



# 2015 - 2019 Consolidated Plan

CITY OF SAN ANGELO

DEVELOPED BY:

COMMUNITY & HOUSING SUPPORT DIVISION

NEIGHBORHOOD & FAMILY SERVICES DEPARTMENT

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# Executive Summary

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

### 1. Introduction

The CONSOLIDATED PLAN (the “Plan”) is a five year plan that has been developed by the staff of the Community & Housing Support Division of the City of San Angelo for a period covering program years 2015-2019. The City is an entitlement grantee for both the Community Development Block Grant (“CDBG”) and HOME Investment Partnerships Program (“HOME”) grant from the federal government. In order to ensure continued funding to the City of these grants, the City is required by the United States Division of Housing and Urban Development (“HUD”) to submit the Plan as the single planning document that identifies the available services and resources within the community, assesses existing needs of low income and special needs residents, and establishes a plan for addressing those needs. The Plan is intended to address the long-term (five years) and the short-term (one year) needs. This Plan serves as background material and contains the annual applications for the CDBG and HOME grant programs. The City must update the Plan and prepare an Annual Action Plan of priorities for addressing the short term needs in San Angelo.

HUD regulations require that the Plan be developed with citizen participation. The City followed its Citizen Participation Plan, publishing public notices and holding public meetings for input from its residents. Additionally, a citizen survey to obtain input on needs, resources, and priorities to address affordable housing and develop effective strategies was distributed to over a six thousand residents by mail and at various meetings. In order to acquire needs assessment information and perspectives, staff members met with elected City officials; various City and County employees; numerous service providers; non-profit agencies; mortgage loan officers; realtors; church representatives; Public Housing Authority staff; staff of the local United Way; staff of a private non-profit foundation which makes local grant awards for worthy projects; and leadership of a local grassroots citizens advocate organization called the West Texas Organizing Strategy (WTOS). Moreover, three separate groups were stood up to provide input on community housing needs:

- The Housing Coalition – members include City and nonprofit agencies with missions to expand the affordable housing stock
- The Affordable Housing Focus Group – a consultation group consisting of representatives from citizen groups, banking industry, real estate, nonprofits, housing developers, and local government
- Concho Valley Homeless Planning Coalition

Based upon the information received and reviewed from the community needs survey, consultation from various groups during the plan process, and the requirement that the City certify that the projected use of funds be developed so as to give maximum feasible priority to activities which will carry out the national objectives of the Housing and Community Development Act of 1974, the City has developed the strategies identified in this plan to address identified priorities.

The most up to date data was used whenever possible. The list of resources used included:

- 2010 Census
- 3-year American Community Survey
- 2010 Texas Metro Market Overview
- HUD CHAS Data
- Local surveys and resources

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Based on citizen recommendations, the City plans to focus on four major activities: neighborhood revitalization, housing rehabilitation/preservation, clearance, and tenant-based rental assistance. The activities planned for and identified in this Consolidated Plan meet one of the three objectives:

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

From the extensive community engagement process, the City has established the following goals to guide its Consolidated Plan funding during the program years 2015 through 2019. The following goals are consistent with the objectives and expected outcomes listed above.

**Housing Goal 1:** Expand housing options to create a safe, healthy, accessible, affordable home for every resident.

**Housing Goal 2:** Continue to focus on strategies to achieve a sustainable increase in the homeownership rate.

**Neighborhood Development Goal 1:** Continue efforts to redevelop the four neighborhoods targeted for revitalization.

**Neighborhood Development Goal 2:** Enhance code compliance efforts to ensure neighborhoods maintain a reasonably clean environment.

**Neighborhood Development Goal 3:** Increase the elimination of substandard and dangerous buildings.

**Special Needs Population Goal 1:** Assist special needs populations with supportive services, facilities, and housing needs.

**Special Needs Population Goal 2:** Continue and expand efforts that eliminate and/or prevent homelessness.

### **3. Evaluation of past performance**

The City of San Angelo has been successful over the past five years in furthering key housing objectives and goals cited in the 2005-2010 Consolidated Plan. We met or will have met all of the annual goals for emergency and housing repairs, tenant-based rental assistance, the Homebuyers Assistance Program (HAP), demolition and new home construction. The City was able to develop partnerships for various agencies to forward the City's goals and objectives of the past five years and through these partnerships, the City was successful in accomplishing the following:

- *202 emergency repairs*
- *24 new homes constructed*
- *108 minor repairs for elderly/disabled citizens*
- *69 major home remodels*
- *169 substandard structures demolished*
- *46 new homebuyers assisted*
- *31 roof replacements*
- *26,780 square yards of sidewalks built and 155,724 square yards of street paving affecting over 6668 citizens*
- 10,812 code compliance actions
- 849 citizens assisted with medical services
- 1382 youths provided assistance through youth-based programs
- 134 citizens assisted with mental health counseling
- 97 elderly adults assisted with day care
- 273 working families assisted with childcare
- 9 historic buildings renovated
- 1 business owner assisted through microenterprise program

### **4. Summary of citizen participation process and consultation process**

To obtain a comprehensive assessment of the needs and priorities within San Angelo, the Consolidated Plan process included consultation with the citizens through neighborhood public meetings, interviews with civic leaders, consultation with numerous government and non-profit agencies, a windshield survey of all residences located in low-to-moderate income Census tract block groups, a citizen survey and an apartment survey. This input provided the foundation for the Consolidated Plan. Results of the consultations, interviews, meetings, and surveys were compiled to further identify the needs and priorities for funding within San Angelo. More detailed information about our process is contained throughout this Consolidated Plan.

**5. Summary of public comments**

To be inserted at the end of the public comment period.

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

All comments were accepted.

**7. Summary**

The 2015-2019 Consolidated Plan was developed in coordination and consultation with community stakeholders. It is the City's roadmap for CDBG/HOME grant expenditures to help meet community needs for the next five years. While some of the expenditures will be on projects City-wide, other expenditures will focus on four neighborhoods targeted for revitalization in accordance with the City's Neighborhood Revitalization Plan.



## The Process

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

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

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

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

**Table 1 – Responsible Agencies**

#### Narrative

The Neighborhood & Family Services Department manages the CDBG and HOME grant funds through the Community & Housing Support Division. Ultimate approval of funds expenditures flows through the City Manager's Office and then to the City Council as the final decision maker.

#### Consolidated Plan Public Contact Information

The point of contact for the Consolidated Plan is Robert Salas or Mauri Rodriguez who can be reached at 325-655-0824 or 52 W. College St, San Angelo, Texas 76903.

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

### **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(I)).**

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 Adminstrating 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Salvation Army Director met with City staff to provide input on homeless needs.
2	<b>Agency/Group/Organization</b>	Galilee CDC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with Executive Director to obtain housing needs data which will assist in the development of the ConPlan.
3	<b>Agency/Group/Organization</b>	San Angelo Public Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with Executive Director to obtain public housing data to help formulate the five year plan.

4	<b>Agency/Group/Organization</b>	Concho Valley Community Action Agency
	<b>Agency/Group/Organization Type</b>	Services - Housing Utility Payment Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with Executive Director to obtain housing needs to help formulate the five year plan.
5	<b>Agency/Group/Organization</b>	Habitat for Humanity of San Angelo, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with board members to obtain housing data to help formulate the five year plan.
6	<b>Agency/Group/Organization</b>	MHMR of the Concho Valley
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with Program Coordinator to obtain housing needs for persons with disabilities to help formulate the five year plan.
7	<b>Agency/Group/Organization</b>	INSTITUTE OF COGNITIVE DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff contacted Executive Director to obtain information on the need for housing for victims of domestic violence.
8	<b>Agency/Group/Organization</b>	City of San Angelo
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with Planning and other departments within the City to obtain data to help develop five year plan.
9	<b>Agency/Group/Organization</b>	CONCHO VALLEY WORKFORCE DEVELOPMENT BOARD (CVWDB)
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment

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

**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.

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

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

**Table 3 – Other local / regional / federal planning efforts**

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

As mentioned earlier, the City of San Angelo met with several public entities to include officials from a local university and City department directors to discuss community needs. Of special note, staff met with a local grassroots organization called West Texas Organizing Strategy who is an advocacy group for affordable housing in San Angelo. WTOS provided valuable assistance reaching out to citizens in order to obtain input on housing needs especially in neighborhoods targeted for revitalization.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The City of San Angelo made every effort to gain residents' input on both the Consolidated Plan and the Annual Action Plan. Community & Housing Support staff conducted neighborhood public meetings in low-to moderate income areas (Rio Vista, Reagan, and Blackshear). These meetings served as strategic planning sessions and further served to identify needs and priorities in these neighborhoods as well as throughout the City. Minutes of each meeting were prepared and the results were presented to City management and the City Council.

To publicize these events Community & Housing Support published and posted notices in both English and Spanish. Press Releases were distributed to all local media for coverage. Additionally, requests for public service announcements were made to all local media.

Brochures and flyers regarding our programs and the Consolidated Plan process were prepared and widely distributed at various locations to include areas with majority minority residents. In addition, the City partnered with a citizen group to get the word out to minorities and low income citizens. Public comment periods are observed, and any comments received were forwarded to HUD.

Notices of public hearings were published in the daily newspaper in both English and Spanish prior to the hearings. The notices are placed in the regular sections of the paper and not in the classifieds or legal notices sections. Notices are also posted at ten locations throughout the City, including all public libraries, the City Recreation Centers, the Senior Center, the Transit Center, the City Clerk's Office and the Community & Housing Support Office and posted on the City's website.

The City used the input from all the meetings and hearings to drive allocation of resources. The main take-away from citizen input is that affordable housing programs should take a central position when allocating resources.

### Citizen Participation Outreach

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response or Attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>
1	Public Forums	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A total of 27 individuals attended public meetings in March 2015. In addition, City council meetings were held and available for viewing on local television channel.</p>	<p>Citizens recommended continuing the housing rehab program to include the Emergency Repair and Neighborhood Blitz projects. Several citizens expressed concern about the deteriorating conditions of streets and parks in areas.</p>	<p>All comments were accepted.</p>
2	Newspaper Ad	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>General Public</p>	<p>Advertisement for public meetings was published in a local newspaper in order to notify the public of upcoming meetings and hearings.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>



	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response or Attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Broad outreach to San Angelo residents and stakeholders with computer access.</p>	Survey in English and Spanish was posted online to obtain citizen input. Over 309 responded to the survey.	The survey revealed that citizens in the low moderate income areas preferred homeowner assistance, affordable rentals, rehabs, senior housing and demolition, while more affluent areas of the City preferred economic development as a priority.	All comments accepted.

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

In the past five years, San Angelo has seen a spike in economic vitality due to the proliferation of oil based businesses. This spike has led to an increase in population of 4.6% over those same five years to 97,492 with 35,973 households of which 60% are homeowners versus renters according to the ACS 2013 estimate. However, this report will rely on the 2011 CHAS data for addressing needs.

Currently, 43% of households are at 80% of AMI or below with 17% living at or below the poverty level. In addition, 27% of households are experiencing a cost burden with 30% of income going to housing. Of those experiencing a cost burden, 12% are experiencing a cost burden of 50%. Renters are experiencing a cost burden at a higher rate.

Through consultations with key stakeholders, research and analysis of the most recent national, state and local data, and a local survey conducted to obtain community needs, an assessment of housing and non-housing needs was completed. This assessment covers public housing, homelessness, non-homeless special needs, disproportionately greater need, and other community needs.

The City's Consolidated Plan for Fiscal Year 2015-2019 includes a Needs Assessment and Market Analysis and serves as the strategic plan that identifies San Angelo's priority needs to help guide the distribution of federal funding. The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the extent of housing problems and housing needs, particularly for low income households. The CHAS data is used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. Within the Comprehensive Housing Affordability Strategy (CHAS) data, HUD identifies four housing problems:

- 1) Housing unit lacking complete kitchen facilities
- 2) Housing unit lacking complete plumbing facilities
- 3) Household being overcrowded
- 4) Housing being cost burdened

In addition, HUD defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities)

A household is considered to be overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 people per room.

A household is considered to be cost burdened if the household is spending more than 30 percent of its monthly income on housing costs (including utilities) and severely cost burdened if the household is spending more than 50 percent of its monthly income on housing costs (including utilities).

