

**DRAFT**



This Amendment proposes to amend the 2019 AAP to include \$388,646 in CDBG-CV funding as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed on March 27, 2020, in response to the growing effects of this historic public health crisis. The CDBG-CV funding is a new allocation of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus outbreak.

# Executive Summary

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

### 1. Introduction

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning October 1, 2019 and ending September 30, 2020 using federal funds granted to the City of San Angelo by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) programs. Programs and activities described in this plan are intended to primarily benefit low-income and moderate-income residents of the City of San Angelo, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole.

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

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

First Amendment to the FY 2019 Annual Action Plan (AAP): This Amendment proposes to amend the 2019 AAP to include \$388,646 in CDBG-CV funding as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed on March 27, 2020 in response to the growing effects of this historic public health crisis. The CDBG-CV funding is a new allocation of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus outbreak.

Funding in the amount of \$388,646 is being allocated in support of a Rent and Mortgage Assistance Program which will provide much needed relief to low to moderate-income households whose income was impacted by the ongoing coronavirus shutdown in an effort to sustain these households from becoming homeless. The project will meet a national objective of 570.208(a)(2) Limited Clientele for assistance to low- to moderate-income households. No other changes are proposed.

### 2. Summarize the objectives and outcomes identified in the Plan

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

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

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

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

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

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

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

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

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2019. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a 30-day public comment period was provided from June 24, 2019, thru July 23, 2019.

This amendment is considered a substantial amendment to the City's 2019 AAP. In accordance with the City's Citizen Participation Plan, projects that are substantially changed are subject to public comment, a 30-day citizen comment period is observed, and are then forwarded on for implementation by Council.

In an effort to expedite funding process and delivery of assistance to those affected by the COVID-19 outbreak, HUD recently issued the following memorandum titled, Availability of Waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19. The purpose of the memorandum was to provide a simplified notification process including waivers of specific regulatory processes associated with various CPD-administered grant programs. Included in the waivers was the waiver of the 30-day public hearing comment period in favor of a 5-day comment period, and waiver of reasonable notice and opportunity to comment due to the limitation on public gatherings in favor of allowing grantees to determine what constitutes reasonable notice and opportunity to comment given the current circumstances in dealing with the effects of the coronavirus.

On April 29, 2020, the City's made the amendment widely available to the general public for comment by way of the City's website, the City's Channel 17, and by posting on various social media platforms including, Facebook and Twitter. Notification of the proposed amendment to the 2019 AAP was published online in the San Angelo Standard-Times, a paper of general circulation, on April 29, 2020. The notification provides for at least a 5-day citizen comment period (April 29, 2020 – May 5, 2020)

## **5. Summary of public comments**

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

All public comments at the Neighborhood meetings and at the city council meeting were accepted. The citizens who participated in the meeting were in favor of the city continuing to improve the neighborhoods with the current New Construction program (through the CHDO), the Emergency Repair Program, the Neighborhood Blitz, and the Homebuyer's Assistance Program for first time home buyers.

2019 AAP Amendment 5-day Public Comment Period of April 29, 2020 – May 5, 2020: (Insert public comments here)

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

All comments were accepted at the public meetings. There were no comments received elsewhere.

## **7. Summary**

Please see Section 2 Summary.

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

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

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

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Robert Salas, Director of Community & Housing Support - 325-655-0824, robert.salas@cosatx.us

## **AP-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 Administrating Homeless Management Information System (HMIS)* in San Angelo. The CVHPC has taken steps to integrate the HMIS across service providers in order to share information on recipients of these services. Besides meeting and exceeding HUD's requirements for the implementation and compliance of HMIS Standards, the effort will incorporate a rich array of service provider participation to capture and share information on service recipients.

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

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

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

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

1	<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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met with the Salvation Army director to discuss 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>Briefly describe how the Agency/Group/Organization was consulted. 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 fulfillment of the Consolidated Plan and this year's Action Plan.
3	<b>Agency/Group/Organization</b>	SAN ANGELO 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>Briefly describe how the Agency/Group/Organization was consulted. 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 this year's Action Plan.



