

# **CITY OF SAN ANGELO**

**2015 Program Year**

## **Consolidated Annual Performance & Evaluation Report (CAPER)**



***NEIGHBORHOOD & FAMILY SERVICES DEPT  
COMMUNITY & HOUSING SUPPORT DIVISION***

## Introduction

The City of San Angelo (COSA) annually receives two grants from the U. S. Department of Housing and Urban Development (HUD): The Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME) grant. CDBG grants are awarded to entitlement communities (principal cities of a Metropolitan Statistical Area (MSA) or with a population greater than 50,000) to carry out a wide range of community development activities directed toward revitalization of neighborhoods and improved facilities and services within the community. Maximum feasible priority must be given to activities that benefit low- moderate-income persons (including neighborhoods). HOME grants must be used to provide affordable housing for low- moderate-income persons. Income levels are set annually by HUD and are a percentage of the area median income (AMI), which in 2015 was \$47,850 in San Angelo for a family of four.

The majority of the CDBG funds and all of the HOME funds must have beneficiaries earning 80% or less of the AMI, either as a neighborhood or as individual households. To continue to receive the grants, the City must develop a Consolidated Plan every five years to identify the community's needs and goals to meet the needs and then an Annual Action Plan for each of the five years. The current Consolidated Plan is for the years 2015-2019. At the conclusion of each action year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that describes for the public and HUD how federal assistance was used during that action year. The CAPER that follows is for the first year of the current Consolidated Plan. The City's 2015 grants were as follows:

- CDBG - \$ 675,246
- HOME- \$ 229,439

Additionally, the City received program income in the amount of \$31,664.29 for CDBG, \$40,035.68 for HOME, and \$335,000 in local economic development sales tax funds earmarked for affordable housing. The City's CHDO leverages these funds to build new homes for low-moderate income families in the neighborhoods targeted for revitalization. COSA receives payments on loans provided with grant funds for housing rehabilitation or mortgage payments from new home construction, a program that is no longer active.

Reporting to HUD is done online through the Integrated Disbursal and Information System (IDIS). Specific questions are completed for each step of the process: Consolidated Plan, Action Plan and the CAPER. Each has specific questions to which the City must respond. Terminology may not be familiar to the general public; definitions or further explanation of any information in the CAPER is available from the COSA Community & Housing Support Division (325-655-0824). Information in forms other than written English may be provided upon request by contacting COSA.

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

#### 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of San Angelo focuses the use of its Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funding on a combination of housing and community development activities. The Consolidated Plan includes the following priority goals as the basis for the activities approved in the Program Year (PY) 2015 Action Plan:

1. Expand housing options to create a safe, healthy, accessible, affordable home for every resident.
2. Focus on strategies to achieve a sustainable increase in the homeownership rate.
3. Continue efforts to redevelop the four neighborhoods targeted for revitalization including homebuyer's assistance, code compliance, and rehabilitation of homes in targeted neighborhoods.
4. Continue to make housing affordable by assisting homeowners with repairs and first time homebuyers with closing costs.
5. Assist special needs populations with supportive services, facilities, and housing needs, and expand efforts that eliminate or prevent homelessness.

PY2015 Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the approved 2015-2019 Consolidated Plan, for HUD programs approved by the City of San Angelo City Council on July 7, 2015. The CAPER outlines achievements in affordable housing, homeless services, and community development programs. The PY2015 CAPER covers the time period starting October 1, 2015 to September 30, 2016, and is the first annual report of the Consolidated Plan. It also includes activities funded in previous fiscal years with accomplishments reported during PY2015. As with most new construction projects, the outcomes are not reported until the completion of the project. The following are several accomplishments achieved during the reporting period:

- Twenty six (26) households identified as Special Needs were assisted with Tenant Based Rental assistance.
- Sixty two (62) low-to-moderate income homeowners were assisted with emergency repairs.
- Fifty five (55) low-to-moderate income homeowners were assisted with minor rehabilitation in the City's Neighborhood Blitz and Helping Hands programs.
- Twenty three (23) low-to-moderate income first-time home buyers were provided with down payment and closing cost assistance.
- Four (4) housing units were built for first-time home owners.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	15	4	26.67%	3	4	133.33%
Decent Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	62	49.60%	31	62	200.00%
Home Ownership	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	65	23	35.38%	16	23	143.75%
Neighborhood Revitalization	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	160	55	34.38%	40	55	137.50%
Neighborhood Revitalization	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	5	0	0.00%	1	0	0.00%
Neighborhood Revitalization	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	12000	2723	22.69%	4000	2723	68.08%
Special Needs & Homelessness	Homeless Non-Homeless Special Needs	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	26	17.33%	21	26	123.81%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City has continued to address housing and community development needs in carrying out the PY2015 Action Plan. Actions undertaken during PY2015 were consistent with the primary goals and objectives of the Consolidated Plan. The Consolidated Plan identified three key funding priorities:

1. Assist in the creation and preservation of affordable housing opportunities for low income and special needs households.

2. Support activities to end homelessness.
3. Support activities that strengthen targeted low income neighborhoods.

Based on these three priorities, COSA developed six major goals that address these three priorities:

1. Expand housing options to create a safe, healthy, accessible home for residents
2. Continue to focus on strategies to achieve a sustainable increase in the home ownership rate
3. Continue efforts to redevelop the four neighborhoods targeted for revitalization
4. Improve livability in targeted neighborhoods by purchasing vacant lots and building new homes
5. Assist special needs/homeless populations with supportive services, facilities, and housing
6. Continue efforts to eliminate slum/blight and conditions detrimental to the health, safety and public welfare of residents in the targeted neighborhoods

All of the funded projects for PY2015 directly addressed the City's priorities and goals.

- Housing rehabilitation – assisted in preserving affordable housing and helped eliminate substandard housing in targeted neighborhoods by rehabilitating 55 homes in those neighborhoods33 Blitz projects22 Helping Hands projectsEmergency Repairs – assisted in preserving affordable housing by addressing needed repairs detrimental to the health and safety of 62 low/moderate income homeownersCode Compliance - funded one Code Compliance Officer to help eliminate slum/blight and maintain community standards in targeted neighborhoods. The Code Officer was able to cite and ensure compliance of 2723 code violations including removal of junk vehicles, mowing tall grass and weeds, and removal of junk and debris from properties.Homebuyers Assistance Program (HAP) – helped create affordable housing opportunities for 23 low/moderate income individuals and families by assisting them in the purchase of new homesCHDO activities – Galilee CDC, the City's CHDO helped create affordable housing opportunities for low/moderate income individuals and families by constructing and selling 6 affordable housing units in targeted neighborhoods which also helped maintain and strengthen those targeted neighborhoods. While Galilee CDC used HOME grant funds on four of the six homes, they were able to leverage local funds to complete the other two units.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	0	117
Black or African American	0	5
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>0</b>	<b>122</b>
Hispanic	0	39
Not Hispanic	0	83

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The City tracked demographics of the households directly benefiting from the CDBG and HOME grant programs, including race, ethnicity, family size, which had female heads of households, and how many persons had a disability. The direct benefit activities included housing rehab and emergency repairs grants, HAP financing, and CHDO activities. This information is used for reporting in IDIS and also (in the case of housing activities) for fair housing statistics.