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	88,446	92,334	4%
Households	34,100	35,289	3%
Median Income	\$32,232.00	\$41,057.00	27%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,085	4,550	6,845	3,520	16,285
Small Family Households *	1,330	1,610	2,615	1,320	8,850
Large Family Households *	315	300	545	425	1,135
Household contains at least one person 62-74 years of age	780	720	1,000	735	3,080
Household contains at least one person age 75 or older	465	1,005	1,125	365	1,595
Households with one or more children 6 years old or younger *	945	625	1,445	725	1,615

\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	95	110	180	0	385	50	30	30	0	110
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	30	0	0	100	0	0	0	40	40

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	90	55	155	0	300	75	40	160	90	365
Housing cost burden greater than 50% of income (and none of the above problems)	1,415	760	160	0	2,335	760	505	205	40	1,510
Housing cost burden greater than 30% of income (and none of the above problems)	300	1,075	1,190	145	2,710	255	560	865	390	2,070
Zero/negative Income (and none of the above problems)	115	0	0	0	115	10	0	0	0	10

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,665	950	490	0	3,105	885	575	395	170	2,025

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having none of four housing problems	775	1,580	2,620	1,325	6,300	630	1,440	3,340	2,020	7,430
Household has negative income, but none of the other housing problems	115	0	0	0	115	10	0	0	0	10

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	755	765	515	2,035	305	510	555	1,370
Large Related	100	70	125	295	155	60	70	285
Elderly	305	450	135	890	410	395	290	1,095
Other	695	675	690	2,060	235	120	190	545
Total need by income	1,855	1,960	1,465	5,280	1,105	1,085	1,105	3,295

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	695	370	10	1,075	265	290	60	615
Large Related	90	25	0	115	125	0	15	140
Elderly	190	245	80	515	290	130	110	530
Other	580	210	100	890	135	90	30	255

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,555	850	190	2,595	815	510	215	1,540

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	120	70	155	0	345	10	20	75	60	165
Multiple, unrelated family households	40	15	0	0	55	70	20	80	70	240
Other, non-family households	0	0	4	0	4	0	0	0	0	0
Total need by income	160	85	159	0	404	80	40	155	130	405

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

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

There are 375 single person households on the Section 8 waiting list and another 228 on the public housing waiting list. In addition, there are approximately 100 sheltered homeless on any given night.

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

There are 314 families with at least one disabled member of the family on the Section 8 waiting list and 172 on the public housing waiting list. In addition, there are 19 individuals with disabilities awaiting assistance under the Mental Health/Mental Retardation program. The City's shelter for women experiencing homelessness due to domestic violence has closed until further notice so data was unavailable for this ConPlan.

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

The most common housing problem within the City is cost burden.

- 43% of households are at 80% of AMI or below
- 17% living at or below the poverty level.
- 27% of households are experiencing a cost burden with 30% of income going to housing.
- 12% are experiencing a cost burden of 50%.
- Renters are experiencing a cost burden at a higher rate.

The second most common housing problem is overcrowding

- 2% of all households are LMI and overcrowded.

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

Renters are 60% more likely to experience a cost burden and 62% more likely to experience a severe cost burden. In addition, renters are 65% more likely to experience 1 of 4 housing problems than homeowners. Both homeowners and renters experience overcrowding at the same level.

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

The City does not have a rapid-rehousing program at this time. Nor does the City collect or maintain specific data to address this issue. The City determines that at-risk of homelessness are families on the Section 8 waiting list whose income is equal to or less than 30% of AMI. Currently, there are 2,856 families on the Section 8 waiting list.



**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City determines that at-risk of homelessness are families on the Section 8 waiting list whose income is equal to or less than 30% of AMI.

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

According to the 2014 Homeless Survey, the top four causes of homelessness were:

- Domestic violence (37% response)
- Drug addiction (34% response)
- Inability to pay rent/mortgage (11% response)
- Unemployment (11% response)

This data suggests that the inability to find affordable housing and the need for supportive services, such as drug and alcohol rehab, might be the main indicators of increased risk of homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

### Introduction

Per HUD definition, a disproportionate need exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,165	705	210
White	1,705	260	75
Black / African American	305	70	80
Asian	4	0	10
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	1,065	380	40

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,180	1,525	0
White	1,745	765	0
Black / African American	115	65	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	70	0	0
American Indian, Alaska Native	50	10	0
Pacific Islander	0	0	0
Hispanic	1,130	685	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,700	4,100	0
White	1,390	2,090	0
Black / African American	155	165	0
Asian	15	35	0
American Indian, Alaska Native	0	40	0
Pacific Islander	20	0	0
Hispanic	1,070	1,710	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

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

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	810	3,025	0
White	425	1,775	0
Black / African American	40	100	0
Asian	30	25	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	315	1,050	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

**Discussion**

Among all households experience housing problems, there are no racial/ethnic groups disproportionately affected for any of the income categories.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

### Introduction

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than

the percentage of persons in category as a whole. A household is determined to be experiencing a severe housing problem if the household has 1.5 persons per room and is paying 50% of household income on housing costs.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,740	1,130	210
White	1,550	410	75
Black / African American	285	90	80
Asian	4	0	10
American Indian, Alaska Native	15	4	0
Pacific Islander	0	0	0
Hispanic	850	595	40

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,580	3,125	0
White	815	1,695	0
Black / African American	65	115	0
Asian	35	35	0
American Indian, Alaska Native	15	45	0
Pacific Islander	0	0	0
Hispanic	595	1,215	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	815	5,980	0
White	455	3,030	0
Black / African American	30	280	0
Asian	0	50	0
American Indian, Alaska Native	0	40	0
Pacific Islander	20	0	0
Hispanic	310	2,470	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	200	3,630	0
White	75	2,130	0
Black / African American	0	140	0
Asian	10	45	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	120	1,250	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

**Discussion**

Among all households experience housing problems, there are no racial/ethnic groups disproportionately affected for any of the income categories.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

### Introduction:

A household is considered cost burdened when paying more than 30% of its income toward housing costs, and severely cost burdened when paying 50% or over. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	25,670	5,385	4,285	230
White	16,545	2,975	2,485	75
Black / African American	815	260	340	100
Asian	150	75	50	10
American Indian, Alaska Native	135	40	15	0
Pacific Islander	35	0	0	0
Hispanic	7,760	1,950	1,295	40

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

The data indicates that, as a whole, 21% of households in the City are cost burdened and paying more than 30% of their income toward housing costs with 17% experiencing a severe cost burden paying 50% or more of their income on housing costs.

Among cost burdened households, there are no racial/ethnic groups that are disproportionately affected.



## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

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

This data indicates that, as a whole, no racial or ethnic group has disproportionately greater need than the needs of any income category as a whole.

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

None other needs identified.

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

The City has identified four neighborhoods in need of revitalization and where the preponderance of the population is Hispanic and Black. The City developed a Neighborhood Revitalization Plan that helps focus resources earmarked for low/moderate income citizens inside these targeted neighborhoods.

## NA-35 Public Housing – 91.205(b)

### Introduction

The San Angelo Public Housing Authority (“PHA”) is responsible for administering Low Rent Public Housing, the Section 8 Rental Assistance Program, and the Affordable Housing Program for San Angelo residents. By state statute, the Mayor appoints the Board of Directors of the PHA, which is the policy making body for administration of the Low Rent and Section 8 Programs. Currently, the PHA reports having 174 Low Rent Public Housing units, 783 housing vouchers through its Section 8 Rental Assistance program, and 224 Affordable Housing Apartment units.

The PHA reported a 97% occupancy rate for its 174 Low Rent Public Housing units and waiting lists of 473 for the family units and 50 for the elderly units as of July 28, 2005. Additional information regarding the 4 public housing developments is as follows:

TX21P470-001, Paisano Plaza – located at 22nd and Senisa Sts. in Northeast San Angelo-60 family units - 6 one bedroom, 24 two bedroom, 24 three bedroom, 6 four bedroom. There are currently 2 vacancies at this development being prepared by the maintenance section for eligible families. This development is in good condition.

TX21P470-002, Rio Vista Villa – located on Julian St. in South San Angelo- 14 elderly units; and Alta Loma Villa – located on Junius St. in Northwest San Angelo - 46 elderly units. This development consists of 52 one bedroom and 8 two bedroom units. There are currently 3 vacancies at this development being prepared by the maintenance section for eligible families. This development is in very good condition.

TX21P470-003, Presidente Villa – located at Marx and 28th Sts. in Northeast San Angelo - 30 family units - 24 three bedroom and 6 four bedroom. There is currently 1 vacancy being prepared by the maintenance section for eligible families. This development is in very good condition.

TX21P470-008, Acquisition Villa – located throughout San Angelo - 24 single family homes - 20 three bedroom and 4 four bedroom. There are currently 3 vacancies being prepared by the maintenance section for eligible families. This development is in good condition.

### Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	167	713	0	690	0	22	1

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,807	10,420	0	10,474	0	8,766
Average length of stay	0	0	3	3	0	3	0	2
Average Household size	0	0	2	2	0	2	0	3
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	56	122	0	122	0	0
# of Disabled Families	0	0	14	178	0	176	0	1
# of Families requesting accessibility features	0	0	167	713	0	690	0	22
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	145	607	0	587	0	19	1
Black/African American	0	0	20	102	0	99	0	3	0
Asian	0	0	1	2	0	2	0	0	0
American Indian/Alaska Native	0	0	1	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	80	339	0	330	0	9	0
Not Hispanic	0	0	87	374	0	360	0	13	1

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

Eleven units or 6% of the Housing Authority's public housing units are handicapped accessible as required by Section 504, Needs Assessment.

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

Out of a total of 1947 on the Section 8 waiting list, 88% are Extremely Low Income (ELI), 8% Very Low Income (VLI) and 4% Low Income (LI) with 81% families with children and 16% families with a disabled member. Out of the total list, 22% are Hispanic and 49% are African American. For families on the public housing waiting list, 87% are ELI, 8% VLI, and 5% LI with 82% families with children, 13% disabled, 26% Hispanic, and 41% African American.

The San Angelo Public Housing Authority does not collect data on immediate needs of residents.

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

The San Angelo Public Housing Authority does not collect data on immediate needs of residents.

**Discussion**

Based on the information available, there is a need for additional affordable rental housing in order to accommodate a growing waiting list of Section 8 and Public Housing.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homelessness is a problem for which there is no easy solution. The definition of “homeless” or “homeless individual” includes:

- (1) An individual who lacks a fixed, regular, and adequate night time residence; and
- (2) An individual who has a primary nighttime residence that is:
  - (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - (ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - (iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

As part of a 2014 Homeless Count by the City’s Homeless Coalition, there were 90 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.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

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

Data not available

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

Out of the total homeless identified in the homeless count, 2.7% are American Indian or Alaska Native, 28% Black or African American, and 32% were Hispanic.

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

**Discussion:**

See discussion above.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The following section addresses the needs of special populations and the housing and service needs they might require. The special needs population considered in this section were derived by citizen and stakeholder input and include:

- Elderly households
- Persons with disabilities
- Persons Living with AIDS/HIV and their Families

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

There are 89,709 non-institutionalized individuals in San Angelo. Thirteen percent are considered disabled with 37% of that number over 65.

#### *Persons Living with AIDS/HIV and their Families*

Stable and affordable housing that is available to persons living with HIV/AIDS and their families helps assure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.

In a 2013 DSHS report, the City had 11 cases of HIV infection and 4 of those diagnosed as AIDS. Region 9 which includes Tom Green County, has the lowest rate of HIV positive cases per 100K population in the state of Texas. Although the San Angelo Aids Foundation closed several years ago, the City has three medical institutions that provide testing and education. These include: Family Planning of San Angelo, La Esperanza Clinic, and San Angelo-Tom Green County Health Department.

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

Please see discussion above.

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

Please see discussion above.



## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

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

Community forums were conducted in order to engage the community and highlight what participants felt were areas that were in need of funding. Participants in these engagement activities did not identify any public facilities needs. Priority was focused on housing and housing needs.

To gain additional insight on high-priority needs a community needs survey was conducted. Respondents rated the level of need for 14 service/facility types in their neighborhoods. The five highest priorities housing ideas in this category were:

- Demolition of dangerous buildings
- Senior housing
- Affordable rental properties
- Housing rehabilitation
- Affordable housing ownership

The only public facilities making the list were a Teen Center and Senior Center, but both were rated the lowest need.

### **How were these needs determined?**

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs.

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

While housing and housing needs were the priority for participants in the community forums, sidewalk construction in neighborhoods targeted for revitalization came up as a need during one of the community forums.

Respondents to the community needs survey rated demolition of dangerous buildings and sidewalk and gutter construction high on the priority list of needs.