4	<b>Agency/Group/Organization</b>	Concho Valley Community Action Agency
	<b>Agency/Group/Organization Type</b>	Housing Utility Payment Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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 annual 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>Briefly describe how the Agency/Group/Organization was consulted. 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 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>Briefly describe how the Agency/Group/Organization was consulted. 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 plan.
7	<b>Agency/Group/Organization</b>	INSTITUTE OF COGNITIVE DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff contacted the 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>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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 the 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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff contacted the organization to obtain workforce data to help develop the action 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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with the 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>	Homeless Needs - Chronically homeless Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff contacted the Executive Director to obtain information on the need for transitional housing for the 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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff contacted the Executive Director to obtain information on the need for emergency housing for adults with mental health issues and homeless.
13	<b>Agency/Group/Organization</b>	Hernandez & Associates Law Firm
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed issues associated with the business environment for low/moderate income families which gives a better understanding of opportunities for low/moderate income families.
15	<b>Agency/Group/Organization</b>	Tom Green County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed lead-based paint issues to get an understanding of the lead poisoning threat in the county.
16	<b>Agency/Group/Organization</b>	West Texas Organizing Strategy
	<b>Agency/Group/Organization Type</b>	Civic Leaders

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

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

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

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

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

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

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

*Citizen Participation:* This plan is the product of public outreach consistent with the City of San Angelo's 2015-2019 Five-Year Consolidated Plan. Public participation efforts included two public meetings, a public hearing, 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 2019. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a 30-day public comment period was provided from June 24, 2019, thru July 23, 2019.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted /broad community	The general response at the public meeting was support and approval for the programs we currently fund through CDBG and HOME such as Emergency Repairs, Neighborhood Paint Blitz, New Construction through the CHDO, Down Payment & Closing Cost Assistance for first time home buyers.	While most comments received were regarding general city business concerning other departments, the comments received pertaining to our programs were in favor of the currently proposed allocation. Citizens who attended were concerned about homeowner emergency repair assistance, homebuyer assistance, and the neighborhood paint program.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of San Angelo's 2019 Annual Action Plan covers the time period from October 1, 2019, to September 30, 2020. The City's total entitlement is \$946,034. Over the past several years, the City of San Angelo has seen an annual reduction in funding for both CDBG and HOME funds. The reductions the City has received this year has adversely affected the city's ability to meet the needs of low-to-moderate income citizens. We will, however, 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 Remainder 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	651,073	30,000	0	681,073	681,073	CDBG funds will be used for the preservation of affordable housing units for LMI households.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	294,961	23,000	50,000	367,961	367,961	HOME funds are used to create and acquire affordable housing for low to moderate income households.
<u>CDBG-CV</u>	<u>Public = federal</u>	<u>Rental and Mortgage Assistance</u>	<u>388,646</u>	<u>0</u>	<u>0</u>	<u>388,646</u>	<u>0</u>	<u>Special allocation under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, enacted March 27, 2020.</u>

Table 5 - Expected Resources – Priority Table

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

When leveraging entitlement funding, the City combines other local, state, and federal financial resources to maximize the reach and impact of the City's HUD programs. HUD encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds

in order to achieve greater results. Leveraging funds is also a way to increase project efficiencies and benefit economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the cost of a project from a source other than the originating HUD program are documented.

The Community and Housing Support division leverages other city departments in order to obtain operating support to include financial, legal, planning, human resources, and purchasing. In addition, the City leverages over \$370,000 of local sales tax revenue for gap financing provided to low/moderate income first-time home buyers. The City also receives a grant from Atmos Energy to continue a housing weatherization program, expending approximately \$25,000 to assist approximately sixteen home owners.

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

The majority of Consolidated Plan activities carried out by the Participating Jurisdiction involve the leveraging of a variety of sources. For example, during the FY2017-2018 reporting period, the HOME program utilized a variety of resources to meet the matching requirements. \$60,331 in match funds was accumulated 2017 program year. At the end of the program year, the city maintained \$2,083,018.25 in excess matching funds. This reserve was more than adequate to meet the required match liability for the 2018 program year.

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

Not applicable.

**Discussion**

Please see discussion above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$125,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Home Ownership	2015	2019	Affordable Housing	City Wide	Affordable Housing Neighborhood Revitalization	HOME: \$131,165	Direct Financial Assistance to Homebuyers: 8 Households Assisted
3	Neighborhood Revitalization	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$186,113	Homeowner Housing Rehabilitated: 22 Household Housing Unit
4	Affordable Housing	2015	2019	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide	Affordable Housing Neighborhood Revitalization	HOME: \$120,000	Homeowner Housing Added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Special Needs & Homelessness	2015	2019	Homeless Non-Homeless Special Needs	City Wide	Affordable Housing Homelessness	HOME: \$85,000 <u>CDBG-CV: \$318,646</u>	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted <u>Homeless Prevention: 60 households assisted</u>