The City identified the Hispanic ethnicity as the only minority group with a large percentage of persons in San Angelo. Of the number of persons directly receiving benefits, 32% were Hispanic and 4% were African American while the rest were White not Hispanic. That closely coincides with the City's minority makeup of 38% Hispanic and 4.6% African American.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		2,698,935	782,699
HOME		966,868	387,280

Table 3 - Resources Made Available

### Narrative

The City of San Angelo began the Fiscal Year with a reported balance of \$97,136.73 CDBG funds at the end of the previous program year. According to the PR26 report (Attachment A), \$789,624.53 in CDBG funds were expended in the program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
BLACKSHEAR			
FORT CONCHO			
REAGAN			
RIO VISTA			

Table 4 – Identify the geographic distribution and location of investments

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## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Community & Housing Support leveraged other City departments in order to obtain operating support to include financial, legal, planning, human resources, and purchasing. Community & Housing Support also leveraged over \$275K of local sales tax revenue for gap financing provided to low to moderate income first time homebuyers. The city also undertook a Neighborhood Blitz using community resources leveraging over 600 volunteers to paint and clean up neighborhoods targeted for revitalization. Moreover, the city received a grant from Atmos to continue a housing weatherization program, expending \$28,500 to assist 22 homeowners.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	2,097,220
2. Match contributed during current Federal fiscal year	64,835
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,162,055
4. Match liability for current Federal fiscal year	62,489
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,099,566

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
TBRA Addresses	09/30/2016	64,835	0	0	0	0	0	64,835

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	40,036	40,036	10,959	0

Table 7 – Program Income

**HOME MBE/WBE report**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 – Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	33	26
<b>Total</b>	<b>33</b>	<b>26</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	26
Number of households supported through The Production of New Units	3	4
Number of households supported through Rehab of Existing Units	10	32
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>33</b>	<b>62</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Not applicable. All goals were met or exceeded.

**Discuss how these outcomes will impact future annual action plans.**

Not applicable.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	68	0

Low-income	10	2
Moderate-income	16	6
<b>Total</b>	<b>94</b>	<b>8</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

The City’s activities that were required to serve extremely low-income, low-income, and/or moderate-income persons to meet the eligibility requirements of CDBG and HOME served the intended populations. There were no extremely low-income in homebuyers.

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## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of San Angelo deems homelessness a major concern that must be dealt with on a strategic level. CHS staff are members of the Board of Directors for the Concho Valley Homeless Planning Coalition (CVHPC) and routinely attends local homeless coalition meetings to discuss homeless issues. In addition, the City of San Angelo is working with the Texas Homeless Network, Balance of State Continuum of Care to create a West Texas Region Homeless Consortium.

Annually, the CVHPC executes a Point-in-Time Homeless Count to obtain data on city homeless individuals and families. The data obtained is used to determine the extent of the problem, reasons for homelessness, and potential solutions. In addition, the CVHPC holds annual "Homeless Awareness Day" which provides homeless individuals with medical screening, food, and clothing and provides awareness of the homeless to the rest of the City.

There are several "soup kitchens" that provide food to the homeless on a daily basis except Sundays and second hand stores that will provide free clothing. Some of these agencies include Catholic Outreach, Project Dignidad, Rust Street Ministries, Salvation Army, Wesley Trinity Daily Bread Program.

La Esperanza Health & Dental Centers provide medical services for those who cannot pay, including those that are homeless.

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

There are several programs and services, including shelters, to assist the homeless in San Angelo. Included are agencies that provide outreach, intake, assessment, and also emergency shelters and transitional housing. The major gap that exists is permanent supportive housing for homeless. Some of the main facilities are:

- The Salvation Army - provides emergency housing, meals, and outreach for homeless, low income
- Alcohol & Drug Abuse Council - provides shelter, intake, and assessment for homeless alcohol & drug abuse
- ICD - provides shelter, intake, assessment for victims made homeless due to domestic violence
- The City is in the processing of developing a Rapid Re-housing program to address the housing needs of homeless families. The City is partnering with the Housing Authority San Angelo (HASA) who is the City's Public Housing Authority and will use Homeless Preference Vouchers to

house homeless families. The program is set to start in FY2017.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City in partnership with HASA will begin administering a Rapid Re-housing program to provide some assistance to households experiencing housing instability or homelessness such as those temporarily residing in shelters. Unfortunately, the HASA receives very limited funding, and therefore only about 10 households are assisted with this program each year.

