



2020-2024 Consolidated Plan

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 2020-2024. 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. 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, other groups that includes a local homeless coalition provided input on community housing needs.

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 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
- HUD CHAS Data
- Local surveys and resources

It is too early to detail the long-term effects of the COVID-19 pandemic on the local economy which will impact the analysis and strategic plan provided in this five year consolidated plan. The city will make adjustments as necessary.

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, 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 2020 through 2024. 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 six 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 2015-2019 Consolidated Plan. We met all of the annual goals for emergency and housing repairs, tenant-based rental assistance, housing rehabilitation, and homeless prevention program. 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:

- *213 emergency repairs*
- *24 new homes constructed*
- *46 new homebuyers assisted*
- *188 homes rehabilitated*
- 13,405 code compliances action were undertaken in neighborhoods targeted for revitalization
- 111 special needs clients were provided rental assistance
- 24 families were prevented from becoming homeless
- 20 deteriorated roofs were replaced and 2 new homes were constructed after a tornado struck parts of the City

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, and a windshield survey of all residences located in low-to-moderate income Census tract block groups. 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 2020-2024 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
CDBG Administrator	SAN ANGELO	Neighborhood & Family Services
HOME Administrator	SAN ANGELO	Neighborhood & Family Services

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, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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.

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 implementation 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 issues affecting homeless and 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 Coordinated Entry and HMIS across service providers in order to share information on recipients of these services. Besides meeting and exceeding HUD 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	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army Director met with city staff to provide input on homeless needs.
2	Agency/Group/Organization	Galilee CDC
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain housing needs data which will assist in the development of the ConPlan.
3	Agency/Group/Organization	San Angelo Public Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain public housing data to help formulate the five year plan.
4	Agency/Group/Organization	Concho Valley Community Action Agency
	Agency/Group/Organization Type	Services - Housing Utility Payment Assistance
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain housing needs to help formulate the five year plan.
5	Agency/Group/Organization	Habitat for Humanity of San Angelo, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with board members to obtain housing data to help formulate the five year plan.
6	Agency/Group/Organization	MHMR of the Concho Valley
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Program Coordinator to obtain housing needs for persons with disabilities to help formulate the five year plan.
7	Agency/Group/Organization	INSTITUTE OF COGNITIVE DEVELOPMENT
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for housing for victims of domestic violence.

8	Agency/Group/Organization	City of San Angelo
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Planning and other departments within the city to obtain data to help develop five year plan.
9	Agency/Group/Organization	CONCHO VALLEY WORKFORCE DEVELOPMENT BOARD (CVWDB)
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted organization to obtain workforce data to help develop the five year plan.
10	Agency/Group/Organization	San Angelo Development Corporation
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain information on the economic environment in San Angelo.
11	Agency/Group/Organization	Dream Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for transitional housing for homeless.
12	Agency/Group/Organization	Adult Mental Health Respite
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for emergency housing for adults with mental health issues and homeless.
13	Agency/Group/Organization	Hernandez & Associates Law Firm
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed issues associated with the business environment for low/moderate income families which gives a better understanding of opportunities for low/moderate income families.
15	Agency/Group/Organization	Tom Green County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed lead-based paint issues to get an understanding of the lead poisoning threat in the county.
16	Agency/Group/Organization	West Texas Organizing Strategy
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed affordable housing issues with WTOS leaders which assisted in the housing needs assessment.
17	Agency/Group/Organization	Small Business Development Center
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the current state of small businesses in the city with the Director, identifying barriers to success.
18	Agency/Group/Organization	Adult Protective Services
	Agency/Group/Organization Type	Services-Elderly Persons Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed issues associated with senior care and housing needs.
19	Agency/Group/Organization	Women, Infants, and Children (WIC)
	Agency/Group/Organization Type	Child Welfare Agency Other government - State Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed nutritional needs for children and pregnant mothers to coordinate state funding for WIC services.

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

The city did not consult with agencies that represent public services with the exception of services for homeless, since the city's focus on 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

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 – 91.105, 91.115, 91.200(c) and 91.300(c)

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 public meetings while keeping social distances in mind due to limitations of person-to-person contact due to COVID-19 pandemic. These meetings served as strategic planning sessions and further served to identify needs and priorities.

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 available electronically and widely distributed at various locations to include areas with majority minority residents. 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 on the Community & Housing Support Office and posted on the City's website.

The City used 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

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	Remote Public Meeting	<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 87 individuals attended streaming public meeting on the City's YouTube channel on March 28, 2020. 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. Two comments concerned homelessness and what programs were available.</p>	<p>All comments were accepted. All comments were accepted at the public meetings held on March 28, 2020 and July 21, 2020. There were no additional comments received during the 30-day public comment period from July 10, 2020 through August 10, 2020.</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>	
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>	<p>Survey in English and Spanish was posted online to obtain citizen input. Over 309 responded to the survey.</p>	<p>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.</p>	<p>All comments accepted.</p>	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Since 2008, San Angelo has outperformed the state and national unemployment rates to a low of 3.2% in 2018 while the state and national rates were both at 4.2%. This consistent economic performance has helped increase the population and households by 9% with an estimated increase by another 6% by 2024. The growth in population and households is driving a demand for additional housing (see San Angelo ResIntel Housing Study).