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Decent Housing
	<b>Goal Description</b>	The Emergency Repair program will assist with meeting this goal.
2	<b>Goal Name</b>	Home Ownership
	<b>Goal Description</b>	The First-Time Homebuyer's Assistance program will assist with meeting this goal.
3	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	The Neighborhood Paint Blitz will assist with meeting this goal.
4	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	The new construction program carried out by the CHDO for first-time homebuyers will assist with meeting this goal.
5	<b>Goal Name</b>	Special Needs & Homelessness
	<b>Goal Description</b>	The Tenant-Based Rental Assistance program and the Homeless Prevention Program will assist with meeting this goal.



# 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 (through the CHDO), homebuyer's assistance, code compliance, demolition, and emergency repairs.

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

The City of San Angelo's objectives are consistent with the 2015-2019 Consolidated Plan and meet one of the three national objectives of the CDBG program:

-Creating a Suitable Living Environment

-Providing Decent Housing

-Creating Economic Opportunities

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

As we work to meet these objectives, we anticipate that all funded activities will address and are

consistent with at least one of three outcomes:

- Improving the 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	Emergency Repairs
4	Neighborhood Revitalization
5	Debt Service
6	HOME Admin
7	Homebuyer's Assistance Program
8	Galilee CHDO
9	MHMR TBRA
10	Rent & Mortgage Assistance

**Table 7 - Project Information**

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

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



**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CD Admin
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Decent Housing Neighborhood Revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$116,000; <u>CDBG-CV-\$70,000</u>
	<b>Description</b>	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to, client intake, eligibility screening, inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
	<b>Target Date</b>	09/30/2020 CDBG; <u>05/05/2020-09/30/2020 CDBG-CV</u>
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of the CDBG Programs includes salaries, benefits, training, supplies, and services necessary to execute program activities.
2	<b>Project Name</b>	Rehab Admin
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Decent Housing Neighborhood Revitalization Affordable Housing
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$112,000
	<b>Description</b>	Administration of the Rehab Program including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to client intake, eligibility screening, inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
	<b>Target Date</b>	09/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of the Rehab Program including salaries, benefits, training, supplies, and services necessary to execute program activities.
<b>3</b>	<b>Project Name</b>	Emergency Repairs
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Decent Housing Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	100% grant for low/moderate income homeowners for Emergency Repairs. An emergency is a situation that occurred without warning (within two weeks), is detrimental to life, health, or safety and requires immediate action. Action must be taken within 24-72 hours to remedy the emergency. 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>	09/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 25 households.
	<b>Location Description</b>	City wide.
	<b>Planned Activities</b>	Repairs that are detrimental to life, health, or safety and requires immediate action are completed with this program. These repairs include, but are not limited to gas leaks, sewer leaks, collapsed sewer lines, water leaks, and electrical hazards. Modifications to provide a barrier-free living space, when feasible, for homes occupied by either disabled or elderly individuals requiring such modifications will also be included.
<b>4</b>	<b>Project Name</b>	Neighborhood Revitalization
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Decent Housing Neighborhood Revitalization Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$186,113
	<b>Description</b>	Neighborhood Paint Blitz will provide siding, trim, and paint to low-to-moderate income households in a specified target area.
	<b>Target Date</b>	09/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 households.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Replace siding, trim, and paint for selected low to moderate-income families residing in the Lakeview Target Area.
<b>5</b>	<b>Project Name</b>	Debt Service
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Neighborhood Revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$141,960
	<b>Description</b>	Repayment of the Section 108 Loan for Rio Vista Park Renovation and Producer's Park Development. This loan, totaling \$2,035,000 plus interest will be paid back over a period not to exceed 20 years.
	<b>Target Date</b>	09/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	City Wide.
	<b>Planned Activities</b>	Debt repayment of Section 108 loan.
<b>6</b>	<b>Project Name</b>	HOME Admin
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Decent Housing Home Ownership Neighborhood Revitalization Affordable Housing Special Needs & Homelessness
	<b>Needs Addressed</b>	Affordable Housing Homelessness Neighborhood Revitalization
	<b>Funding</b>	HOME: \$31,796
	<b>Description</b>	Staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation of HOME programs.
	<b>Target Date</b>	09/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of the HOME programs including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to client intake, eligibility screening, home inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
<b>7</b>	<b>Project Name</b>	Homebuyer's Assistance Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Home Ownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$131,165
	<b>Description</b>	Provide down payment and closing cost assistance for low to moderate first-time homebuyers.
	<b>Target Date</b>	09/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10 households.

