho Valley Homeless Planning Coalition will continue working with local agencies to ensure homeless persons are contacted and provided information on what types of assistance is available. In addition, an annual homeless count will be conducted to assess the needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Salvation Army will continue to provide shelter and nutritional assistance to homeless persons. In addition, the City will work with a local women's shelter to provide transitional housing for families made homeless due to domestic violence.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City is working with the Concho Valley Homeless Planning Coalition to develop plans to build a transitional housing complex to provide homeless persons a place to live up to 18 months. The City will also provide funding for MHMR to help clients transition into permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue providing affordable housing programs to include emergency housing repair and housing rehabilitation programs that will help keep low income families from becoming homeless especially renters who

have a higher cost burden than homeowners by percentage. The City will also provide funds in the form of tenant-based rental assistance to help low income persons transition into permanent housing.

Discussion

Please see discussion above.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

The City of San Angelo Council and staff believe that it does not have regulatory provisions which bar or create barriers to affordable housing. The City Council is keenly aware of the need to keep permit fees and property taxes low and is committed to raising fees and taxes only when absolutely necessary for essential services. Council also supports affordable housing programs to include Low Income Housing Tax Credits in high opportunity areas of the city and other CDBG/HOME funded or supported programs.

Slow economic development in San Angelo is another barrier to affordable housing for some citizens. The City of San Angelo has undertaken aggressive measures to remedy the problem. One of those measures was to extend the ½ cent sales tax to fund performance-based job creation and business retention. The City of San Angelo Development Corporation provides grants to businesses interested in setting up or expanding operations in San Angelo. Types of businesses include manufacturing, warehousing/distribution, data processing, telecommunications services, research and development, information services, correctional institutions, mining, and agricultural services.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The major barrier to affordable housing is still a lack of funds. While education and/or job training may provide a means to increasing income and improving living conditions for some low income families, low income elderly and disabled will not likely be able to achieve these goals through education or job training.

Slow economic development in San Angelo is another barrier to affordable housing for some citizens. The City of San Angelo has undertaken aggressive measures to remedy the problem. One of those measures was to extend the ½ cent sales tax to fund performance-based job creation and business retention. The City of San Angelo Development Corporation provides grants to businesses interested in setting up or expanding operations in San Angelo. Types of businesses include manufacturing, warehousing/distribution, data processing, telecommunications services, research and development, information services, correctional institutions, mining, and agricultural services.

Discussion

In addressing the barriers to affordable housing, the City will continue to offer its owner-occupied Housing Rehabilitation Program and the Neighborhood Revitalization/Enhancement Program and will continue its 100% Emergency Repairs Grant Program through the Community & Housing Support Division. The Community & Housing Support Division will also administer the Homebuyers Assistance Program which offers down payment and closing cost assistance to low to moderate income homebuyers.

AP-85 Other Actions – 91.220(k)

Introduction

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

During grant year 2016, the City of San Angelo will take action to address obstacles to meeting underserved needs in several areas as discussed below.

Actions planned to foster and maintain affordable housing

Low and moderate income persons should have decent, safe, sanitary, and affordable housing. To address this continuing problem, the City will offer its owner-occupied and rental single family housing rehabilitation and emergency repairs 100% grant programs. Owner-occupied and rental single family housing rehabilitation is critical to aging neighborhoods, especially lower income neighborhoods, in preventing slum/blight conditions from developing. Such neighborhoods have large concentrations of single parent families and elderly residents who lack the financial and/or physical ability to provide even routine maintenance and repairs. Unless these neighborhoods are addressed, neglect will occur and will ultimately result in deterioration of the housing stock and contribute to the further decline of these neighborhoods.

The Housing Rehabilitation Program Neighborhood Blitz is funded with \$150,000 of 2016 CDBG funds. Rehabilitation assistance to low-to-moderate income persons for the purpose of replacing siding and painting the exterior walls to help reduce blight conditions in the neighborhood. In addition, an allocation of \$109,165 of 2016 CDBG funds will enable the department to continue an Emergency Repairs 100% Grant component to the Housing Rehabilitation Program, which will provide assistance with a 100% grant up to \$5,000 for homeowners in need of emergency repairs

Down payment and closing cost assistance will be provided for income qualified homebuyers under the City's Homebuyers Assistance Program (HAP) which has been allocated HOME funds in the amount of \$111,300. The assistance will be provided as a forgivable, no-interest deferred payment loan which will not have to be repaid as long as the homeowner occupies the home as his or her principal residence for the full five year affordability period.

To further aid in addressing the priority of Housing, the City will assist Galilee Community Development Corporation in construction of three houses for low-to-moderate income families.

HOME funds will be provided for tenant-based rental assistance to 23 persons/households. Additional information regarding the City's Housing objective is contained in this Annual Action Plan under Activities to be undertaken.

Actions planned to reduce lead-based paint hazards

Lead-Based Paint Hazards

The HOME Neighborhood Enhancement/Revitalization rehabilitation component and Housing Rehabilitation Program will adhere to the HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and

Housing Receiving Federal Assistance, 24 CFR Part 35, Subpart J, that went into effect on September 15, 2000. In response to this regulation and as one of the 2000 Annual Action Plan goals, CHS staff prepared and incorporated a chapter on Lead-Based Paint Hazards in its rehabilitation program guidelines, which is applicable to both CDBG and HOME funded activities.