There are 36,854 households in San Angelo with approximately 45% of those households at or below 80% of AMI of \$49,066 with 14% living at or below the poverty level. In addition, 28% 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 housing study conducted to obtain community housing needs (see San Angelo ResIntel Housing Study), 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 2020-2024 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: 2009	Most Recent Year: 2015	% Change
Population	93,200	97,595	5%
Households	35,563	36,410	2%
Median Income	\$38,777.00	\$44,802.00	16%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,535	4,770	6,960	3,395	16,745
Small Family Households	1,230	1,330	2,670	1,280	8,545
Large Family Households	400	220	470	270	1,120
Household contains at least one person 62-74 years of age	1,020	860	1,205	955	3,390
Household contains at least one person age 75 or older	570	1,045	900	370	1,505

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	860	680	1,415	545	1,960

Table 5 - Total Households Table

Data Source: 2011-2015 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	115	40	95	0	250	45	0	35	40	120
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	25	0	0	25	10	10	50	25	95
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	260	20	20	25	325	60	45	125	75	305
Housing cost burden greater than 50% of income (and none of the above problems)	1,625	945	100	10	2,680	540	375	220	79	1,214

	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
Housing cost burden greater than 30% of income (and none of the above problems)	420	1,145	1,545	180	3,290	335	470	805	300	1,910
Zero/negative Income (and none of the above problems)	350	0	0	0	350	65	0	0	0	65

Table 6 – Housing Problems Table

Data 2011-2015 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,010	1,030	205	35	3,280	660	435	430	220	1,745
Having none of four housing problems	835	1,560	3,280	1,055	6,730	615	1,745	3,045	2,085	7,490
Household has negative income, but none of the other housing problems	350	0	0	0	350	65	0	0	0	65

Table 7 – Housing Problems 2

Data 2011-2015 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
NUMBER OF HOUSEHOLDS								
Small Related	715	515	745	1,975	200	305	315	820

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	225	115	35	375	95	55	90	240
Elderly	470	425	240	1,135	490	365	380	1,235
Other	925	1,110	700	2,735	195	150	275	620
Total need by income	2,335	2,165	1,720	6,220	980	875	1,060	2,915

Table 8 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

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
NUMBER OF HOUSEHOLDS								
Small Related	545	280	25	850	175	180	20	375
Large Related	155	60	0	215	60	15	35	110
Elderly	270	235	85	590	275	100	105	480
Other	845	440	65	1,350	85	85	80	250
Total need by income	1,815	1,015	175	3,005	595	380	240	1,215

Table 9 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

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
NUMBER OF HOUSEHOLDS										
Single family households	170	45	20	15	250	25	45	115	90	275
Multiple, unrelated family households	80	0	0	15	95	50	15	60	10	135
Other, non-family households	10	0	0	0	10	0	0	0	0	0
Total need by income	260	45	20	30	355	75	60	175	100	410

Table 10 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	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 11 – Crowding Information – 2/2

Data Source Comments:

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

At any given time, there are over 300 single person households on the Section 8 waiting list and approximately 200 on the public housing waiting list in need of housing assistance. In addition, there are approximately 70 unsheltered homeless on any given night and approximately 10 sheltered homeless individuals without children also in need of housing assistance.

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 over 300 families with at least one disabled member of the family on the Section 8 waiting list and over 170 on the public housing waiting list. In addition, there are over 20 individuals with disabilities awaiting assistance under the Mental Health/Mental Retardation program. The city's shelter for women experiencing homelessness shelters approximately 27 individuals and families due to domestic violence in need of permanent housing.

What are the most common housing problems?

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

- 45% of households are at 80% of AMI or below
- 14% living at or below the poverty level.
- 25% of households are experiencing a cost burden with at least 30% of income going to housing.
- 11% 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. However, the city was approved for a HUD Continuum of Care grant for a Rapid-Rehousing program and will begin collecting data in 2020. 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 972 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 2020 Point in Time 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	3,420	690	415
White	1,590	280	130
Black / African American	395	45	65
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,430	370	225

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 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	3,080	1,685	0
White	1,705	790	0
Black / African American	184	60	0
Asian	30	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,115	825	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 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	2,990	3,970	0
White	1,715	2,080	0
Black / African American	85	265	0
Asian	10	15	0
American Indian, Alaska Native	15	0	0
Pacific Islander	40	0	0
Hispanic	1,125	1,605	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 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

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	740	2,660	0
White	515	1,580	0
Black / African American	20	130	0
Asian	10	15	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	0	0
Hispanic	170	915	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 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. As an example, Hispanics make up 42% of the population and make up 41% of those with one of more housing problems.

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	2,670	1,450	415
White	1,160	710	130
Black / African American	350	95	65
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,160	640	225

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 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	1,465	3,305	0
White	870	1,625	0
Black / African American	70	175	0
Asian	15	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	490	1,460	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 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	635	6,325	0
White	385	3,400	0
Black / African American	10	340	0
Asian	0	25	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	40	0
Hispanic	235	2,495	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 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

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	255	3,140	0
White	170	1,930	0
Black / African American	0	140	0
Asian	0	25	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	85	1,000	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 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	25,700	5,935	4,330	435
White	15,945	3,400	2,405	145
Black / African American	910	305	420	65
Asian	295	35	15	0
American Indian, Alaska Native	35	25	0	0
Pacific Islander	0	40	0	0
Hispanic	8,375	2,095	1,470	225

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The data indicates that, as a whole, 28% of households in the city are cost burdened and paying more than 30% of their income toward housing costs which is 7% increase from the last five year ConPlan. In addition, 12% 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?