	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The Homebuyer's Assistance Program will provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers who are purchasing a home within the San Angelo city limits.
8	<b>Project Name</b>	Galilee CHDO
	<b>Target Area</b>	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA
	<b>Goals Supported</b>	Home Ownership Neighborhood Revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	HOME: \$120,000
	<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 2019 allocation and other sources.
	<b>Target Date</b>	09/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 households.
	<b>Location Description</b>	
	<b>Planned Activities</b>	GCDC will construct 3 single family homes for first-time home buyers who are low to moderate income.
9	<b>Project Name</b>	MHMR TBRA
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Special Needs & Homelessness
	<b>Needs Addressed</b>	Affordable Housing Homelessness
	<b>Funding</b>	HOME: \$85,000

	<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 is eligible for use on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards. Yearlong services are provided while the client is eligible.
	<b>Target Date</b>	09/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 households.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Tenant Based Rental Assistance (TBRA) is provided to clients with a chronic mental illness residing within the San Angelo city limits over a period of approximately a year while on the waiting list for Section 8 housing. The program will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance as needed. TBRA is used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards.
<b>10</b>	<b>Project Name</b>	Rent and Mortgage Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Special Needs & Homelessness
	<b>Needs Addressed</b>	Affordable Housing Homeless Prevention
	<b>Funding</b>	CDBG-CV: \$318,646
	<b>Description</b>	Funds provide rent or mortgage assistance to approximately 60 households whose income was adversely affected by the coronavirus pandemic.
	<b>Target Date</b>	09/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 60 low to moderate income households will be assisted.

	<b>Location Description</b>	City Wide.
	<b>Planned Activities</b>	<u>Provide much needed relief by way of rent or mortgage assistance to low to moderate-income households whose income was impacted by the ongoing coronavirus shutdown in an effort to sustain these households from becoming homeless.</u>



## **AP-50 Geographic Distribution – 91.220(f)**

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

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

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

Please refer to the city's NRP online at [www.cosatx.us/chs](http://www.cosatx.us/chs).

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

Rent and Mortgage Assistance

Target Area projects consist of those projects conducted in six City Council designated target areas - Rio Vista, Blackshear, Reagan, Fort Concho, Belaire, and Lakeview. New home construction earmarked for the Neighborhood Revitalization Program in addition to the Housing Rehabilitation Neighborhood Paint

Blitz program will be concentrated in the target areas only.

Galilee Community Development Corporation is currently the only CHDO that has applied for 2019 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.

This year, \$306,113 (\$120,000 CHDO new home construction, and \$186,113 for Housing Rehabilitation) will be expended specifically in the neighborhoods targeted for revitalization which equates to 29% of total CDBG & HOME funds available for the program year.

### **Geographic Distribution**

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

**Table 8 - Geographic Distribution**

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

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

### **Discussion**

See above.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

#### AFFORDABLE HOUSING FOR HOMELESS/SPECIAL NEEDS

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

#### Homeless Needs

There should be sufficient emergency shelters available for the needs of the homeless; however, the main emphasis should be on providing transitional and permanent housing. The local Salvation Army began a new program which they hope will alleviate some of the problems. This transitional housing program offers selected participants a place of residence with low nightly rates in order to provide the opportunity to save money for a home 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.

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 approximately 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. Initial and annual inspections of the units are required in order to assure that the funds are being used for decent, safe and sanitary properties.

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	63
Special-Needs	30
Total	93

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	30
The Production of New Units	3
Rehab of Existing Units	50
Acquisition of Existing Units	10
Total	93

**Table 10 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

Please see discussion above.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

During FY 2002, the Housing Authority sold two of its Affordable Housing Program apartment complexes which resulted in a decrease of affordable housing units operated by the PHA from 221 to 168. Because of a Land Use Restriction Agreement (LURA), the two complexes will continue to benefit 53 lower income families in the City of San Angelo through private operation until the 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 Section 504 needs assessment. They intend to install lighting to enhance security; complete modernization of 1-2 units per year for the next five years; replace existing windows in two developments with new windows that comply with the *International Energy Conservation code* over the next five years. The PHA indicated that it will employ effective maintenance and management policies to minimize the number of public housing units off-line and reduce the turnover time for vacated public housing units. The PHA is also planning to continue a winterization program to properly seal and insulate windows and doors and improve the efficiency of all units through the purchase of “Energy Star” rated systems. The PHA continues to partner with the local SAPD to implement a Crime Free program to reduce crime and vandalism. This addition to the residents' lease will include all Public Housing residents as well as residents living in the Affordable Housing program.