The CHS Housing Program Coordinator received training and is currently certified by the State in order to carry out the required lead-based paint inspections, risk assessments, interim control/abatement work, lead abatement supervisor, and clearance testing.

Actions planned to reduce the number of poverty-level families

Anti-Poverty Strategy

The City recognizes that its future economic viability rests with elimination of poverty. San Angelo has and will continue to undertake efforts in housing and supportive services to improve the quality of life of its low-to-moderate income residents so long as funding for such activities is available. The major factor in predicting poverty and locking people into a life of poverty is the lack of education and job skills. Being without requisite education and skills necessary to obtain a job paying more than minimum wage prevents many residents from departing the ranks of the impoverished. Therefore, workforce development and area-wide economic development have been identified as priorities which will aid the City in reducing the number of persons living below the poverty level.

The West Texas Training Center, which opened January 3, 2001, is located on property owned by the City and is the focal point of a cooperative effort amongst the City, San Angelo Independent School District, Angelo State University, Howard College, the Chamber of Commerce, and regional business, industry and health care organizations to meet the occupational training needs of the Concho Valley region and West Texas. The Center was renovated/constructed through funding provided by \$1.2 million in an EDA grant, \$925,000 from a State Special Item Appropriations grant, \$40,000 from Howard College and additional funding from the San Angelo Health Foundation.

Actions planned to develop institutional structure

Institutional Structure and Coordination of Activities

The City of San Angelo Community & Housing Support Division, which administers CDBG and HOME funds is a division of the municipal government. The PHA is a separate entity with a Board of Directors appointed by the Mayor of the City of San Angelo. However, the CHS staff will continue to work with the PHA staff to leverage other federal funds earmarked for affordable housing.

As established by the many cooperative efforts undertaken by the City of San Angelo described previously in this Plan, coordination of activities is an ongoing process. In 2016, the CHS staff will continue to provide technical assistance to all non-profit organizations within the City, particularly those which are the Subrecipients of CDBG and HOME funds and those which are HOME Community Housing Development Organizations. The staff typically provides technical assistance on the availability of federal grants and the availability of private grants and funds to include faith-based organizations. Technical assistance is also provided on program compliance, documentation, and monitoring matters.

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

The City of San Angelo benefits from a strong network of housing and community development partners, such as the Annual Community Development Directors Meeting, Galilee Community Development Corporation, and the Homeless Coalition of San Angelo. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local organizations and developers in sharing information and resources.

Program Specific Requirements

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

Introduction

The activities planned provide for the expenditure of all CDBG funds expected to be available during the program year, including program income. No amount has been excluded for eligible activities that have been identified for the contingency of cost overruns. There is no surplus from urban renewal settlements. No grant funds have been returned to the line of credit for which the planned use has not been included in a prior statement, plan or amended plan. No income will be received from float funded activities in 2016. No “urgent need” activities are allocated 2016 CDBG funding. Approximately 80% of CDBG funds will be used to benefit low-to-moderate income persons.

HOME investments by the City of San Angelo in fiscal year 2016 will consist of grant funds and program income funds. No HOME funds will be used to refinance existing debt secured by multi-family housing being rehabilitated with HOME funds; therefore, no such guidelines are required. The City intends to use 2016 HOME funds for First-time Homebuyers. Our guidelines for recapture of funds are included in the City’s HOME program documents for the Home Buyer’s Assistance Program, the Neighborhood Enhancement/Revitalization Program which includes a down payment and closing cost component, and Galilee Community Development Corporation’s housing construction program, all of which assist homebuyers. All housing under these programs must be acquired by homebuyers whose family qualifies as low-income and the housing must be the principal residence of the family throughout the applicable affordability period. In the case of default, the case will be handed to the City’s Legal Department in order to initiate foreclosure proceedings.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of San Angelo does not use HOME funds in any other manner than those described in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The CDBG/HOME investment subject to **recapture** is based on the amount of assistance provided and the affordability period on which it is based. Repayment of proceeds at transfer of the property must be reinvested in another HOME-eligible activity. The beneficiaries of that investment must also be low-income households. In the event of a sale, short sale, and/or foreclosure, the amount recaptured will be limited to the amount of shared net proceeds available at the time of such occurrence. The city also passes on its recapture requirements to Galilee Community Development Corporation's housing construction program, all of which assist homebuyers. All housing under these programs must be acquired by homebuyers whose family qualifies as low-income and the housing must be the principal residence of the family throughout the applicable affordability period. In the case of default, the case will be handed to the City's Legal Department in order to initiate foreclosure proceedings.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Annually, the HOME Program Administrator and Housing Rehab Program Administrator conduct inspections on HOME and CDBG funded units to include CHDO built units to ensure compliance to the affordability period as stated in the legal documents. This will be accomplished by the following:

1. Check the current water bill with the Water Billing Department to ensure the client is still the main recipient at the appropriate address.
2. Check with the Tom Green County Appraisal District to ensure name on tax rolls has not changed.
3. If the name listed in either the water bill or tax roll does not match original client's name, a title search will be conducted followed by a site visit.
4. If non-compliance to the affordability period is discovered, action to recapture funds will be taken.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of San Angelo will not use HOME funds to refinance existing debt.