### **How were these needs determined?**

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs.

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

The need for public services did not come up as a priority need. Participants agreed that other funding was available for public services and that CDBG and HOME grant funds should be directed toward meeting the housing needs in the City.

### **How were these needs determined?**

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

San Angelo's population growth over the past few decades has increased at a much lower rate than the rest of the state. However, according to the Texas State Data Center, the population of San Angelo is forecasted to grow by 12% by the year 2020 which means the City will need to accommodate the housing needs of an additional ten thousand citizens. Of course projections are subject to change based upon economic conditions, major employment changes, and other unforeseen changes in the area, such as the possible closure of Goodfellow AFB which has been on the BRAC closure list in the past.

As the population grows, the need for additional housing units will increase accordingly with an increased demand for single family and rental units. If the current trend continues, the City will need an additional 2,100 single family units and 3,600 rental units to meet housing needs.

Although the 2010 Census indicated that the City had a total of 33,978 households, the 3-year estimate for 2013 identified 35,973 households and 39,548 housing units total. Of the total housing units, 76% are single family units, 22% multi-family units, and 2% mobile homes. Only 20% of the housing units were built since 1990 indicating an aging housing stock.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The 3-year ACS estimate for 2007-2011 identified 39,458 housing units total. Of the total housing units, 74% are single units (detached and attached structures), 22% multi units, and 3% mobile homes. Only 20% of the housing units were built since 1990 indicating an aging housing stock.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	28,171	71%
1-unit, attached structure	1,357	3%
2-4 units	1,151	3%
5-19 units	4,628	12%
20 or more units	2,899	7%
Mobile Home, boat, RV, van, etc	1,252	3%
<b>Total</b>	<b>39,458</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	99	0%	457	4%
1 bedroom	398	2%	3,897	30%
2 bedrooms	4,447	20%	4,797	37%
3 or more bedrooms	17,423	78%	3,771	29%
<b>Total</b>	<b>22,367</b>	<b>100%</b>	<b>12,922</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

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

Currently the San Angelo Public Housing Authority (PHA) has 174 public housing units set aside for low income citizens making 80 of AMI. In addition, the PHA Section 8 program targets very low income citizens making 50% of AMI.

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

There are no units at risk of conversion within the five-year ConPlan cycle.

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

As described in the Needs Assessment, based on both the number of cost burdened and severely cost burdened households, as well as the number of households on the PHA waiting list, the available housing units do not meet the needs of the City's low income residents.

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

As discussed earlier, the City needs additional affordable single and multi-family housing for families whose income is 80% of AMI or less to include homeownership and rental units. In addition, based on discussions with housing stakeholders, transitional housing for the homeless appears to be one of the priorities of the Concho Valley Homeless Planning Coalition.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems relate directly to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities.

As stated in the Needs Assessment, cost burden is the most common housing problem, with 21 percent of households in San Angelo paying more than 30 percent of their income toward housing costs and 17 percent of households paying more than 50 percent of their income toward housing costs.

In the past decade, home costs have risen 46% and rents 37%. At the same time, income has stagnated causing a rise in cost burdened families especially in households experiencing a severe cost burden of 50% or higher which rose from 10% in 2000 to 17% in 2013.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	61,000	89,300	46%
Median Contract Rent	396	544	37%

**Table 28 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,684	44.0%
\$500-999	6,691	51.8%
\$1,000-1,499	390	3.0%
\$1,500-1,999	117	0.9%
\$2,000 or more	40	0.3%
<b>Total</b>	<b>12,922</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	690	No Data
50% HAMFI	2,850	2,660

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
80% HAMFI	8,620	6,670
100% HAMFI	No Data	9,189
<b>Total</b>	<b>12,160</b>	<b>18,519</b>

**Table 30 – Housing Affordability**

Data Source: 2007-2011 CHAS

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	460	537	717	995	1,066
High HOME Rent	469	547	730	914	1,000
Low HOME Rent	469	526	631	729	813

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

There is a disparity between need and availability of affordable housing. Approximately 2,560 households that rent are at the 0-30% AMI yet only 690 affordable rental units are available. Additionally, there are about 4,550 households in the 30-50% AMI but only 5,510 affordable units available.

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

The median household income from 2000 to 2013 rose at a 24% rate from \$32,232 to \$42,385. At the same time, home costs have risen 46% and rents 37% which means that less families can afford the increase in housing costs.

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

High HOME rents and Fair Market rents are similar to the average cost of apartments/home for efficiencies thru 2 bedroom units. There is a disparity in 3 & 4 bedroom units where area rents are higher than HOME/Fair Market rents. There is larger disparity with Low HOME rents for all categories except efficiencies.

Strategies that preserve or produce additional affordable housing do more to ensure long-term affordability for LMI residents. Additionally, strategies that produce housing multiply the impact of

available funds by increasing the number of households that can be served over a period of time, especially when HOME rents are considerably lower than those found throughout the City.



## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

HUD defines housing “conditions” similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

1. More than one person per room
2. Cost burden greater than 30 percent
3. Lack of complete plumbing
4. Lack of complete kitchen facilities

### Definitions

The City defines substandard housing as buildings or units that are not in compliance with the building and safety codes. This includes units having structural hazards; faulty weather protection; fire, health and safety hazards; or lacking complete kitchen or plumbing facilities. The City uses the International Building Code, International Residential Code, and the International Existing Building Code as source documents to determine substandard conditions.

Additionally, for this discussion, the City of San Angelo has adopted a Dangerous Buildings ordinance codified in its Code of Ordinances as Article 4.1200. A “dangerous building” is defined as “any building that does not comply with the minimum standards.” “Minimum Standards for “continued use and occupancy of a building” are set out in Section 4.1203 of the ordinance.

Standard condition housing is defined as being in compliance with the these codes.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,651	21%	5,626	44%
With two selected Conditions	183	1%	434	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,533	78%	6,862	53%
<b>Total</b>	<b>22,367</b>	<b>100%</b>	<b>12,922</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,121	9%	1,045	8%
1980-1999	5,214	23%	4,384	34%
1950-1979	10,880	49%	6,169	48%
Before 1950	4,152	19%	1,324	10%
<b>Total</b>	<b>22,367</b>	<b>100%</b>	<b>12,922</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,032	67%	7,493	58%
Housing Units build before 1980 with children present	1,070	5%	990	8%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

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

**Table 35 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Characteristics commonly used to evaluate the housing supply include age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint (LBP). Unless carefully maintained, older housing stock can create health and safety problems for occupants. A majority of the City's housing stock was constructed prior to 1980. Fifty eight percent of housing units in the Urban County are over 30 years old.

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

Building age is used to estimate the number of homes with LBP, as LBP was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Fifty eight percent of all housing units were built before 1980 and have potential exposure to LBP. As explained in the Needs Assessment, 43% of the households in the City are 0-80% AMI. Using this percentage as a baseline, it is estimated that 9,685 LBP units are occupied by LMI families.

### **Discussion**

Children six years of age and younger have the highest risk of lead poisoning, as they are more likely to place their hands and other objects into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown above, approximately 2,060 households live in housing with risk of LBP and contain children age 6 or younger.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The San Angelo Public Housing Authority (“PHA”) is responsible for administering Low Rent Public Housing, the Section 8 Rental Assistance Program, and the Affordable Housing Program for San Angelo residents. By state statute, the Mayor appoints the Board of Directors of the PHA, which is the policy making body for administration of the Low Rent and Section 8 Programs. Currently, the PHA reports having 174 Low Rent Public Housing units, 783 housing vouchers through its Section 8 Rental Assistance program, and 224 Affordable Housing Apartment units.

### Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			174	783			0	189	0
# of accessible units									

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

The Housing Authority of San Angelo owns 174 Public Housing Units. The physical condition of these units is good. The Housing Authority scored 35 out of 40 on the 2014 Physical Inspection conducted by REAC.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

According to the 2014 Energy Audit of the Public Housing units, five units are in need of energy efficiency upgrades such as new windows, doors and new appliances. Other developments are also in need of window replacement. All of these revitalization needs are included in the PHA's five year plan.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Housing Authority has implemented the Resident Opportunities for Self Sufficiency (ROSS) program to Public Housing residents in the 2014-2015 year. This program encourages self- sufficiency among Public Housing Residents. The Housing Authority plans to continue to grow this program.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

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 - provide emergency housing, meals, and outreach for homeless, low income

Alcohol & Drug Abuse Council - provide shelter, intake, and assessment for homeless alcohol & drug abuse

Concho Valley Home for Girls - provide shelter, intake, assessment for girls made homeless due to domestic violence

ICD - provide shelter, intake, assessment for victims made homeless due to domestic violence

See list provided below.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Housing Beds	Supportive
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	48	0	8	0	0
Households with Only Adults	79	0	0	0	0
Chronically Homeless Households	40	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	83	0	83	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

Data Source  
Comments:

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

City wide programs that highlight and demonstrate mainstream service connections for the homeless population include:

MHMR of San Angelo - assessments and job placement for individuals suffering from a mental health/mental retardation condition.

La Esperanza Clinic - health care services for homeless and low income individuals

Tom Green County Indigent Health Services - health care services for homeless and indigents

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

The following is a list of facilities that provide services and meet the needs of homeless persons:

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Since aging Baby Boomers will comprise the most significant demographic force in the future, a closer look at the housing problem of older citizens is worth examination. Seniors make up one quarter of the total households in San Angelo with two thirds of those seniors being homeowners. Of those senior households which are in the very low income category, over 66% experienced housing problems including moderate to severe cost burdens.

The City offers a number of resources for seniors, persons with disabilities, and other special needs. These facilities include MHMR of the Concho Valley that provides assessments and job placement for individuals suffering from a mental health/mental retardation condition. In addition, there is a state school for individuals with mental health disabilities nearby in Carlsbad Texas. There are also numerous senior living facilities to include 60 units managed by PHA and two LIHTC projects with 100 units each to accommodate low income seniors. Lastly, the Alcohol & Drug Abuse Council for the Concho Valley (ADACCV) provides treatment and housing support to those suffering from drug/alcohol addiction.

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

Seniors face unique challenges in maintaining their own homes; not only do seniors earn the lowest incomes in San Angelo, but they more likely bear a limitation that inhibits their ability to care for their homes as well as limited capacity to earn income to hire assistance.

Although the City has an ample supply of elderly housing, the cost burdens will continue to plague senior citizens who make up over 40% of those considered living in poverty.

The City offers treatment and housing assistance for individuals suffering from drug/alcohol addiction through the Alcohol & Drug Abuse Council for the Concho Valley (ADACCV) which is a 501 (c) (3) non-profit agency in San Angelo, Texas. ADACCV has been promoting wellness and recovery for over 50 years and has assisted countless individuals to live their lives free from the grip and dangers of alcohol and drugs. ADACCV manage two separate halfway houses for men and women suffering from drug/alcohol addiction.

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

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 CDBG will be provided to homeowners with disabilities to fund renovations necessary to make their homes



accessible. This assistance will be provided through the Housing Rehabilitation Program. Additionally, the PHA offers several barrier free units to those qualified individuals needing accessible housing.

The City will provide rental assistance to special needs individuals or families through allocations to the Mental Health/Mental Retardation Services for the Concho Valley, to meet the housing needs of the special needs population. Funding for rental assistance will be through the HOME grant.

These special needs populations should also have access to supportive services and programs. The City will fund worthy programs offered to these persons as funds permit and will continue to encourage and cooperate in seeking additional funding for agencies which provide these services and programs. The City will continue to work with non-profit organizations to apply for funding to provide housing for the elderly, the frail elderly, the mentally ill, and other special needs populations and to seek funding for additional supportive housing programs.

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

The City will fund MHMR to provide Tenant-based Rental Assistance programs for individuals with mental health disabilities.

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

Not applicable.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

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

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.

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.

# MA-45 Non-Housing Community Development Assets – 91.215 (f)

## Introduction

An adequate housing supply is critical to keeping housing affordable, and affordable housing is among the most important contributors to household welfare. As housing prices increase, the value of household income decreases. One prime example is that the inflation-adjusted value of the federal minimum wage has fallen by more than a third from its peak, and is currently about 20 percent less than it was in 1981. Thus, the federal minimum wage has lost value and has not kept up with the rising cost of housing such as rent.