No other needs identified.

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

The city has identified six neighborhoods in need of revitalization and where the preponderance of the population are 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, 836 housing vouchers through its Section 8 Rental Assistance program, and 224 Affordable Housing Apartment units.

The PHA reported a 98% occupancy rate for its 174 Low Rent Public Housing units and waiting lists of 889 for the family units and 86 for the elderly units as of May 15, 2020. 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 1 vacancy 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 2 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 0 vacancies 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 0 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			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	167	713	0	690	0	22	1

Table 21 - 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 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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 24 – 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. The SAHA does not collect data on immediate needs of residents.

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

Out of a total of 921 on the Section 8 waiting list, 83% are Extremely Low Income (ELI), 12% Very Low Income (VLI) and 4% Low Income (LI) and 1% high income with 70% families with children and 26% families with a disabled member. Out of the total list, 47% are Hispanic and 18% are African American. For families on the public housing waiting list, 78% are ELI, 15% VLI, and 5% LI with 83% families with children, 28% disabled, 57% Hispanic, and 16% 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 2020 Homeless Count by the City’s Local Homeless Coalition, there were 70 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.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	27	27	0	25	0
Persons in Households with Only Children	3	1	4	0	4	0
Persons in Households with Only Adults	40	20	60	0	20	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	12	0	12	0	17	365
Chronically Homeless Families	0	0	0	0	7	365
Veterans	4	0	4	0	2	0
Unaccompanied Child	8	1	9	0	5	0
Persons with HIV	0	1	1	0	1	0

Table 25 - Homeless Needs Assessment

Data Source
Comments:

Indicate if the homeless population is: Has No Rural Homeless

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):

Data on the estimate of individuals and families becoming homeless each year is not available. However, the data from the Rapid Rehousing Program provides an estimate on how many exit homelessness. In addition, data on the estimated number of days a person experiences homelessness is not available with the exception of those chronically homeless which by definition is a year or more of being homeless.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	17	41
Black or African American	4	5
Asian	0	0
American Indian or Alaska Native	0	1
Pacific Islander	0	0

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	19	11
Not Hispanic	10	37

Data Source
Comments:

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, 1% are American Indian or Alaska Native, 13% Black or African American, and 43% were Hispanic. The vast majority of homeless both sheltered and unsheltered are White non-Hispanic making up 67% of the population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

At any given day, the City of San Angelo can expect 70 to 100 homeless individuals both sheltered and unsheltered. With the closure of the Salvation Army, there are no shelters for the general homeless population, so the large number of the homeless population do not have shelter. Individuals and families experiencing homelessness due to domestic violence have the ability to find shelter at the ICD Bridges Family Shelter which can accommodate up to 25 families. Data capturing the total number of homeless that includes families living with relatives or in hotels and who do not have permanent housing is not available to provide a true picture of homelessness in the City. However, the City received a Continuum of Care Grant for a Rapid Rehousing Program to help homeless individuals and families exit homelessness.

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

Introduction:

The City recognizes that persons with special needs such as persons with mental disabilities and elderly require special assistance, and the City is fortunate to have multiple programs and facilities operated through non-profits and governmental organizations or the private sector that provide that assistance. Because of these programs, housing and/or support services for special needs have not been identified as a high priority for using CDBG and HOME grant funds.

Although the majority of CDBG and HOME funding will be allocated to meet critical housing needs, some funds will be allocated to assist special needs. The City will continue to support the following:

- Tenant-based rental assistance for persons with mental disabilities through the MHMR program
- Housing rehabilitation for elderly through the Helping Hands program

The City expects that Federal, State, and local resources will be available to meet the housing and non-housing needs of the Special Needs population. These resources and organizations include:

- Local facilities for the elderly
- Adult protective services
- Area Agency on Aging Services
- Adult Enrichment Center
- Alzheimer's Care
- Alcohol and Drug Abuse Council for the Concho Valley
- Healthcare Continuum Inc.
- Department of Assistive and Rehabilitative Services (DARS)
- West Texas Lighthouse for the Blind
- San Angelo Development Center
- Catholic Outreach Services
- Christians in Action
- City of San Angelo Community & Housing Support
- Medicaid/Medicare
- Helping Hands
- Meals for the Elderly
- Texas Health and Human Services

Describe the characteristics of special needs populations in your community:

Severely Mentally Ill

Mental illness is defined as a temporary or persistent inability to cope effectively with life's challenges and changes. According to the Concho Valley MHMR, the priority population for adult mental health services consists of adults who have severe and persistent mental illness such as schizophrenia, major depression, manic depressive disorder or other severely disabling disorders which require crisis resolution or ongoing and long-term treatment and support.

Mental illness often causes individuals to experience difficulties interacting socially, obtaining/keeping employment, and obtaining housing. Homeless shelter officials indicate that a sizable number in the homeless population have mental and emotional problems. However, no detailed number is known.

Extreme poverty combined with the difficulty in obtaining/maintaining work makes decent, safe, and affordable housing an important need for this population.