It continues to be a challenge for the community to provide adequate housing for persons discharged from publicly funded institutions and systems of care. Currently, the network of emergency shelter providers, human services programs, the parole and probation departments, the judicial system, MHMR, Homeless Coalition, work together as much as possible to identify persons exiting these programs without adequate housing and to work to assimilate them into either the emergency shelters or other housing programs. The community has much work to do in this area and is acutely aware of the great challenges this population faces in finding employment and housing.

In PY2015, HASA, through the Housing Choice Voucher Program (Section 8) provided 8467 months of rental assistance for low-income families at a total annual cost of \$3,919,526. Rent assistance was provided to an average of 703 families a month at an average cost of \$462 per month per household.

In addition, MHMR of the Concho Valley expended \$66,175 to assist 22 individuals with special needs with rental assistance who would be homeless if not for the program assistance.

**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 of San Angelo is working to prevent homelessness through the allocation of HOME funds to MHMR Services of the Concho Valley which provides rental stipends to individuals with mental health problems. Without the stipends, these individuals are at risk of being homeless.

In addition, HASA manages the Veteran Affairs Supportive Housing (VASH) voucher program that

provides rental stipends for eligible homeless veterans in need of housing. HASA provides supportive case management to help homeless veterans transition into more permanent housing and into homeownership through its Family Self Sufficiency (FSS) program that provides opportunities for homeownership education and other various forms of assistance. The FSS Coordinator works with the families and individuals to establish goals to be accomplished and to help open doors to a new future. Family Self-Sufficiency is a program designed to help anyone who is on the Section 8 program who is interested in eliminating their family's dependence on the welfare system and into homeownership.

Concho Valley Home for Girls provides shelter, intake, assessment for girls made homeless due to domestic violence and other problems at home. The teenagers living at the Girls Home are provided shelter, life skills, job skills, and education in a safe environment that allows them to transition into adulthood lowering the risk of these girls becoming homeless.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

In PY2015, HASA, through the Housing Choice Voucher Program (Section 8) provided 8467 months of rental assistance for low-income families at a total annual cost of \$3,919,526. Rent assistance was provided to an average of 703 families a month at an average cost of \$462 per month per household.

Public Housing is at 174 units with no vacancies. No new units were added in PY2015.

The Housing Authority of San Angelo (HASA) has determined a need to replace the current single pane windows with clear low- E insulated DSB glass. After installation the window will be weathertight. This contract began in April of 2016 and is a 120 day contract. All sixty units in the Alta Loma development will receive new windows as well as the community building on site.

In the acquisition development or scattered sites, the Housing Authority has rehabbed one single family home. The rehabilitation of these single family homes is part of the Housing Authorities five year plan to maintain the twenty-four scattered homes. The home rehab this year was 1721 Parkview. This home received an exterior face lift, with the replacement of the trim and fascia as needed and fresh paint. All of the windows and exterior doors were replaced in an effort to conserve energy. Upgrades were also made to the interior as needed, to include fresh paint and replacement of cabinets and countertops in the restrooms and kitchen.

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

The Housing Authority of San Angelo encourages resident involvement in management by filling a spot on the HASA Board of Directors with a Resident commissioner and promoting a separate Resident Advisory Board. The Housing Authority swore in a Ms. Becky Fraser this year to serve as the Public Housing resident commissioner on our HASA Board of directors.