Strategies for increasing the housing supply must take into account a jurisdiction’s job/housing balance, which is defined as the ratio of number of jobs to number of housing units in a given area. A more precise ratio is between the number of jobs and the number of employed residents, as some households have no workers, while others have multiple workers. There should not only be a sufficient amount of housing at a range of prices, but also a variety of housing types appropriate for a range of needs and in locations that allow for access to transportation and employment opportunities. Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. A more balanced jobs/housing ratio can ease the burden it imposes on residents, businesses, and local infrastructure.

San Angelo has seen a growth in available jobs but the number in the labor force (44,239) still outnumbers the jobs available. Moreover, salaries have not risen with the increased cost of living making it imperative for the City to focus resources on increasing affordable housing. The unemployment rate continues to remain below 4%, thereby keeping the available workforce at a lower level than we experienced 5 years ago. A shortage in skilled workers challenges the business community in finding qualified workers.

Filling the shortages of the workforce does not solve all workforce needs – with a larger workforce in place, there is a need for increased infrastructure and available services, including housing. Affordable housing is a key benefit that can attract and grow the workforce to meet local needs.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,568	895	6	3	-3
Arts, Entertainment, Accommodations	3,916	4,538	14	15	1
Construction	1,611	1,613	6	5	-1
Education and Health Care Services	6,302	8,126	23	27	4
Finance, Insurance, and Real Estate	1,777	1,843	7	6	-1
Information	793	1,004	3	3	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	2,906	3,331	11	11	0
Other Services	1,204	1,324	4	4	0
Professional, Scientific, Management Services	1,352	1,338	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	3,715	4,367	14	14	0
Transportation and Warehousing	762	501	3	2	-1
Wholesale Trade	1,393	1,390	5	5	0
Total	27,299	30,270	--	--	--

**Table 39 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	44,239
Civilian Employed Population 16 years and over	41,048
Unemployment Rate	7.21
Unemployment Rate for Ages 16-24	20.51
Unemployment Rate for Ages 25-65	3.92

**Table 40 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	7,268
Farming, fisheries and forestry occupations	2,143
Service	5,842
Sales and office	10,958
Construction, extraction, maintenance and repair	3,830
Production, transportation and material moving	2,132

**Table 41 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	38,424	91%
30-59 Minutes	2,303	5%
60 or More Minutes	1,542	4%
<b>Total</b>	<b>42,269</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,391	358	2,427
High school graduate (includes equivalency)	9,642	705	3,109
Some college or Associate's degree	9,552	483	2,489
Bachelor's degree or higher	7,468	179	1,594

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	192	265	608	1,724	1,843
9th to 12th grade, no diploma	1,351	1,214	1,372	1,993	1,461
High school graduate, GED, or alternative	4,347	4,357	2,866	6,333	3,617
Some college, no degree	6,666	3,380	2,289	4,577	2,629
Associate's degree	445	969	728	1,473	283
Bachelor's degree	880	2,198	1,400	3,232	1,787
Graduate or professional degree	32	616	548	1,845	1,019

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

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

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	17,397
High school graduate (includes equivalency)	23,620
Some college or Associate's degree	30,523
Bachelor's degree	40,248
Graduate or professional degree	53,276

**Table 45 – Median Earnings in the Past 12 Months**

**Data Source:** 2007-2011 ACS

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

The major business employment sector is Education & Health Care Services with 8,126 jobs making up 27% of the jobs in San Angelo followed by Arts, Entertainment & Accommodations with 4,538 jobs making up 15% of the available jobs in the City. The third largest employment sector is Retail Trade with 4,367 jobs making up 14% of the jobs.

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

The workforce needs of the community include the need for short-term training to advance unskilled workforce into entry-level jobs and/or re-training to match skilled workers into a different skill. Both groups need soft skills training. These groups include recent high school graduates, individuals without a high school diploma, returning veterans, persons with disabilities and some populations of dislocated workers who were employed in low paying, low skilled positions. San Angelo MSA (Irion and Tom Green Counties) have populations with around 35% high school degree attainment. However, 18% have less than high school education, according to Sites on Texas 2014 numbers.

In addition to properly educated and trained individuals, businesses need the maximum amount of people in the workforce. The potential barriers, for example, of debt and/or single parents creates other barriers to employment, which are addressed through Workforce Solutions of the Concho Valley, which provides assistance for individuals on public assistance who are in need of child care, training and employment. Youth with barriers are also served in order to make sure the maximum number of people can gain employment and/or training/education.

Additional infrastructure and capacity are needed at the community college level to increase training opportunities for the unskilled workers and to advance the skills of workers already in the workplace. Infrastructure would include adult education training facilities, for instance a larger welding lab that could be used for workforce training and not need to be shared with the dual credit students and mobile training units to serve the rural areas. Capacity needs include instructors, for instance, nursing instructors are needed to revive the current lapse for Registered Nurses' training, which is the most critical need in terms of workforce currently and during the next five years.

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

Infrastructure planned includes the announcement by Shannon Medical Center and Shannon Clinic of six expansion projects to update facilities and provide additional space to serve the growing number of patients in the Concho Valley. Totalling \$45 million, the projects will be funded by the Shannon Trust and will be completed over the next five years. The largest of the projects is a new multi-story medical office building that will be located downtown near Shannon Medical Center on Harris Street. It will include 80,000 square feet of space along with a new parking lot on the north side of the building. The project is expected to take two and half years and should be complete in early 2017. This expansion will drive the need for additional skilled nurses, medical office assistants and administrative workers.

Tom Green County is looking at construction and renovation of the county courthouse with the first phase costing the county \$32,079,078. Costs of the second phase, which would finish the third court floor and the fourth floor office spaces for district and county attorneys, were not yet figured. Construction costs were estimated at nearly \$9 million for phase two, and approximately \$4.5 million on phase three, which includes renovation of the existing building's second and third floors. As of yet, no design work on the actual appearance of the building has been done, however architects proposed a timeline that would finish design work by August, guarantee a price by July 2016, start construction August 2016 and allow for move-in January 2018.

Tom Green County Commissioners are also looking into rebuilding the jail. The cost of rebuilding in the same location downtown would cost approximately of \$95 million, but rebuilding just outside of San Angelo on a piece of property the county already owns would cost closer to \$60 million. The issue will be reviewed by commissioners so that plans to move forward will be in place by the end of summer 2015.

Other infrastructure planned for San Angelo includes the 30 million dollar upgrade planned by Ethicon, Inc., to install additional robotics for their advanced manufacturing facility, which will necessitate training for incumbent workers to upgrade their skills.

Select Energy and C & J Services recently relocated to San Angelo into facilities that will allow them to expand as the energy sector grows in San Angelo where companies are locating to be near the oil and gas fields, but enjoy the amenities of a City.

A recent grant awarded by the Texas Workforce Commission partnered the City of San Angelo Development Corporation and the Concho Valley Workforce Board in a \$150,000 effort to provide the high demand job training ("High Demand Job Training," for this program, means job training that supports occupations in high demand jobs as identified by Boards). This grant partnership will be used to assist Howard College in San Angelo to develop a Licensed Vocational Nurse-to-Registered Nurse Training Program. Additional donations of approximately \$55,000 have been pledged by San Angelo Medical Institutions to partner in this important endeavor.

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

Although the Concho Valley Workforce Development Board partners with Howard College-San Angelo to provide customized training as the labor market demand changes, the workforce still lags in the skills and education required for many of the local job opportunities. For most of the health care, truck drivers and other positions, licenses and certificates must already be in place to take advantage of the job opportunities. Other occupations require some knowledge or education. A high school education can qualify an individual for many jobs. However, this is traditionally a population that will need soft skills training and would benefit from some training in the demand occupations either on the job, or in a fast track program to prepare them for entry level jobs.

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

The following are several workforce training initiatives being carried out by several organizations:

**Skills Development Fund grants:** The Board is working on several grants to increase skills of incumbent workers for specific employers, who agree to pay prevailing wages, or not less than \$14.00 per hour, upon completion of year-long projects. The Workforce Board and Howard College collaborate to engage the employers and write the grants.

**West Texas Energy Consortium grants and consortium:** The consortium has generated several grants which involve training scholarships for high school and postsecondary level youth and adults, including underemployed workers and incumbent workers in the oil and gas industry. Three Workforce Board areas have been beneficiaries of this grant, including the Concho Valley.

**Skills for Small Business Grants:** These grants are available for any employer to upgrade the skills of its workforce by taking advantage of training programs already in place at the community college. Workforce Solutions assists with the application and Howard College administers the training and receives the grant funds.

**Nursing Skills Partnership:** The Board is in the process of working with the City of San Angelo Development Corporation, Howard College and major hospitals in San Angelo to build an LVN-to-RN Bridge program. Grant has been awarded, but is in the process of drafting final contractual obligations.

**Labor market and career information outreach to areas schools.** Many of these students will graduate just as the need increases for the projects that are planned for the community listed under number 2. These students are provided extensive information about careers in which they have expressed an interest.

**Summer youth (on-the-job) training program** where youth are placed in subsidized (and unsubsidized) employment through a local Workforce Board initiative in partnership with the Texas Workforce Commission. The youth are enrolled in boot camp for one week to learn basic behavior (soft skills) for



the workplace, and will then go to work for the summer which is designed to prepare them for careers after high school or for higher education.

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

Yes

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

The City of San Angelo Development Corporation sponsored a comprehensive economic development strategic plan in 2012 and continues to work through the plan. The Concho Valley Workforce Development Boards Strategic Plan took into consideration the report/plan development by the City of San Angelo Development Corporation Strategic Plan. This included targeted occupations and industries.

Economic Development partners involved in the execution of the plan include Howard Community College, City of San Angelo Economic Development Corporation, Concho Valley Workforce Development Board, Downtown San Angelo Association, Small Business Development Center and the San Angelo Chamber of Commerce. These agencies work on development of the local economy through marketing, recruitment, outreach, training and collaboration on most issues and specifically workforce recruitment and skills development.

## MA-50 Needs and Market Analysis Discussion

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

Although there are no specific data identifying households with multiple housing problems in areas of the City, there are four neighborhoods that the City targeted for revitalization due to the age and deteriorated conditions of the housing stock. The four neighborhoods targeted for revitalization (Blackshear, Rio Vista, Reagan, and Ft Concho) are located in areas with lower income households, older housing units, and high percentage of minority residents. The City developed a Neighborhood Revitalization Plan (NRP) that provides demographic details for each area.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

People of Hispanic origin comprise the largest minority population in San Angelo. The growth of the City's minority population over the past two decades is reflected in chart below.

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, 5, 7, 8, 9, and 14. Certain 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. In addition, 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](http://www.cosatx.us) under the Community & Housing Support Division.

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

The housing stock in these targeted neighborhoods typically is older with 80% of the units built prior to 1970 and over 50% built prior to 1950. In addition, 40% of the units are rentals. However, there has been a concerted effort in the past eight years by the City and community to reinvest resources in these neighborhoods. Below is a short list of improvements in these areas:

- *682 homes repaired/remodeled*
- *98 new homes constructed*
- *108 minor repairs for elderly/disabled citizens*
- *169 substandard structures demolished*
- *46 existing homes bought by first time home buyers*
- *64 roof replaced*
- *26,780 square yards of sidewalks built*
- *156K square yards of street paved*

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

There are several parks in these targeted neighborhoods along with community recreation facilities such as Boys & Girls Clubs and City-owned Recreation Centers.

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

The City and community are focusing resources to revitalize these neighborhoods which has and will continue to present housing growth opportunities for the private sector. In addition, as the neighborhoods revitalize there will be economic opportunities especially in the retail sectors such as grocery stores and other neighborhood services.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

The activities planned for and identified in this Consolidated Plan meet one of the three objectives:

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:

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

### Five-year Consolidated Plan Goals

From the extensive community engagement process, the City has established the following goals to guide its Consolidated Plan funding during the program years 2015 through 2019. The following goals are consistent with the objectives and expected outcomes listed above.

**Housing Goal 1:** Expand housing options to create a safe, healthy, accessible, affordable home for every resident.

**Housing Goal 2:** Continue to focus on strategies to achieve a sustainable increase in the homeownership rate.

**Neighborhood Development Goal 1:** Continue efforts to redevelop the four neighborhoods targeted for revitalization.

**Neighborhood Development Goal 2:** Improve the livability and quality of life in the City through use of smaller undeveloped vacant lots for the creation of neighborhood amenities such as community gardens.

**Neighborhood Development Goal 3:** Enhance code compliance efforts to ensure neighborhoods maintain a reasonably clean environment.

**Neighborhood Development Goal 4:** Increase the elimination of substandard and dangerous buildings.

***Special Needs Population Goal 1:*** Assist special needs populations with supportive services, facilities, and housing needs.