Persons with Alcohol/Drug Addiction

National homeless studies indicate that 35-40% of the homeless have at least one indicator of alcohol/drug abuse. While no comprehensive data on the number of local homeless suffering from alcohol/drug abuse is available, it is presumed to mirror the national trend. The National Coalition of the Homeless (NCH) reports that substance abuse increases the risk of the marginally homeless and substance abuse can impair the literally homeless from finding permanent housing. The NCH also reports that homelessness creates other barriers for substance abusers looking for treatment, including very limited healthcare availability, transportation, waiting lists, and an overall lack of support services. Because of these barriers, it is expected that our community will continue to see a significant number of persons needing substance abuse treatment.

Victims of Domestic Violence

The Institute for Cognitive Development (ICD) is the main service provider for those suffering from domestic violence in the San Angelo area. The shelter provides emergency housing and transitional housing. The average adult client is unemployed, has limited work skills and experience, has left home without personal belongings, has made several attempts to leave the violent situation, and has exhausted family resources.

Persons with HIV/AIDS

Persons infected with Auto-Immune Deficiency Syndrome (AIDS) are increasing in numbers nationally and are expected to continue increasing in the years to come. In Tom Green County, the HIV rate of 4 cases per 100,000 population is much lower than the state rate of 22 cases per 100,000 population.

Elderly and Frail Elderly

The Census, which is the source of information for the statistics presented here, defines the elderly as those 65 years of age and older. The elderly population has continued to increase in San Angelo at a rate proportional to the overall population growth from approximately 13.8% of the total population in 2013 to approximately 14.8% of the total population in 2019. The increase in the elderly in the area is due to longevity as well as the

availability of medical resources in the area. The elderly population is composed mainly of females, with over 50% female elderly, as they tend to outlive their male counterparts.

The frail elderly are defined as elderly that have one or more limitations to “activities of daily living.” The frail elderly need assistance to perform routine activities such as eating, bathing, and household maintenance. Local data is insufficient to classify the elderly by their physical dependency and it is difficult to obtain data to fully describe living arrangements of the entire elderly population.

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

See above.

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

In a 2018 DSHS report, Tom Green County reported 20 cases of HIV infection with a 16.9 rate which is the 11th most in the state. This is an increase of 13 cases from 2017. No data was available to determine the reason for the increase. 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.

Discussion:

Please see discussion above.

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

Describe the jurisdiction’s need for Public Facilities:

The City of San Angelo conducted a 6-month long community survey in 2019 to gauge community needs and priorities. In addition, a remote community forum was 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 identified the animal shelter, new police station, Texas Sports Complex, and recreation centers, as public facilities that need improvements. While the survey identified some public facilities as priorities, the remote forum focused on housing and housing needs.

How were these needs determined?

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

Describe the jurisdiction’s need for Public Improvements:

While housing and housing needs were the priority for participants in during the remote community forum, road repairs and sidewalk construction across the city came up as the number one priority need in the community survey.

How were these needs determined?

Feedback was gathered from the community 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 was not a priority need during both the community survey and the remote community forum. 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. However, several citizens encouraged the city to develop programs that assist the homeless to include rapid rehousing and temporary shelter.

How were these needs determined?

Feedback was gathered from the community 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:

The City's employment base of military, healthcare and education employers continues to be a strong foundation for the local economy. Regional institutions such as Goodfellow Air Force Base, Shannon Health System, San Angelo Independent School District and Angelo State University provide the majority of existing jobs.

Between 2017-2018, job growth was 1,374. Extrapolating the past two years of local job growth trends into an annual average trend forward over the next five years would equal 3,435 total new jobs in the area by 2024. Using the estimated 80% job capture rate for the City of San Angelo means that employment in the City could increase by at least another 2,920 total new jobs from 2019 to 2024, about 584 per year based on average recent year trends.

Current population estimates for 2019 show 101,441 residents in the City with an estimated 39K households. The shows a population growth of 9% (8,241) from 2010-2019 and households grew by 10% by 3,654 in the same timeframe. By 2024, we expect a 6% increase of 5,692 in population and 6% increase in households.

As of 2019 an estimated 43,243 total housing units constitute San Angelo's existing housing stock. Approximately 70% (29,782) of San Angelo's housing units are single-family detached. About 83% of all single-family detached housing units are owner occupied (24,647). About 8% (3,500) of San Angelo's housing units are unoccupied. Almost 73% (35,619) of housing in San Angelo was constructed before 1990. The estimated median owner-occupied housing unit value as of 2019 in San Angelo is \$136,466.

In 2018 there were 262 single-family permits issued and 1,333 existing homes sold in San Angelo, equating to an average of 111 homes sold per month. As of June 1, 2019, there were 341 houses listed for sale in San Angelo which should be nearly three months of inventory, very clearly a seller's market. The share of lowest priced home sales have shifted greatly in price from 38% (436) of all sales in 2008 of \$99,999 and less to just 16% (217) of all sales in 2018 in that range.

San Angelo households at or below the 2017 median household income generally need homes priced below \$160,000 to enter the for-sale market. However, the supply of these homes has substantially decreased over the last ten years, even as total sales volume has increased.

In 2008 home sales in these price ranges represented 77% (884) of all 1,149 home volume sales in the City that year (sales volume data can include the same unit sold more than one time). In 2013 there were 863 (61%) of all 1,406 home volume sales in the City that year and in 2018 there were 603 (45%)

\$160,000 and below out of all 1,333-home sales volume. This shrinking supply of existing homes sold in these prices indicate the increase of prices of single-family homes and real estate in general in San Angelo. Analysis indicates a clear housing price increase and growing supply shortage of desirable homes priced \$180,00 and below that will likely persist which will require the creation and implementation of relaxed zoning, permitting, infrastructure assistance and approval to builders and developers as well as assistance and intervention policies and programs to support consumers of for-sale and rental housing in order to ensure that local workers, especially lower to moderate income workers, can attain housing in the City at price ranges of \$180,000 to \$160,000 and below.