The Housing Authority promotes homeownership by encouraging participants to apply for the Homeownership voucher program. The Housing Authority also encourages participants to join the voluntary Family Self Sufficiency program. The program's goal is to help residents achieve self-sufficiency and homeownership. A third of the monthly meetings are dedicated to homeownership education. Guest speakers and program staff work with residents on sound budgeting practices as well as ways to improve credit scores. The FSS program also offers education on other resources available to assist first time homebuyers.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

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## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

Per the Analysis of Impediments to Fair Housing Choice, the City was unable to identify public policies that are detrimental to the return on residential investment. City policies have acted to support affordable housing programs and projects that have allowed homes across neighborhoods targeted for revitalization to increase in value.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

There were no specific activities to address obstacles to meeting the underserved needs in the PY2015 Annual Action Plan; however, actions and activities throughout the year and as described in this CAPER benefited the underserved as a whole. These activities that helped meet underserved needs included the City's affordable housing programs and rental assistance programs.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City addresses LBP on all owner-occupied residential homes that have been approved for rehabilitation work and were built prior to 1978 (includes Emergency Repair Program projects) or on any post-1978 constructed home where a child or person resides who has been identified with an Elevated Blood Lead Level (EBLL). A Lead Inspection and or Risk Assessment will be done on these homes to determine if there is any lead-based paint in the home or in the soil around the home. If lead is found, a determination of the lead-based paint hazards associated with the presence of the detected lead will be conducted.

The requirements for rehabilitation will correspond to the three approaches of lead hazard evaluation and reduction. Complete rehabilitation work must meet more stringent requirements than emergency repairs. The three approaches and the levels of rehabilitation assistance (costs) are:

- 1) Do No Harm (<\$5,000) - Perform the rehabilitation in a way that does not create additional lead hazards. Clearance of work site.
- 2) Identify and Control Lead Hazards (\$5,000 to \$25,000) - Identify lead-based paint and hazards and use a range of interim control and abatement methods to address the hazards. Clearance of unit.
- 3) Identify and Abate Lead Hazards (>\$25,000) - Identify lead-based paint hazards and remove them permanently by abatement. Clearance of unit.

4) Identify and Stabilize deteriorated paint – Identify lead-based paint hazards and repair any physical defects causing paint deterioration, removing loose paint, and applying a new protective coating or paint. Assistance will be provided through the CD Housing Rehabilitation Program.

For the PY2015, one hundred thirty nine (139) Lead Risk Assessments were conducted for the following programs:

- 32 House Rehabilitations (Paint Blitz)
- 62 Emergency Repairs
- 23 First-time Homebuyers Assistance
- 22 TBRA

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

While the City does not have a mechanism or process to track and report on the number of families removed from poverty, 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/moderate income residents so long as funding for such activities is available.

*Education and Job Training*

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, San Angelo Independent School District, Angelo State University, Howard College, the Chamber of Commerce, and regional business, industry and health care organizations continued to meet the occupational training needs of the Concho Valley region and West Texas.

*Housing*

Affordable housing is one of the City's anti-poverty activities. The City oversaw several housing programs aimed at either improving the quality of the housing stock or reducing the housing costs of low/moderate income families in order to help keep families housing costs down and thus helping families from falling into poverty.

- Affordable housing emergency repair and rehabilitation
- First-time homebuyers
- Tenant-based Rental Assistance
- CHDO new home construction

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City's institutional structure is solid and City staff that oversees and manages federal grants has been in place for over ten years. The team is tenured and experienced and are provided training that is required and appropriate. To ensure widespread information and access to the programs, especially by LMI households, the funding process involved the participation of representatives from several governmental entities, non-profit organizations, and grass roots citizen support group. In this way, local policy makers and administrators were able to identify the needs of LMI neighborhoods and evaluate applications accordingly.

Running concurrently with the City's review process was a series of hearings and meetings at the local City and neighborhood level. These meetings provided information to local residents, specifically of targeted neighborhoods, regarding the process for preparation, submission, and selection of project proposals. During this project development phase, City staff members worked with the local citizens to assess local needs and develop project proposals. The City held two neighborhood public meetings to discuss potential projects and two City Council public hearings to once again review and approve projects that were selected for funding in PY2015.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The CHS staff participates in an adhoc Affordable Housing Committee that includes public and private entities that deal with housing. This ad hoc committee discusses issues related to housing to include coordinating areas for housing investment and project development.