***Special Needs Population Goal 2:*** Continue and expand efforts that eliminate and/or prevent homelessness.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 46 - Geographic Priority Areas

1	<b>Area Name:</b>	BLACKSHEAR
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	FORT CONCHO
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
3	<b>Area Name:</b>	REAGAN
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	

	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>4</b>	<b>Area Name:</b>	RIO VISTA
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

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

With support from citizen organizations such as WTOS, City leaders developed a strategy identifying four areas of the City displaying the most severe signs of blight to include substandard housing units, high crime, lack of updated infrastructure, and high number of tax foreclosed properties. These four neighborhoods, comprised of Blackshear, Reagan, Ft. Concho, and Rio Vista have become the center points for the City’s revitalization program where the City has directed and expended resources in those areas to meet the greatest needs.

The City choose to reinvest in these four areas with the goal of reducing the crime rate, increasing property values and new home starts, enhancing code compliance, and eliminating slum and blight. Although it takes years for a City’s revitalization investments to bear fruit, San Angelo has already seen benefits in its efforts to clean up and redevelop these aging and neglected neighborhoods. These benefits include:

- *Increased property values*
- *Increased sales of existing homes*
- *More residents improving their homes*
- *Reduced crime rate*

- *Fewer code compliance complaints*

In addition to tangible benefits, there are intangible benefits that are just as important such as pride of homeownership and being part of a neighborhood.



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA
	<b>Associated Goals</b>	Decent Housing Home Ownership Neighborhood Revitalization Affordable Housing Special Needs & Homelessness
	<b>Description</b>	<p>Over 43% of households in the City are extremely low income, low income, or moderately low income, with incomes ranging from 0-80% area median income (AMI).</p> <p>As stated in the Needs Assessment, cost burden is the most common housing problem, with 27% of households in the City experiencing either cost burden or severe cost burden.</p> <ul style="list-style-type: none"> <li>• 43% of households are at 80% of AMI or below</li> <li>• 17% living at or below the poverty level.</li> <li>• 27% of households are experiencing a cost burden with 30% of income going to housing.</li> <li>• 12% are experiencing a cost burden of 50%.</li> <li>• Renters are experiencing a cost burden at a higher rate.</li> </ul>

	<b>Basis for Relative Priority</b>	<p>Qualitative feedback collected through the community forums and City-wide needs survey which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.</p> <p>Energy efficiency and water conservation are all growing policy concerns for the City. The City will continue to support environmentally- sustainable residential development, particularly for affordable housing.</p>
2	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	Low
	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Special Needs & Homelessness
	<b>Description</b>	Although homelessness is not a particularly large problem for the City in terms of a high number of homeless individuals, those affected include children which need to be protected. Therefore, the City deems it necessary to address the homeless issue and provide resources to help solve the problem.
	<b>Basis for Relative Priority</b>	Qualitative feedback collected through the community forums and City-wide needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.
3	<b>Priority Need Name</b>	Neighborhood Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA
	<b>Associated Goals</b>	Neighborhood Revitalization Affordable Housing Non-Housing Community Development

<b>Description</b>	Based on the City's Neighborhood Revitalization Plan, the City needs to continue efforts to redevelop the four neighborhoods targeted for revitalization and improve the livability and quality of life in those neighborhoods by enhancing and maintaining neighborhood standards to ensure neighborhoods maintain a reasonably clean environment. Lastly, the City needs to increase the elimination of substandard and dangerous buildings to help revitalization efforts.
<b>Basis for Relative Priority</b>	Qualitative feedback collected through the community forums and City-wide needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

**Narrative (Optional)**

As mentioned earlier in the ConPlan, increasing the affordable housing stock both in rentals and homeownership is a priority for San Angelo. As wages stagnate and the cost of housing goes up, families in the low/moderate income bracket will face higher cost burdens. Another priority is to address homelessness and more specifically homelessness prevention. A third priority is neighborhood revitalization that will help increase the housing stock of decent upgraded homes in neighborhoods targeted for revitalization.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As per the Needs Assessment, renters are 60% more likely to experience a cost burden and 62% more likely to experience a severe cost burden. In addition, renters are 65% more likely to experience 1 of 4 housing problems than homeowners. Both homeowners and renters experience overcrowding at the same level.
TBRA for Non-Homeless Special Needs	Special needs populations generally face unique housing needs, such as physical limitations, low household incomes, and rising costs of healthcare and/or childcare. Housing affordability may be a key issue for those living on fixed incomes. High housing costs within the City can make it difficult to transition from Community Care Facilities into the private rental market without rental subsidies. This may put those special needs groups at a higher risk of becoming homeless.
New Unit Production	There are currently 9,330 units in San Angelo that are affordable for homeowners earning 80% AMI or less, yet there are 9,465 households within this income bracket in need of affordable housing. This reflects a total deficit of 135 units for LMI households. In addition, there are 8,205 households that rent in the 50% AMI range, but only 3,540 affordable rental units available producing a deficit of 4,665. The production of new units is an important tool for growing the affordable housing stock.
Rehabilitation	As per the Needs Assessment and Market Analysis, 58% of the City's housing stock is over 30 years old and may require maintenance and repair.
Acquisition, including preservation	As stated above, the City needs approximately 4,800 additional affordable housing units to match the housing needs of the population earning between 50-80% AMI. With a decreasing amount of vacant land for new development, acquisition and preservation are also important tools for growing the affordable housing stock.

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

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, the City 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.

### Anticipated Resources

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 and Planning Economic Development Housing Public Improvements Public Services	675,246	35,000	0	710,246	2,503,178	CDBG funds will be used for the preservation of affordable units for LMI households and services that benefit LMI and special needs 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	229,439	25,000	0	254,439	896,740	HOME funds will be used to create, preserve, and acquire affordable housing for low to moderate income households.

**Table 49 - Anticipated Resources**

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

*Entitlement*

When leveraging entitlement funding, the participating jurisdiction 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 leveraged other City departments in order to obtain operating support to include financial, legal, planning, human resources, and purchasing. The City also leveraged 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, leveraged over 800 volunteers to paint and clean up neighborhoods targeted for revitalization. Moreover, the City received a grant from Atmos Energy to continue a housing weatherization program, expending \$3,750 to assist five home owners.

### *Match Requirements*

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 HOME program will utilize cash resources to meet the matching requirements.

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SAN ANGELO	Other	Homelessness Ownership Rental neighborhood improvements public services	Jurisdiction
Galilee CDC	CHDO	Ownership neighborhood improvements	Jurisdiction
MHMR of the Concho Valley	Subrecipient	Homelessness Rental	Jurisdiction
INSTITUTE OF COGNITIVE DEVELOPMENT	Subrecipient	Homelessness	Jurisdiction
San Angelo Development Corporation	Government	Ownership	Jurisdiction

**Table 50 - Institutional Delivery Structure**

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

#### *Strengths*

The City manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. To assure widespread information and access to the programs, especially by LMI households, the funding process involves 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 can identify LMI neighborhoods and evaluate applications accordingly.

Through this sharing of responsibilities geographical balance can also be achieved. Running concurrently with the City’s review process is a series of hearings and meetings at the local City and neighborhood level. These meetings provide 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 may work with the local citizens to assess local needs and develop project proposals. The City typically holds at least two public meetings to discuss potential projects.



*Gaps*

Nonprofit affordable housing developers and service providers provide an important role in promoting community development within the City. However, they are often at a disadvantage in the housing development arena, as they compete with developers in the private sector for the limited land available for the development of housing. Affordable housing developers must adhere to noticing, outreach and evaluation processes associated with the use of public funds. Private market rate developers do not have such requirements and are able to purchase sites quickly. Many market rate developers have funds available to purchase properties rather than needing to seek financing, which saves time. The market realities of increased value due to scarcity of land and the ability to acquire sites quickly provide advantages to market rate developers, while posing challenging constraints to affordable housing developers.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		

<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			

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

<b>Other</b>			

**Table 51 - Homeless Prevention Services Summary**

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

The Salvation Army provides homeless individuals shelter and counseling at their main shelter facility. In addition, Tom Green County maintains an indigent health care program targeting homeless and indigent individuals and families. These services are advertised through the Concho Valley Homeless Planning Coalition member agencies and are available to all homeless individuals.

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

As part of the institutional delivery system, the City participates in the Concho Valley Homeless Planning Coalition (CVHPC), a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the City. The CVHPC’s primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the City and County. It is governed by the CVHPC Board, which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the City.

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

The City earmarks and provides tax foreclosed properties for non-profits that participate in the City’s affordable housing programs at a reduced cost of \$750 per lot. This provides an incentive to not only purchase lots as part of the program, but also gives the non-profits an opportunity to obtain the needed properties before the private sector can purchase at the market rate.

## SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$475,000	Homeowner Housing Rehabilitated: 125 Household Housing Unit
2	Home Ownership	2015	2019	Affordable Housing		Affordable Housing	HOME: \$450,000	Direct Financial Assistance to Homebuyers: 65 Households Assisted
3	Neighborhood Revitalization	2015	2019	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA	Affordable Housing Neighborhood Revitalization	CDBG: \$415,000	Homeowner Housing Rehabilitated: 150 Household Housing Unit
4	Affordable Housing	2015	2019	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA	Affordable Housing Neighborhood Revitalization	HOME: \$415,000	Homeowner Housing Added: 30 Household Housing Unit
5	Special Needs & Homelessness	2015	2019	Homeless Non-Homeless Special Needs		Affordable Housing Homelessness	HOME: \$230,000	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted
6	Non-Housing Community Development	2015	2019	Non-Housing Community Development	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA	Neighborhood Revitalization	CDBG: \$215,000	Buildings Demolished: 5 Buildings  Housing Code Enforcement/Foreclosed Property Care: 20,000 Household Housing Unit

**Table 52 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Decent Housing
	<b>Goal Description</b>	Expand housing options to create a safe, healthy, accessible home for residents.
2	<b>Goal Name</b>	Home Ownership
	<b>Goal Description</b>	Continue to focus on strategies to achieve a sustainable increase in the home ownership rate.
3	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Continue efforts to redevelop the four neighborhoods targeted for revitalization. This encompasses the Neighborhood Blitz homeowner rehabilitation program. By concentrating these activities in targeted low income neighborhoods, our combined efforts will have a bigger impact on the revitalization of each area.
4	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Improve the livability and quality of life in the City by continuing to leverage local funds in the process of purchasing vacant private and City owned lots in target areas for the purpose of new construction for first time low to moderate income home buyers.
5	<b>Goal Name</b>	Special Needs & Homelessness
	<b>Goal Description</b>	Assist special needs and/or homeless populations with supportive services, facilities, and housing needs and continue to expand efforts that eliminate and/or prevent homelessness.
6	<b>Goal Name</b>	Non-Housing Community Development
	<b>Goal Description</b>	This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate income areas defined by the 2010 Census. On average, the Code Compliance Division performs about 2900 compliance activities annually, which include inspection, re-inspection and violation documentation in low/moderate income areas. The service provided by the officer will aid in the elimination of conditions which are detrimental to health, safety and public welfare in targeted areas of the City.

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

The City estimates that entitlement funds will be used to provide affordable housing to approximately 700 low to moderate income households over the next five years. In addition, over 20K code compliance cases will be undertaken in five years in neighborhoods where the majority of households are low to moderate income.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

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

N/A

### **Activities to Increase Resident Involvements**

The Housing Authority host an annual event in cooperation with HUD's Fatherhood Imitative program. This event is a collaborative effort with other nonprofits to provide community resources to PH residents. The Authority has implemented more resident services such as a clothing closet and a computer lab available to residents during business hours.

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

No

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

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.

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.

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

In addition to the measures mentioned above to remedy the barriers to affordable housing the City has identified other measures to reduce barriers to economic development which include:

- Tax Abatement (using net present value of the abatement)
- Financing (using amount COSADC guarantees, participates or lends directly)
- Infrastructure Improvements
- Land Purchases, leasehold improvements and construction (using amount provided by COSADC)
- Training expense reimbursement
- Relocation expense reimbursement for equipment and/or personnel

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 and will continue to operate the eight-unit Forest Park Duplexes for low to moderate income elderly or disabled residents.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City participates in the annual homeless count to identify the number of homeless individuals for sheltered and unsheltered. The data from the count is used to plan, fund, and implement actions for preventing and reducing homelessness. In addition, the Concho Valley Homeless Planning Coalition Board has two previously homeless board members that provide unique insights into homelessness issues to better serve those who are homeless.