We estimate that San Angelo can expect demand for 3,673 new housing units over the next 24 months, or an average of 1,836 per year. As of 2019 the share of owner-occupied units in the City was estimated at 62% owner-occupied and 38% renter-occupied and the estimated median household income was \$48,440, meaning half the City's households make less.

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

Introduction

The total number of households estimated in San Angelo is 40165 housing units total. Of the total housing units, 70% are single units (detached and attached structures), 23% multi units, and 3% mobile homes with 52% homeowners and 38% renters. 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	28,270	70%
1-unit, attached structure	1,585	4%
2-4 units	1,560	4%
5-19 units	4,305	11%
20 or more units	3,160	8%
Mobile Home, boat, RV, van, etc	1,285	3%
Total	40,165	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	135	1%	625	4%
1 bedroom	545	3%	4,470	29%
2 bedrooms	4,580	22%	5,585	36%
3 or more bedrooms	15,820	75%	4,650	30%
Total	21,080	101%	15,330	99%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 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 and permanent housing for the homeless appears to be one of the priorities of the Concho Valley Homeless Planning Coalition.

Discussion

See above.

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

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	81,300	105,000	29%
Median Contract Rent	523	625	20%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,815	31.4%
\$500-999	8,590	56.1%
\$1,000-1,499	1,520	9.9%
\$1,500-1,999	330	2.2%
\$2,000 or more	95	0.6%
Total	15,350	100.1%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	920	No Data
50% HAMFI	3,045	2,840
80% HAMFI	8,980	6,424
100% HAMFI	No Data	8,838
Total	12,945	18,102

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	615	732	958	1,293	1,539
High HOME Rent	615	732	953	1,092	1,199
Low HOME Rent	568	609	731	843	941

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There appears to be a shortage of housing for those in the lower income brackets. Analysis indicates a clear housing price increase and growing supply shortage of desirable homes priced \$180,00 and below that will likely persist which will require the creation and implementation of relaxed zoning, permitting, infrastructure assistance and approval to builders and developers as well as assistance and intervention policies and programs to support consumers of for-sale and rental housing in order to ensure that local workers, especially lower to moderate income workers, can attain housing in the City at price ranges of \$180,000 to \$160,000 and below.

The same is true for multifamily rents which have increased by 5% in the past 12 months and increased nearly 25% since summer 2017, a detrimental sign of housing affordability in San Angelo.

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.

Discussion

See above.

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 defines substandard suitable for rehabilitation as any "substandard" dwelling in which the deficiencies are limited in number and magnitude such that the cost of rehabilitation would not exceed fifty percent of the replacement cost of the dwelling. 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 these codes.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,050	19%	6,500	42%
With two selected Conditions	190	1%	470	3%
With three selected Conditions	10	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,830	80%	8,325	54%
Total	21,080	100%	15,330	99%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,575	12%	1,415	9%
1980-1999	4,770	23%	4,780	31%
1950-1979	10,460	50%	8,005	52%
Before 1950	3,270	16%	1,130	7%
Total	21,075	101%	15,330	99%

Table 33 – Year Unit Built

Data Source: 2011-2015 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	13,730	65%	9,135	60%
Housing Units build before 1980 with children present	2,215	11%	1,190	8%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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

Vacant Units

This data is not readily available. The attached map shows vacancy unit percentage by census block group.



DP04

SELECTED HOUSING CHARACTERISTICS

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	San Angelo city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	30,458	+/-000	30,458	(X)
Occupied housing units	35,280	+/-705	80.4%	+/-1.2
Vacant housing units	4,100	+/-475	10.0%	+/-1.2
Homeowner vacancy rate	1.0	+/-0.0	(X)	(X)
Rental vacancy rate	0.1	+/-1.8	(X)	(X)

2007-2011 ACS Vacancy Table

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 City 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. 65% percent of all owner-occupied housing and 60% of all renter-occupied units were built before 1980 and have potential exposure to LBP. As explained in the Needs Assessment, 45% of the households in the city are 0-80% AMI. Using this percentage as a baseline, it is estimated that over 10K 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 3,400 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 latest 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 latest 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 for Public Housing residents. This program encourages self-sufficiency among Public Housing Residents. The Housing Authority plans to continue to grow this program.

Discussion:

See above discussion.

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 outreach and general case management 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

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	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 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 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))

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.