While the City does not have a social services department, City staff are members of the Concho Valley Homeless Planning Coalition board of directors and are very active in the planning process and coordination of social services for homeless families and individuals with a goal to help develop and maintain an unofficial continuum of care for those in need.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City's Analysis of Impediments to Fair Housing Choice discovered that the major barriers to affordable housing in San Angelo are lack of financial resources and all the implications that are associated with that condition. Low income persons will have a difficult time finding affordable housing, defined as housing that costs less than 30% of gross income. Education and job training may provide a way to higher income and better living conditions for some low income families. However, elderly and disabled individuals are often unable to increase their income or improve their living conditions through these means. In addition to inadequate income and credit worthiness, a growing elderly population, racial and ethnic divergences, and slow economic growth are other contributing factors that help create impediments.

To help ameliorate these impediments, the City worked to develop and further increase the affordable housing stock through several programs and projects that included:

- Affordable housing emergency repair and rehabilitation
- First-time homebuyers
- Tenant-based Rental Assistance
- CHDO new home construction

Additionally, the City supported a senior citizen Low Income Housing Tax Credit (LIHTC) project that was funded by state funds and will be constructed in one of the target revitalization neighborhoods. This LIHTC 72-unit project will provide affordable housing for elderly citizens that are faced with an extremely high housing cost burden.

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## **CR-40 - Monitoring 91.220 and 91.230**

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

Monitoring was conducted on a monthly basis for each subrecipient not only to verify that the reimbursements submitted were for eligible expenses, but also to verify that each subrecipient was complying with all the requirements in their agreement. Each reimbursement request was verified for eligibility. Also, each of the participants in each program was examined to verify their eligibility for assistance.

The City does not discriminate against minority or women-owned businesses during the bidding process and awarded several projects to minority and women-owned businesses to include a business owned by a Hispanic male (Joachim Construction), an African American male (Mayberry Electric), and by a female owned business (Electric by Deb). In addition, the bids include an invitation for minorities and women to bid on all projects.

All projects approved for funding listed in the Annual Action Plan comply and follow the 2015-2019 ConPlan. The City met all comprehensive planning requirements.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A complete draft of this report has been made available for public review and comment for a fifteen (15) day period beginning October 31, 2016. The availability of this report has been publicly advertised consistent with the provisions of the City of San Angelo's Consolidated Plan with printed copies available at strategic locations throughout the city as specified in the Citizen Participation Plan.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

This was the first year fo the 2015-2019 Consolidated Plan and the objectives did not change from those identified in the plan. The City met the requirements to have nor more than 1.5 times the annual grant and activities are reaching completion in a timely manner once underway.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
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**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City provided funding in support of a LIHTC 36 single family unit project called Noah Estates. HOME funds covered the construction of two units. The units were inspected on \_\_\_\_.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

All units in the Noah Estates were occupied throughout the entire program year so there were no vacancies. In addition, there is a waiting list of over 50 potential renters for any vacancy that may open up, making it unnecessary to market the program outside the normal advertisements in local magazines, websites, and periodicals to include Conexión San Angelo, a Spanish/English bi-weekly newspaper.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

- Program income in the amount of \$25,073.56 was drawn for homebuyer assistance (IDIS activity #s 1458, 1494, 1452, & 1564.) All homebuyers are LMI households
- Program income in the amount of \$10,958.55 was drawn for tenant based rental assistance (IDIS activity #1459). All households are LMI households.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City Council approved support for a LIHTC 72-unit senior living apartment development in the Blackshear area which is one of the four neighborhoods targeted for revitalization earmarking \$20K from local Economic Development Sales Tax program funds. The complex received the tax credits in PY2015 and will break ground in December, 2016.