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

The Salvation Army is the City's only emergency shelter that provides emergency housing services to the homeless. It is funded at a level that supports operations. In addition, there are several transitional housing facilities that provide transitional housing for families and unaccompanied youth. These facilities are funded thru local and state funds and CDBG/HOME grants are not needed for these facilities to operate.

### **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 participates in the Concho Valley Homeless Planning Coalition (CVHPC) a coordinated effort to address homelessness in the City. Although the CVHPC has not developed a strategic plan, the coalition provides input on homeless issues to include steps to take to help prevent homelessness and it shares information on services specifically earmarked for homeless individuals and families.

To help homeless make the transition to permanent housing, the City has in the past and will again provide funding for organizations that manage tenant-based rental assistance programs for those transitioning to permanent housing from homelessness or instances where an individual or family may become homeless due to domestic violence or other issues.

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

The City partners with and provides CDBG funds to San Angelo Mental Health/Mental Retardation organization to provide tenant-based rental assistance for those clients leaving mental health institutions and transitioning to permanent housing. The City will also partner and provide funds for a

local women's shelter who provides housing services for families that become homeless due to domestic violence. In addition, the City has several institutions that are well funded to provide housing services to youth in danger of becoming homeless due to unfavorable home environments.



## SP-65 Lead based paint Hazards – 91.215(i)

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

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).
- 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.
- Outbuildings and fences are covered under subpart J. Under that subpart, treatment (paint stabilization, if the federal rehab assistance is up to \$5,000 per housing unit; or interim controls, over \$5,000 and up to \$25,000; or LBP hazard abatement, over \$25,000) is required only if the paint is deteriorated (up to \$5,000) or the paint is deteriorated paint and, as is required for a risk assessment for over \$5,000, found to be LBP. Note: For outbuildings and fences - If the paint is in good condition, it doesn't need to be treated, even if it is tested and found to be LBP.

The City does not address LBP on:

- Owner-occupied residential homes built after January 1, 1978, except for the above noted exception
- Property that has already been found to be free of lead-based paint by a certified lead inspector
- Property where all lead-based paint has been removed by abatement
- Unoccupied residential homes that will remain vacant until demolished
- Non-residential properties
- Homes receiving rehabilitation or housing improvements that do not disturb a painted surface

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.

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

Building age is used to estimate the number of homes with LBP, as LBP was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Fifty eight percent of all housing units were built before 1980 and have potential exposure to LBP. As explained in the Needs Assessment, 43% of the households in the City are 0-80% AMI. Using this percentage as a baseline, it is estimated that 9,685 LBP units are occupied by LMI families.

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

The CDBG and HOME Programs must adhere to title 24 of the Code of Federal Regulations as part 35, subpart J (24 CFR 35 Subpart J-Rehabilitation). Lead Hazard Reduction activities complying with the regulation, which took effect on September 15, 2000, will be done in order to safely reduce lead-based paint hazards in and around homes built prior to 1978, when lead-based paint was banned for residential use, for low/moderate income owner-occupied homes that receive housing rehabilitation assistance under any of the programs described in these guidelines.

The primary reason for the reduction of lead-based paint hazards in homes built prior to 1978 is to protect children and families in these homes from the health risks of lead poisoning. Lead poisoning can cause permanent damage to the brain and other organs and can result in reduced intelligence and behavioral problems. Lead can also harm the developing fetus in an expectant mother. At greatest risk are children younger than 6 years old. Although special emphasis will be placed on homes with children younger than 6 years old, all homes receiving rehabilitation services will be evaluated and assessed for lead hazards and appropriate lead reduction activities will be carried out in a safe manner for the protection of both the household occupants and the workers according to the new regulations.

The regulation falls under sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992. Sections 1012 and 1013 of Title X amended the Lead-Based Paint Poisoning Prevention Act of 1971, which is the basic law covering lead-based paint in federally assisted housing. The regulation for housing rehabilitation activities appears at title 24 of the Code of Federal Regulations as part 35, subpart J (24 CFR 35 Subpart J-Rehabilitation).

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

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

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*

A 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 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 City will continue to partner with educational organizations to provide the needed education and training to help create a skilled workforce able to meet the employment skills requirements the job market demands.

#### *Housing*

Included in the City's anti-poverty activities, the City will participate in several housing programs aimed at either improving the quality of the housing stock or reducing the housing costs of low/moderate income families.

The City's CHS Division has long offered the owner-occupied Housing Rehabilitation Program, which provides grants and no-interest loans for needed housing repairs to low-to-moderate income residents. Complete Rehabilitation and Emergency Repairs are offered through the Program. In addition, the City has established a new home construction component funded through HOME grants and the City's Half Cent Sales Tax revenue. New homes will be through the City's CHS Division, CHDO or through a mortgage buy down program called the City of San Angelo Development Corporation (COSADC) Single Family New Construction Homebuyer Assistance Program. The purpose of the program is to increase home ownership in City of San Angelo identified neighborhoods targeted for revitalization; to assist low to moderate income households with home purchases; and to leverage private funds for these purposes with Federal and nonfederal grant funds. It is the goal of the Program to serve the maximum number of households within the approved annual allocation from COSADC (1/2 Cent Sales Tax) funding.

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

As stated in the Needs Assessment, almost 44% of households (15,480 households) in the City are LMI, with incomes ranging from 0-80% AMI. To address this, the City employs a multi-tiered anti-poverty strategy, with each of the goals and programs described in this plan addressing poverty directly or indirectly. The City, in its continuing effort to reduce poverty, will prioritize funding agencies that provide direct assistance to the homeless or those in danger of becoming homeless. Additionally, the City has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provided programs to assist the LMI households.

Historically the City has provided funding to agencies such as MHMR and several other service providers that provide services to those at risk of becoming homeless. In addition, the City funds several affordable housing programs that include emergency housing repairs and other housing-related services, which are integral components of the total services provided by the City. One of the most important services of these agencies is to help families obtain stable housing and reduce the percentage of their income paid for housing, allowing them to use a greater percentage of their income for other essential goods and services (food, clothing, medical care, etc.) The programs which will assist in the reduction of poverty include:

- Affordable housing emergency repair and rehabilitation
- First-time homebuyers
- Tenant-based Rental Assistance

## **SP-80 Monitoring – 91.230**

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

It is incumbent upon the City to require compliance with all applicable federal requirements and to assure the appropriate expenditure of funds. To ensure accountability for public funds and timely progress toward Consolidated Plan goals, the City of San Angelo employs and will continue to utilize a comprehensive monitoring plan. To assure adequate quality control and to demonstrate compliance with the applicable federal rules, the essential aspects of this monitoring plan include both quantitative and qualitative elements as follows:

- the establishment and clear communication of performance standards and goals through the Annual Action Plan and Subrecipient Agreements;
- consistent maintenance of accurate and complete records by both the Division and Subrecipients;
- verification of accountability throughout term of contract and documentation of same by monitoring and preparing a written report concerning each request for reimbursement, which will be shared with the respective Subrecipient;
- frequent communication with Subrecipients through written correspondence, telephone conversations, and meetings as appropriate;
- provision of technical assistance for assurance of compliance with federal regulations and contract requirements; and
- on-site monitoring visits as needed and documentation regarding same, which will be shared with the respective Subrecipient.

These activities are within the CHS Division staff capabilities, time, and financial capacity and will provide a reasonable and accurate test for program and contract compliance.

For all project bids CHS ensures fair and sufficient notice to all businesses and contractors, including minority owned businesses. These notices are advertised in the local newspaper and on the local public television station. Additionally, the CHS staff mails out personal letters to local vendors/contractors encouraging them to participate in HOME programs. We also conduct telephonic personal contact with minority owned businesses to explain our programs and urge those businesses to participate.

Community & Housing Support is partnering with the West Texas Organizing Strategy (WTOS), a neighborhood support group, to provide minority outreach predominately in the target areas which are mainly populated with low-to-moderate income minority families. Outreach has and will include participation in housing fairs in several target areas and train the trainer sessions that will arm WTOS

volunteers with information on CHS programs, which then will be relayed to minority persons via WTOS volunteers.

## Expected Resources

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

#### Introduction

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, the City 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.

#### Anticipated Resources

	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 and Planning Economic Development Housing Public Improvements Public Services	675,246	35,000	0	710,246	2,503,178	CDBG funds will be used for the preservation of affordable units for LMI households and services that benefit LMI and special needs households.

	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	229,439	25,000	0	254,439	896,740	HOME funds will be used to create, preserve, and acquire affordable housing for low to moderate income households.

Table 53 - 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**

*Entitlement*

When leveraging entitlement funding, the participating jurisdiction 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.

During the FY 2013-2014 reporting period, for example, the Community and Housing Support Division leveraged other City departments in order to obtain operating support to include financial, legal, planning, human resources, and purchasing. In addition, residents of the Forest Park Duplexes funded with HOME funds, received rental assistance from the Public Housing Authority. The City also leveraged 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, leveraged over 800 volunteers to paint and clean up neighborhoods targeted for revitalization. Moreover, the City received a grant from Atmos Energy to continue a housing weatherization program, expending \$3,750 to assist five home



owners.

#### *Match Requirements*

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. Over the past five years, the City has maintained excess matching funds which has been more than adequate to meet the required match liability each program year.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

Table 54 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$95,000	Homeowner Housing Rehabilitated: 31 Household Housing Unit
2	Home Ownership	2015	2019	Affordable Housing		Affordable Housing	HOME: \$99,996	Direct Financial Assistance to Homebuyers: 16 Households Assisted
3	Neighborhood Revitalization	2015	2019	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA	Affordable Housing Neighborhood Revitalization	CDBG: \$149,571	Homeowner Housing Rehabilitated: 30 Household Housing Unit
4	Affordable Housing	2015	2019	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA	Affordable Housing Neighborhood Revitalization	HOME: \$83,000	Homeowner Housing Added: 3 Household Housing Unit
5	Special Needs & Homelessness	2015	2019	Homeless Non-Homeless Special Needs		Affordable Housing Homelessness	HOME: \$46,000	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
6	Non-Housing Community Development	2015	2019	Non-Housing Community Development			CDBG: \$38,000	Housing Code Enforcement/Foreclosed Property Care: 2500 Household Housing Unit

### Goal Descriptions

1	<b>Goal Name</b>	Decent Housing
	<b>Goal Description</b>	Expand housing options to create a safe, healthy, accessible, affordable home for every resident.
2	<b>Goal Name</b>	Home Ownership
	<b>Goal Description</b>	Focus on strategies to achieve a sustainable increase in the homeownership rate.
3	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Continue efforts to redevelop the four neighborhoods targeted for revitalization including homebuyer's assistance, code compliance, and rehabilitation of homes in targeted neighborhoods.
4	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Continue to make housing affordable by assisting homeowners with repairs and first time homebuyers with closing costs.
5	<b>Goal Name</b>	Special Needs & Homelessness
	<b>Goal Description</b>	Assist special needs populations with supportive services, facilities, and housing needs, and expand efforts that eliminate or prevent homelessness.
6	<b>Goal Name</b>	Non-Housing Community Development
	<b>Goal Description</b>	Continue with staff support of community development activities.

# Projects

## 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, 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, increasing demolition activities in blighted areas, 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

### Projects

#	Project Name
1	CD Admin
2	Rehab Admin
3	Housing Rehabilitation
4	Emergency Repairs
5	Code Compliance

#	Project Name
6	Debt Service
7	Helping Hands
8	HOME Admin
9	HAP - Homebuyer's Assistance Program
10	MHMR TBRA Assistance
11	Galilee Community Development Corporation CHDO

**Table 55 - 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.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	CD Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$142,049
	<b>Description</b>	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not Applicable.
	<b>Planned Activities</b>	See description.
<b>2</b>	<b>Project Name</b>	Rehab Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$126,625
	<b>Description</b>	Administration of the CDBG Rehab program to include salaries, benefits, certifications, training, and supplies necessary to successfully execute the program.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable.
	<b>Location Description</b>	Not Applicable.
	<b>Planned Activities</b>	See description.
<b>3</b>	<b>Project Name</b>	Housing Rehabilitation

	<b>Target Area</b>	
	<b>Goals Supported</b>	Decent Housing Neighborhood Revitalization
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$149,571
	<b>Description</b>	Assistance will be provided to at least 30 eligible low/moderate income citizens within the City limits of San Angelo. 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 first come first served 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.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 low to moderate income single family households will be assisted.
	<b>Location Description</b>	While properties located within the City limits of San Angelo are eligible, the majority of the rehabilitation activities will be within a specific target area.
	<b>Planned Activities</b>	See description.
<b>4</b>	<b>Project Name</b>	Emergency Repairs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Decent Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$95,000

	<b>Description</b>	100% grant for low/moderate income homeowners for Emergency Repairs. An emergency is a situation or condition that occurred without warning (within two (2) 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.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 31 low to moderate income single family households will be assisted through the Emergency Repair Program.
	<b>Location Description</b>	Emergency repairs are conducted City-wide.
	<b>Planned Activities</b>	See description.
5	<b>Project Name</b>	Code Compliance
	<b>Target Area</b>	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA
	<b>Goals Supported</b>	Neighborhood Revitalization Non-Housing Community Development
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$38,000
	<b>Description</b>	Funds the salary and benefits for a City of San Angelo Code Compliance Officer. This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate income areas defined by the 2010 Census.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5,000 households within the low to moderate income target areas will benefit from code compliance enforcement.