COVID-19 effects notwithstanding, San Angelo has seen a growth in available jobs, but the number in the labor force (31,489) is not sufficient to fill 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 increased over the past five years from below 4% to 5.22%. 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	2,511	1,110	8	3	-5
Arts, Entertainment, Accommodations	4,724	5,490	15	17	2
Construction	1,956	1,826	6	6	0
Education and Health Care Services	6,605	8,136	21	25	4
Finance, Insurance, and Real Estate	2,231	2,589	7	8	1
Information	701	824	2	3	1
Manufacturing	2,661	2,789	8	9	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	1,313	1,391	4	4	0
Professional, Scientific, Management Services	1,442	1,363	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	4,659	5,222	15	16	1
Transportation and Warehousing	993	486	3	1	-2
Wholesale Trade	1,693	1,406	5	4	-1
Total	31,489	32,632	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	45,325
Civilian Employed Population 16 years and over	42,955
Unemployment Rate	5.22
Unemployment Rate for Ages 16-24	13.65
Unemployment Rate for Ages 25-65	3.19

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7,805
Farming, fisheries and forestry occupations	1,770
Service	5,110
Sales and office	10,295
Construction, extraction, maintenance and repair	5,220
Production, transportation and material moving	2,705

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	39,790	89%
30-59 Minutes	2,849	6%
60 or More Minutes	1,890	4%
Total	44,529	100%

Table 42 - Travel Time

Data Source: 2011-2015 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	4,390	280	2,780
High school graduate (includes equivalency)	10,155	600	3,525
Some college or Associate's degree	10,870	380	2,900
Bachelor's degree or higher	7,850	235	1,580

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	65	505	550	2,190	1,720
9th to 12th grade, no diploma	1,405	1,130	910	2,165	1,195
High school graduate, GED, or alternative	4,970	5,075	3,105	6,170	3,965
Some college, no degree	6,100	3,710	2,460	4,750	2,960
Associate's degree	503	1,485	915	1,465	585
Bachelor's degree	980	2,555	1,205	3,130	1,860
Graduate or professional degree	75	880	820	1,730	1,320

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	29,737
High school graduate (includes equivalency)	56,732
Some college or Associate's degree	71,501
Bachelor's degree	88,517
Graduate or professional degree	106,579

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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 8,136 jobs making up 25% of the jobs in San Angelo followed by Arts, Entertainment & Accommodations with 5480 jobs making up 17% of the available jobs in the City. The third largest employment sector is Retail Trade with 5222 jobs making up 16% 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.

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.

San Angelo employers such as SITEL, Shannon Health System, San Angelo Community Medical Center, Goodfellow Air Force Base, San Angelo ISD, Angelo State University are those with the greatest employment and make up the bulk of new job creation from existing businesses. Also, a potential business prospect has indicated the possibility of opening a location in San Angelo that would employ somewhere in the range of 500 to 600 new positions.

San Angelo's economy increased in 2019 by more than \$200M in capital investment and that trend is expected to continue into the new year. These are developments from multi-family developments to new facilities that

are being rehabilitated or built from the ground up for some of our industrial companies in San Angelo. This included the introduction of a number of new businesses, both small and chain and a number of industrial operations that make up a portion of the San Angelo economy also started in 2019.

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.

Discussion

See above.

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 six 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.

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.

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.

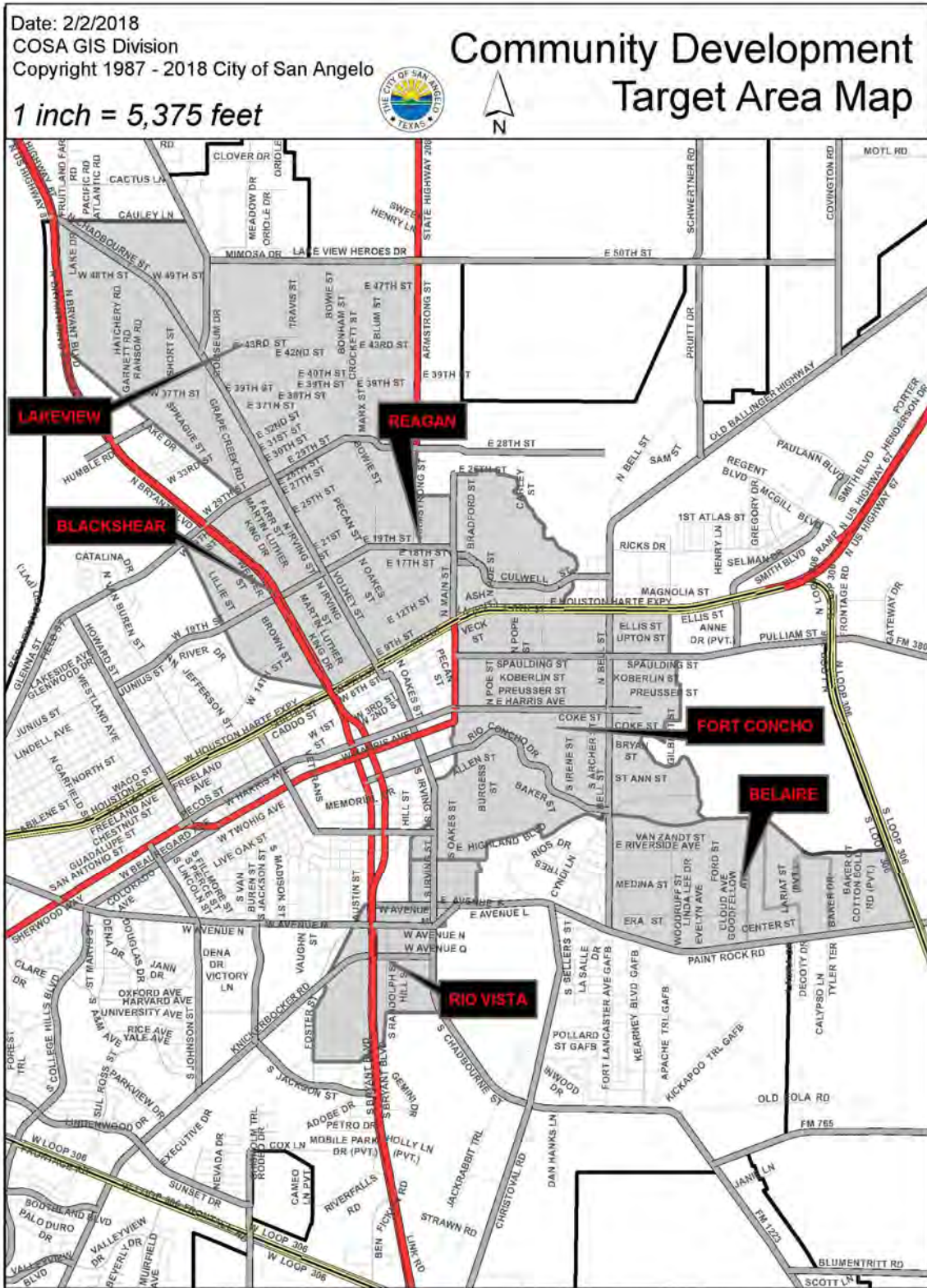
Are there any community assets in these areas/neighborhoods?