In 2011 The Housing Choice Voucher program was awarded twenty-five additional vouchers to assist HUD's mission of eliminating homelessness among veterans. The Veteran's Affairs Supportive Housing (VASH) program strives to work with the Big Springs VA office to obtain 100 % utilization of these vouchers. In 2016, 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 2019, the PHA will continue to encourage residents to submit responses both telephonically and in writing concerning any PHA matters. The resident Advisory Group provides input to the PHA. In 2016, the PHA opened the availability of the voluntary Family Self-Sufficiency program to not only HCV but Public Housing residents as well. This program encourages homeownership and is designed to remove barriers of residents looking to become self-sufficient. This year had the FSS program more than doubled in size and the PHA now has 5 vouchers of the 10 homeownership vouchers leased. The PHA will continue to promote and develop this program to encourage FSS participants to participate in the homeownership program.

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

Not applicable.

### **Discussion**

Please see discussion above.

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

### **Introduction**

The Concho Valley Homeless Planning Coalition estimates that there were over 373 families identified as homeless with at least 9 chronic homeless individuals identified in the 2019 Point In Time Homeless Survey. Of the 373 families identified as homeless, 286 were unsheltered, 87 sheltered, 12 veterans, 33 youth, and 18 were homeless due to domestic violence. 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 its special needs 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 homeless prevention programs that will help keep low-income families from becoming homeless especially renters who have a higher cost burden than homeowners by percentage. The City will also provide funds in the form of tenant-based rental assistance to help low-income persons transition into permanent housing.

### **Discussion**

Please see discussion above.



## **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 an institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

During the grant year 2019, the City of San Angelo will take action to address obstacles to meeting underserved needs in several areas as discussed below.

### **Actions planned to foster and maintain affordable housing**

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

An allocation of \$125,000 of 2019 CDBG funds will enable the department to continue an Emergency Repairs 100% Grant component to the Housing Rehabilitation Program, which will provide assistance with a 100% grant up to \$5,000 for homeowners in need of emergency repairs.

Down payment and closing cost assistance will be provided for income-qualified homebuyers under the City's Homebuyers Assistance Program (HAP) which has been allocated HOME funds in the amount of \$131,165. 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 approximately 30 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 the 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 2019, 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.

### **Discussion:**

Please see discussion above.

# 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 2019. No “urgent need” activities are allocated 2019 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 the fiscal year 2019 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 2019 HOME funds for First-time Homebuyers. Our guidelines for the 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. 80.00%

### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

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

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

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

Only the HOME funds used for direct subsidy to the homebuyer are subject to **recapture provisions**. This 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-to-moderate income households. In the event of a sale, short sale, and/or foreclosure, the amount recaptured will be limited to the amount of shared net proceeds (sales price LESS superior, non-HOME loans and closing costs) available at the time of such occurrence. After the superior lien has been paid, HOME funds are reimbursed, followed by the homeowner's investment. The city also passes on its recapture requirements to its CHDO housing construction program, all of which assist homebuyers. All housing under these programs must be acquired by homebuyers whose family qualifies as low-to-moderate 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

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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.

HOME investments by the City of San Angelo in the fiscal year 2019 will consist of grant funds and program income funds. The City's HOME program includes the Home Buyer's Assistance Program, TBRA assistance through MHMR (subrecipient), and Galilee Community Development Corporation's housing construction program. All eligible applicants for the homebuyer's assistance program and Galilee's new construction program must be low-to-moderate income (below 80% LMI) first-time home buyers, and cannot have owned a home in the last three years. Clients for these two programs are solicited by the participating lenders in our programs, brochures, and the City's website. All applicants are selected on a



first-come, first-approved, first-served basis. MHMR selects TBRA clients that are already enrolled in their Supported Housing Services Program as their caseworker deems them ready to live on their own, and limits it to those who have a chronic mental illness. All applicants are on the waiting list for Section 8 housing and HUD Low Rent program while temporarily receiving TBRA assistance. Detailed information on all programs may be obtained online at the city's website, [www.cosatx.us/chs](http://www.cosatx.us/chs), in our offices at 52 W. College, San Angelo, Texas, or at the offices of any of the participating lenders, subrecipients, or CHDO.