	<b>Location Description</b>	While the Code Compliance Division enforces code City-wide, the officer funded with CDBG funds will only operate within the specified targeted areas.
	<b>Planned Activities</b>	See description.
<b>6</b>	<b>Project Name</b>	Debt Service
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$149,001
	<b>Description</b>	Repayment of the Section 108 Loan for Rio Vista Park Renovation and the Producer's Park Development. This loan totaling \$2,035,000 plus interest will be paid back over period not to exceed 20 years.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	See description.
<b>7</b>	<b>Project Name</b>	Helping Hands
	<b>Target Area</b>	
	<b>Goals Supported</b>	Decent Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funds minor repairs to provide cost-free, safe, secure, and weatherproof housing for elderly homeowners. The Helping Hands program will be used to assist with minor repairs to plumbing, electrical, and other conditions that present an unsafe or unsanitary condition for the homeowner. Approximately 10 homeowners will be assisted through the Helping Hands Program. Projects are scheduled twice a year using community volunteers.
	<b>Target Date</b>	9/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10 low income, elderly, single family households will be served through the Helping Hands Program.
	<b>Location Description</b>	City-wide.
	<b>Planned Activities</b>	See description.
<b>8</b>	<b>Project Name</b>	HOME Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$25,443
	<b>Description</b>	Staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation of HOME programs.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	See description.
<b>9</b>	<b>Project Name</b>	HAP - Homebuyer's Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Home Ownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$99,996
	<b>Description</b>	Provide down payment and closing cost assistance for low to moderate income first time home buyers.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 16 low to moderate income households will benefit from the program.
	<b>Location Description</b>	Not applicable.

	<b>Planned Activities</b>	See description.
<b>10</b>	<b>Project Name</b>	MHMR TBRA Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Special Needs & Homelessness
	<b>Needs Addressed</b>	Affordable Housing Homelessness
	<b>Funding</b>	HOME: \$46,000
	<b>Description</b>	Funds provide tenant-based rental assistance (TBRA) to 30 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.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 low to moderate income families with special needs will benefit from the TBRA assistance provided through this program.
	<b>Location Description</b>	City-wide.
	<b>Planned Activities</b>	See description.
<b>11</b>	<b>Project Name</b>	Galilee Community Development Corporation CHDO
	<b>Target Area</b>	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA
	<b>Goals Supported</b>	Home Ownership Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	HOME: \$83,000
	<b>Description</b>	Funds provide for new home construction for low/moderate income residents. GCDC's current goal is to build at least 3 homes with the 2015 allocation and with other resources.

<b>Target Date</b>	9/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 low to moderate income single family households will benefit from this activity.
<b>Location Description</b>	To be determined.
<b>Planned Activities</b>	See description.

## **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**

### **GEOGRAPHIC DISTRIBUTION**

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

Helping Hands

*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 2015 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 \$270K (\$38K Code Compliance, \$149K Neighborhood Blitz, \$83K 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
BLACKSHEAR	TBD
FORT CONCHO	TBD
REAGAN	TBD
RIO VISTA	TBD

**Table 56 - Geographic Distribution**

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

Not applicable.

## **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 or 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 will continue in 2015.

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 20 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.

Helping Hands will be provided to low-to-moderate income elderly home owners by funding renovations necessary to make their homes accessible. At least 10 homeowners annually will be assisted with such services.

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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	33
Total	33

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	3
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	33

**Table 58 - One Year Goals for Affordable Housing by Support Type**



## **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 2014, 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 2014, 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 2015, the PHA will continue to encourage residents to submit responses both telephonically and in writing concerning any PHA matters. In addition, the Executive Director holds quarterly sessions concerning quality of life matters. The resident Advisory Group provides input to the PHA.

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

Not applicable.

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

### **Introduction**

As part of a 2014 Homeless Count by the City's Homeless Coalition, there were 90 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.

## **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 2015, 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**

#### **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 \$149,571 of 2015 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 \$95,000 of 2015 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. The City will also fund Helping Hands that will target rehabs of elderly homeowners, allocating \$10,000 for 2015 program year.

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 \$99,996. 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 20 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 2015, 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 2015. No “urgent need” activities are allocated 2015 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 2015 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 2015 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        |
| <b>Total Program Income:</b>   | <b>0</b> |

## 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%

## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(I)(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 "net proceeds" available at the time of such occurrence. onent, 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.

**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.

APPENDIX A

# CITIZEN PARTICIPATION PLAN

City of San Angelo



July 2015

## Consultation and Citizen Participation

### Lead Agency

The lead agency for overseeing the development of the Consolidated Plan and the administration of programs covered in the Consolidated Plan is the City of San Angelo Community & Housing Support (CHS) Division of the Neighborhood & Family Services Department. Assistance was provided by a number of other City departments and outside agencies. Information was obtained from numerous other City departments, local offices of various State agencies, social and health service providers, local non-profits, and the community at large.

During the five year period covered by the 2015 – 2019 Consolidated Plan, some of the funded projects and programs will be operated in-house by the CHS and some will be operated by other City departments, while others will be contracted out to other agencies that have expertise in those particular areas. These agencies might include but are not limited to non-profit organizations, for-profit organizations, faith based organizations, and other public agencies. Since the City uses a competitive application process, the specific agencies will not be known until each year's applications are evaluated, approved, and funded.

### Resources

The City of San Angelo is a participating jurisdiction and receives entitlement grants from the Department of Housing and Urban Development. These resources will assist the City towards achieving the objectives outlined in the Consolidated Plan:

Community Development Block Grant: This formula-based program is designed to provide for the needs of low-to-moderate income families with programs in housing, public services, health services, economic development, youth, seniors, crime awareness, public facilities, and infrastructure.

HOME Investment Partnerships Program: This formula-based program is used to address the housing needs of low-to-moderate income families.

### Effective Date

The 2015 – 2019 Consolidated Plan will be effective for a five-year time period beginning on October 1, 2015, and ending on September 30, 2019. This Consolidated Plan incorporates information from the 2010 U.S. Census and the State of the Cities Data System ("SOCDS") Comprehensive Housing Affordability Strategy ("CHAS") and the latest version of the American Community Survey. Basing the Consolidated Plan on the most current information available enables our efforts to best serve the residents of San Angelo. This information impacts our eligible low-to-moderate income Census Tract Block Groups thereby redirecting to some extent our strategies and priorities for the San Angelo community.

## Consultation and Coordination

To obtain a comprehensive assessment of the needs and priorities within San Angelo, the Consolidated Plan process included consultation with the citizens through neighborhood public meetings, interviews with civic leaders, consultation with numerous government and non-profit agencies, a windshield survey of all residences located in low-to-moderate income Census tract block groups, a citizen survey and an apartment survey. This input provided the foundation for the Consolidated Plan. Results of the consultations, interviews, meetings, and surveys were compiled to further identify the needs and priorities for funding within San Angelo.

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.

## Institutional Structure

### **City of San Angelo**

The City of San Angelo Community & Housing Support Division will implement the Consolidated Plan under the applicable federal statutes and regulations promulgated by HUD, the policies and guidelines established by the City Council, and the direction of the City Manager and Service Area Director. The mission or service statement for the Division is as follows:

To secure Community Development Block Grant and HOME Investment Partnerships funding from HUD for the City in order to enhance the facilities in the low-to-moderate income areas of the community and the lives of low-to-moderate income residents, and to provide funds for safe, sanitary and decent housing to qualified individuals.

The responsibilities of the Division include administration of the grants, financial controls, and program services.

Administrative duties include development and monitoring of the Consolidated Plan, development of the Annual Action Plan, and conducting annual assessment through preparation of each year's Consolidated Annual Performance and Evaluation Report (CAPER). Additionally, administrative duties include providing technical assistance, overseeing the annual allocation and contract approval processes, conducting subrecipient compliance monitoring, and performing the IDIS reporting process.

Financial control duties include handling the IDIS processes of project setup and fund draw downs, overseeing the reimbursement process, and supervising internal financial controls, particularly for Divisional operated programs and administrative expenses. Financial control duties are to assure that all financial requirements for both the federal and city governments are met.

Program services duties include responsibilities for all in-house programs such as housing repairs, rehabilitation, reconstruction, new construction, homebuyer's assistance, demolition, and downtown façade improvements. These responsibilities involve the development and implementation of program guidelines, intake and approval of applicants, initial inspections, work write-ups, procurement procedures, work progress inspections, payment of contractors, loan setup and closing, client follow-up, loan servicing, and collection of past due accounts. Additionally, duties include providing technical assistance to subrecipients using CDBG or HOME funds for repair, rehabilitation or new construction and performing compliance inspections of such work.

### **Non-Profit, For-Profit, Faith Based Organizations, and Public Agencies**

The Community & Housing Support Division works with non-profits, for-profits, faith based organizations, and public agencies to achieve the Consolidated Plan's established goals. Primarily, these agencies participate in the competitive allocation process to receive funds to serve low-to-moderate income families throughout the community. Secondly, they serve as a resource for needs assessments and provide information and data regarding services to low-to-moderate income clients upon request.

Many of these groups have recently begun participating in the Rural West Texas Region of the Texas Homeless Network with the goal of participating in the Balance of State Continuum of Care Plan to devise comprehensive and long-term solutions to addressing the homelessness in our area.

### **Public Housing Authority**

The San Angelo Housing Authority has been a separate entity from the City since April of 1998. The Mayor appoints the members of the Board of Commissioners for two-year terms. This is the extent of the City's role in oversight as the Board's decisions do not require approval by the City Council. Although there is no formalized process for regular reporting to the City by the Housing Authority, the Executive Director of the Housing Authority and the Director of Neighborhood & Family Services maintain regular contact and coordinate efforts when appropriate. CHS and Housing Authority staffs are working to strengthen the relationship between the two agencies. Consultations occur when needed for preparation of the respective plans and annual reports. Other information is exchanged on an as needed basis.

### **Summary and Gaps**

The institutional structure in place provides the City Council a great amount of control and oversight on how funds are spent. Competition for funds exists and, while staff makes funding recommendations, Council allocates funds based on community priorities and the potential for leveraging additional funds. Having a sufficient number of compatible goals allows flexibility in the system and enables the Council to fund accordingly. Community & Housing Support staff reviews each funding application to ensure that it will meet one of the program goals. With public and private sector participation, we are generally meeting our goals and expect this trend to increase as the various participants adapt to the rules and requirements. The majority of HOME funds spent over the past four years have been in the

Neighborhood Revitalization Program target areas and a visible impact is being made. This impact should intensify over the next five years.

The only gaps noted in the delivery system for the institutional structure described above are the ongoing need to better coordinate efforts to avoid duplication of services and programs and continued recognition of the importance of communicating with other organizations involved in addressing the needs of low-to moderate income families.

### **Overview of Citizen Participation Plan**

The City of San Angelo makes every effort to gain residents' input on both the Consolidated Plan and the Annual Action Plan. Community & Housing Support staff conducts neighborhood public meetings each year in low-to moderate income areas. These meetings serve as strategic planning sessions and further serve to identify needs and priorities in these neighborhoods as well as throughout the city. Minutes of each meeting are prepared and the results are presented to City management and the City Council. From this information the Community & Housing Support staff identifies priorities as well as target areas for the Neighborhood Revitalization Program, which are then presented to the City Council at public hearings for consideration.