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.

Target Area Map



Document Path: Y:\GISFiles\Dept Neighborhood Family Services\Functions\Target Areas CDBG\workarea\2018_Community_Development_Areas.mxd

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

See earlier broadband description.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

There is no data readily available to assess the risk associated with climate change for San Angelo specifically.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

See earlier statement on climate change.

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 2020 through 2024. 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 six neighborhoods targeted for revitalization.

Neighborhood Development Goal 2: Improve the livability and quality of life in the City.

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, reduce and/or prevent homelessness.

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

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	BLACKSHEAR
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area is bordered by West 29th Street on the North side, North Chadbourne on the East side, West 6th Street on the South side, and the Railroad West of Lillie Avenue on the West Side.
	Include specific housing and commercial characteristics of this target area.	See Neighborhood Revitalization Plan in Appendices.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Neighborhood Revitalization Plan in Appendices.
	Identify the needs in this target area.	See Neighborhood Revitalization Plan in Appendices.
	What are the opportunities for improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
Are there barriers to improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.	
2	Area Name:	FORT CONCHO
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	This area is bordered by East 6th Street on the North side, Lowrie and South Bell Street on the East side, East Avenue H on the South side, and Hill Street on the West Side.
	Include specific housing and commercial characteristics of this target area.	See Neighborhood Revitalization Plan in Appendices.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Neighborhood Revitalization Plan in Appendices.
	Identify the needs in this target area.	See Neighborhood Revitalization Plan in Appendices.
	What are the opportunities for improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
	Are there barriers to improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
3	Area Name:	REAGAN
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area is bordered by East 29th Street on the North side, Armstrong-Wade-Main Street on the East side, East 6th Street on the South side, and North Chadbourne Street on the West Side.
	Include specific housing and commercial characteristics of this target area.	See Neighborhood Revitalization Plan in Appendices.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Neighborhood Revitalization Plan in Appendices.
	Identify the needs in this target area.	See Neighborhood Revitalization Plan in Appendices.
	What are the opportunities for improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
	Are there barriers to improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.

4	Area Name:	RIO VISTA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area is bordered by West Avenue H on the North side, Metcalfe and South Chadbourne on the East side, Arroyo Drive on the South side, and Foster Street on the West Side.
	Include specific housing and commercial characteristics of this target area.	See Neighborhood Revitalization Plan in Appendices.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Neighborhood Revitalization Plan in Appendices.
	Identify the needs in this target area.	See Neighborhood Revitalization Plan in Appendices.
	What are the opportunities for improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
Are there barriers to improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.	
5	Area Name:	Belaire
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area is bordered by the South Concho River on the North, West Avenue L and Paint Rock Road on the South, Bell Street on the West, and Loop 306 on the East.
	Include specific housing and commercial characteristics of this target area.	See Neighborhood Revitalization Plan in Appendices.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Neighborhood Revitalization Plan in Appendices.
	Identify the needs in this target area.	See Neighborhood Revitalization Plan in Appendices.
	What are the opportunities for improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
	Are there barriers to improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
6	Area Name:	Lakeview
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area is bordered by Cauley Lane and Lakeview Heroes Drive on the North, West 29th Street and West 28th Street on the South, Lake Drive and US Highway 87 on the West, and Armstrong Street on the East.
	Include specific housing and commercial characteristics of this target area.	See Neighborhood Revitalization Plan in Appendices.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Neighborhood Revitalization Plan in Appendices.
	Identify the needs in this target area.	See Neighborhood Revitalization Plan in Appendices.
	What are the opportunities for improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
	Are there barriers to improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
7	Area Name:	City Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

Revital Type:	Housing
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	This area encompasses all areas within the city limits.
Include specific housing and commercial characteristics of this target area.	See Neighborhood Revitalization Plan in Appendices.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See Neighborhood Revitalization Plan in Appendices.
Identify the needs in this target area.	See Neighborhood Revitalization Plan in Appendices.
What are the opportunities for improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.
Are there barriers to improvement in this target area?	See Neighborhood Revitalization Plan in Appendices.