Attachments

Grantee SF-424's and Certification(s)

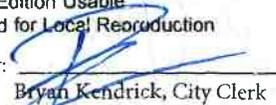
APPLICATION FOR FEDERAL ASSISTANCE

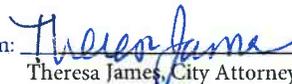
Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 08/15/2016	Applicant Identifier M-16-MC-48-0224
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
5. APPLICANT INFORMATION		4. DATE RECEIVED BY FEDERAL AGENCY Federal Identifier	
Legal Name: City of San Angelo		Organizational Unit: Department: Neighborhood & Family Services	
Organizational DUNS: 07-854-7502		Division: Community & Housing Support	
Address: Street: 72 West College		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: San Angelo		Prefix: Mr.	First Name: Robert
County: Tom Green		Middle Name	
State: Texas		Last Name Salas	
Zip Code 76903	Suffix:		
Country: United States		Email: robert.salas@cosatx.us	
6. EMPLOYER IDENTIFICATION NUMBER (EIN). 75-6000659		Phone Number (give area code) 325-657-4274	Fax Number (give area code) 325-481-2628
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investment Partnership Program		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of San Angelo, TX (within city limits only)		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Annual Action Plan for the City of San Angelo, Texas. CDBG funding to provide provide decent housing, a suitable living environment, and expanding economic opportunities principally for persons of low to moderate income.	
13. PROPOSED PROJECT Start Date: 10/01/2016		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 17th	
Ending Date: 09/30/2017		b. Project 17th	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 254,111 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$ ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$ ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$ 24,000 ⁰⁰		
g. TOTAL	\$ 254,439 ⁰⁰		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr.	First Name Daniel	Middle Name	
Last Name Valenzuela	Suffix		
b. Title City Manager	c. Telephone Number (give area code) 325-657-4241		
d. Signature of Authorized Representative	e. Date Signed 7/12/14		

Previous Edition Usable
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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

Attest by: 
Bryan Kendrick, City Clerk

Approved as to Form: 
Theresa James, City Attorney

APPLICATION FOR FEDERAL ASSISTANCE

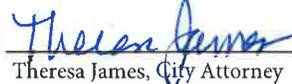
Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 08/15/2016	Applicant Identifier B-16-MC-48-0025
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: City of San Angelo		Organizational Unit: Department: Neighborhood & Family Services	
Organizational DUNS: 07-854-7502		Division: Community & Housing Support	
Address: Street: 72 West College		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: San Angelo		Prefix: Mr.	First Name: Robert
County: Tom Green		Middle Name	
State: Texas		Last Name Salas	
Zip Code 76903	Suffix:		
Country: United States		Email: robert.salas@cosatx.us	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 75-6000659		Phone Number (give area code) 325-657-4274	Fax Number (give area code) 325-481-2628
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program) Community Development Block Grant 14-218		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of San Angelo, TX (within city limits only)		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Annual Action Plan for the City of San Angelo, Texas. CDBG funding to provide provide decent housing, a suitable living environment, and expanding economic opportunities principally for persons of low to moderate income.	
13. PROPOSED PROJECT Start Date: 10/01/2016 Ending Date: 09/30/2017		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 17th b. Project 17th	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 678,718 ⁰⁰	a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$ ⁰⁰	b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$ ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$ 32,000 ⁰⁰		
g. TOTAL	\$ 710,718 ⁰⁰		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr.	First Name Daniel	Middle Name	
Last Name Valenzuela		Suffix	
b. Title City Manager		c. Telephone Number (give area code) 325-657-4241	
d. Signature of Authorized Representative		e. Date Signed 7/12/14	

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Attest by 
Bryan Kendrick, City Clerk

Approved as to Form: 
Theresa James, City Attorney

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

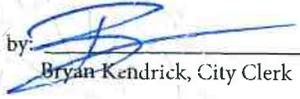
Daniel Valenzuela, City Manager



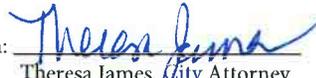
Signature/Authorized Official

7/12/16

Date

Attest by: 

Bryan Kendrick, City Clerk

Approved as to Form: 

Theresa James, City Attorney

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year **2016**, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Daniel Valenzuela
Signature of Authorized Official

7/12/16

Date

City Manager
Title

Attest by: 

Bryan Kendrick, City Clerk

Approved as to Form: 

Theresa James, City Attorney

Specific HOME Certifications

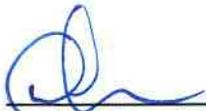
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Daniel Valenzuela

Signature of Authorized Official

7/12/16

Date

City Manager

Title

Attest by:

Bryan Kendrick, City Clerk

Approved as to Form:

Theresa James, City Attorney