To publicize these events Community & Housing Support publishes and posts notices in both English and Spanish. Press Releases are distributed to all local media for coverage. Additionally, requests for public service announcements are made to all local media. The Citizen Participation Plan is available in both English and Spanish. Staff members appeared on a local affairs television show at noon to publicize the Consolidated Plan process. Brochures regarding our programs and the Consolidated Plan process were prepared and widely distributed. Advertisements are published seeking participants in the competitive allocation process. Notices concerning the allocation process are mailed to current subrecipients and other parties who have contacted the division expressing interest.

### **Access to Information**

Each year mandatory applicant training sessions for potential applicants are held. Notices of the training sessions are mailed to current subrecipients and to other parties who have expressed interest. Press releases are sent to the local media announcing the sessions and an advertisement is published in the main body of the newspaper. During the allocation process, Community & Housing Support accepts applications for CDBG and HOME funding. Community & Housing Support staff reviews and summarizes the submissions. The summaries are forwarded to the City Council and City management. A copy of the summary of each application is mailed to the prospective applicant.

Also each year Community & Housing Support staff members conduct neighborhood public meetings. These meetings are preceded by published and posted public notice, which includes information about the amount of funds expected to be made available through the grants and program income.

The City Council holds two public hearings concerning the applications. These public hearings are also preceded by posted and published public notice, which again includes information regarding the



amount of funds expected to be made available through grants and program income. After the second public hearing, staff prepares its recommendations and the City Council then holds a work session to discuss the applications and the recommendations. All applicants are invited to attend the work session and are sent copies of the staff recommendations in advance of the work session. After the work session, City Council deliberates its allocation decisions and staff is instructed as to how to proceed. Community & Housing Support staff then prepares an allocation resolution, which is mailed to all applicants, and City Council votes to approve it at a regular Council meeting.

Reallocation of unused funds and excess program income sometimes occurs in conjunction with the annual allocation process but also occurs when needed throughout the year. If these allocations and/or reallocations constitute substantial amendments, the public notice and public hearing process are followed. All changes are submitted to HUD as amendments to the respective Annual Action Plans.

The Consolidated Plan process generally follows the Annual Action Plan process whereby public notice and public hearing occur prior to City Council voting to approve and submit the Plan to HUD. Public comment periods are observed, and any comments received are forwarded to HUD.

### **Anti-displacement**

The City of San Angelo strives to avoid displacement; however, when federal funds are to be used, the City will follow all acquisition and relocation requirements of the Uniform Relocation Act and Section 104(d).

### **Publishing the Plan**

A draft summary of the Consolidated Plan is published and posted along with notice of the public hearing before City Council and the public comment period. Copies of the Plan are made available at each location of posting, which include Community & Housing Support offices, City Clerk's office, public libraries, and other locations as prescribed by the Citizen Participation Plan. Copies will be made available to citizens at their request. The Consolidated Plan is presented to the City Council for consideration. Following a public hearing to allow for citizen comments, the Council deliberates and votes to approve the Plan and submit it to HUD. During such review, if changes are directed, they are made prior to submitting it to HUD.

### **Public Hearings**

At least two public hearings are held each year concerning the allocation of funds. These usually occur in June and July. The first public hearing is usually at a special City Council meeting held specifically for the presentation of funding requests. Public hearings are also held in conjunction with substantial amendments when necessary throughout the year. Additionally, public hearings occur prior to the approval of the Annual Action Plan, the Consolidated Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). All public hearings are held at public meetings and accommodations are made for people with special needs. A Spanish interpreter is available if required.

## **Notice of Public Hearings**

Notice of public hearings is published in the daily newspaper in both English and Spanish prior to the hearings. The notices are placed in the local paper. Notices are also posted at locations throughout the City, including public libraries, the City Recreation Centers, the Senior Center, the Transit Center, the City Clerk's Office and the Community & Housing Support Office.

## **Access to Meetings/Records**

The City of San Angelo complies with the Americans with Disabilities Act and the Texas Open Meetings Act for all of its meetings. Meeting notices are posted outside City Hall at least seventy-two hours before the meeting and access is available to the public for these meetings. City Council meetings are televised on Cable Channel 17. The City also complies with the Texas Public Information Act and HUD regulations when dealing with requests for information.

## **Citizen Comments**

The City of San Angelo provides a 30 day citizen comment period prior to sending the final Consolidated Plan and Annual Action Plan to HUD. A 15 day citizen comment period is provided prior to sending the Final Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. In all instances, each comment is considered before the final submission.

## **Substantial Amendments**

The City of San Angelo considers the following situations to constitute substantial amendments to its Annual Action Plan for any grant year:

1. When it proposes to use more than twenty-five percent (25%) of the entitlement amount for the affected program year to undertake one or more new activities;
2. When it proposes to alter the stated purpose or class of beneficiaries of previously approved activities whose cost exceeds twenty-five percent (25%) of the entitlement amount approved for the affected program year;
3. When the combination of proposed new activities and changes in the purpose or class of beneficiary of previously approved activities involves more than twenty-five percent (25%) of the entitlement amount approved for the affected program year; and
4. When the cumulative effect of previous changes involving new activities or changes in the purpose or class of beneficiary of approved activities combined with proposed such changes exceeds twenty-five percent (25%) of the entitlement amount approved for the affected program year. In such instances, the City will include in its request for amendment documentation describing the smaller changes previously made, as well as those being proposed. After the amendment is approved by HUD, the accrual of changes less than twenty-five percent (25%) begins again.

All substantial amendments will be presented to the City Council for public hearing and approval by resolution. Public notice, in both English and Spanish, summarizing the proposed substantial amendment, inviting public comment, and stating the date and location of the public hearing will be published in the

local daily newspaper and posted in public places. A 30 day public comment period will follow public notice. At the conclusion of the public hearing and comment period and following approval by the City Council, the substantial amendment will be submitted to HUD.

### **Performance Reports**

The Consolidated Annual Performance and Evaluation Report (CAPER) is prepared each year by the Community & Housing Support Division for the public and HUD. The report indicates the City's progress toward carrying out the strategic plan of the Consolidated Plan and the Annual Action Plan for that program year, as amended, including an assessment of goals and objectives. The division provides public notice concerning the CAPER. Copies are made available at locations throughout the city. A 15 day public comment period is provided and the City Council holds a public hearing prior to approving the CAPER and authorizing its submission to HUD. Any comments received are made part of the CAPER and are forwarded to HUD. Additionally, Community & Housing Support staff provides City Council with periodic updates on various subrecipients' performance as needed. These efforts enable the public, City Council and City management to stay informed on fund expenditures and meeting goals.

### **Technical Assistance**

The City of San Angelo Community & Housing Support Division staff continually offers technical assistance on an individual and group basis to profit and non-profit organizations, groups of low and moderate income persons, groups of residents in blighted neighborhoods, and anyone requesting information or assistance. Assistance is offered for the following purposes:

1. So that the various groups may adequately participate in the planning, implementation, and assessment of the programs;
2. To aid groups in developing proposals and statements of views; and
3. To answer any questions the groups may have about the CDBG and HOME programs.

Technical assistance may also be directed toward assisting concerned citizens in organizing and operating neighborhood and project area organizations, and in carrying out CDBG and HOME program activities.

### **Complaints**

All aspects of the CDBG and HOME programs will be conducted in an open manner, with freedom of access for all interested persons. Any time citizens have questions, comments, proposals, or complaints concerning the program, they are encouraged to call or visit the Community & Housing Support Division office or submit to the division their proposal, question, or complaint, which may be either oral or written. Oral proposals, questions, or complaints should be made by telephone or personal contact and written complaints should be mailed, hand delivered, or sent electronically. Responses will be provided within 15 working days when practical if requested.

## APPENDIX B

### CITIZEN PARTICIPATION SUMMARY

The Citizen Participation 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 the 2015 program year and sought input for the five year consolidated plan. 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 July 1, 2015 thru July 31, 2015.

### CITIZEN COMMENTS

#### Neighborhood Meetings

Southside Recreation Center 3/10/15

Carl Ray Recreation Center 3/12/15

- Staff began public meetings with introductions and request from citizens to provide input on how to spend the annual CDBG/HOME grant funds. After initial comments, staff provided status of funds. Specific comments: Funding is continuously declining. CDBG is currently funding rental rehab, emergency repairs, Neighborhood Blitz, demolition, code compliance, and Helping Hands. HOME is currently funding HAP, CHDO, and TBRA for special needs.
- Comment: Why are there so many homeless? Has anyone looked into why people are losing their homes?
- Response: Most people are losing rental homes because the landlord has raised the rent, people are losing jobs with the recent oil field job layoffs.
- Comment: I would like to see the housing rehab program continue and the emergency repairs program needs to continue.
- Comment: Can you provide commercial incentives for multi-family housing as well?
- Response: We can show support for corporations who are trying to secure funding for a multifamily housing complex.
- Comment: What can you do to help renters?
- Comment: We can change our rehab program to provide rental rehab or Section 108 loans.
- Comment: With growing opposition to LMI LIHTC programs does it have any effect on your funds? Does it use your money?
- Response: We facilitate meetings and provide backing, but they don't use our funds. It incentivizes builders to build low income housing.
- Comment: Do you have this money now?

- Response: The funding is allocated one year at a time and it decreased annually as more cities hit the 50k threshold for population and receive funding based on the formula congress sets for allocations.
- Comment: Is there a group in San Angelo to help make decisions? Do they work together?
- Response: We work with builders, WTOS, SADC, GCDC, ASU volunteers, and GAFB volunteers.
- Comment: What is the population trend? Are we getting older or younger?
- Response: Older, more Hispanic. Our population is now over 100K, which is good because Obama @ one time wanted to cutoff entitlement funding at the population of 100K, not 50K.
- Comment: How do you help the homeless?
- Response: We work with MHMR to assist their clients to while they are on the Section 8 waiting list.
- Comment: What about homeless when it gets too hot or too cold outside?
- Response: There are entities working on getting an ESG grant.
- Comment: Parks was a lost program. Is the restroom construction at MLK park dead in the water because of that program?
- Response: No, they are going to use general funds for that.
- Comment: Do you all work on rainwater capture to water parks?
- Response: Yes, Carl White is working on that.
- Comment: You should expand assistance to rental households beyond MHMR. It makes sense to me for CDBG to assist with rentals and people who are about to be homeless.
- Comment: I still think there needs to be some sort of process to help renters who are having disputes with their landlords.
- Comment: Code compliance. Who enforces that? Why does CDBG pay for it and not general funds? The lot next to mine has grass, weeds, trash, and it is never clean.
- Response: Give me your name and address, and we'll get it done. CDBG only assists with the salary of the code officer who is solely enforcing violations in low to mod areas.
- Comment: There needs to be a drainage plan for the 14<sup>th</sup> street area.
- Comment: You are developing your 5 year plan... when is your fiscal year?
- Response: October 1<sup>st</sup> through September 30<sup>th</sup>.
- Comment: Do you review the plan every year?
- Response: Yes. We also have public meetings every year regarding those plans.
- Comment: Who is responsible for street paving, maintenance, and pot holes MLK has a ton of pot holes.
- Response: Operations. Street and Bridge.
- Comment: What about accessibility? There are a lot of ramps being installed downtown that are too steep for wheelchairs.
- Response: That is the state who is installing ramps downtown.
- Comment: Wouldn't the city lose money when somebody sues them if they get hit by a car? Also, children crossing Chadbourne have no cross guard near the church.
- Response: I will let the director know about your concern.

- Comment: 19<sup>th</sup> street between Brown & Shelton needs police patrol at times when the school bus stops. The police only get out there once a day.
- Comment: OR a cross guard at that time. There's not even a light there for the kids to cross or sidewalks on 19<sup>th</sup> street.
- Comments: They need a crosswalk in the summer too because kids cross 19<sup>th</sup> to get to the boys and girls club.
- Comment: There needs to be speed bumps on 17<sup>th</sup> and West 33<sup>rd</sup>.
- Comment: I want to keep the neighborhood blitz. It benefits more people and neighborhoods than individual rehabs.
- Comment: I agree. These funds should focus on housing and neighborhood improvement. The blitz has a bigger impact than doing a rehab for one family here and there around the city. The Blitz should be the only rehab the city focuses on.
- Comment: Are we doing away with bathrooms at parks?
- Response: You will need to call Carl White.
- Comment: Why is the city building more parks if they can't maintain them?
- Comment: Why do some parks have nice restrooms then our restrooms are horrible?
- Comment: But there is also a responsibility on us as citizens. We need to report vandalism to keep parks nice.
- Comment: I can't make it to council meetings to make noise.
- Response: Call your councilman or email all council persons and ask them to bring your issue up at council.