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 six areas of the city displaying the most severe signs of blight to include substandard housing units, high crime, lack of updated infrastructure, and a high number of tax-foreclosed properties. These six neighborhoods, comprised of Blackshear, Reagan, Ft. Concho, Rio Vista, Belaire, and Lakeview 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 chose to reinvest in these six 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:

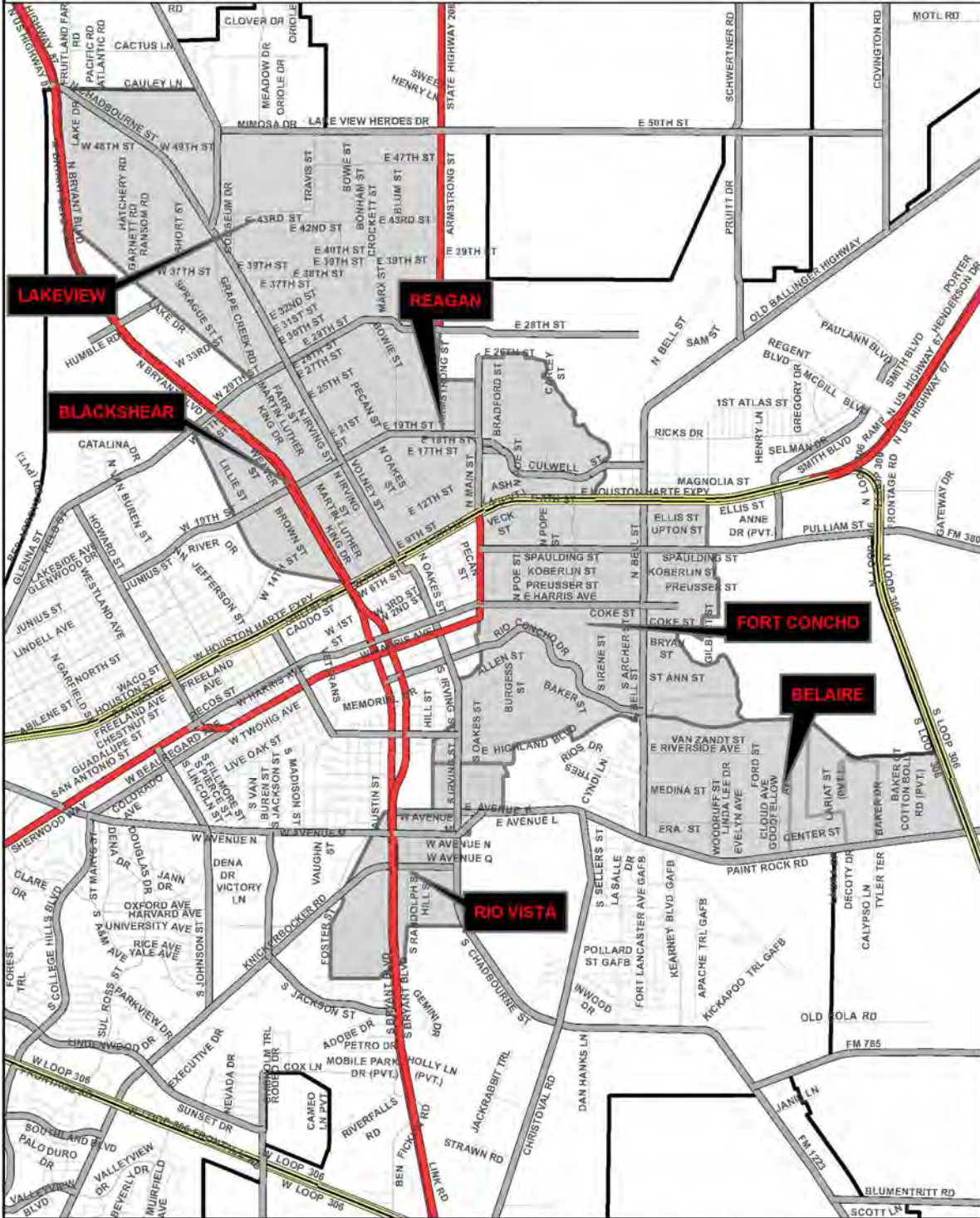
- *Increased property values*
- *Increased sales of existing homes*
- *More residents improving their homes*
- *Reduced crime rate*
- *Fewer code compliance complaints*

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.

Date: 2/2/2018
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Community Development Target Area Map

1 inch = 5,375 feet



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Target Areas - Updated Neighborhood Revitalization Plan

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Victims of Domestic Violence
	Geographic Areas Affected	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA
	Associated Goals	Affordable Housing (AHAP) Decent Housing (ERP) Home Ownership (HAP) Neighborhood Revitalization (NB,CC) Special Needs & Homelessness (TBRA)

	<p>Description</p> <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). 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"> • 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.
	<p>Basis for Relative Priority</p> <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	<p>Priority Need Name</p> <p>Neighborhood Revitalization</p> <hr/> <p>Priority Level</p> <p>High</p> <hr/> <p>Population</p> <p>Extremely Low Low Moderate Large Families Families with Children Elderly</p> <hr/> <p>Geographic Areas Affected</p> <p>BLACKSHEAR FORT CONCHO REAGAN RIO VISTA</p> <hr/> <p>Associated Goals</p> <p>Affordable Housing (AHAP) Neighborhood Revitalization (NB,CC)</p>

	Description	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.
	Basis for Relative Priority	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	Priority Need Name	Homelessness
	Priority Level	Low
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City Wide
	Associated Goals	Special Needs & Homelessness (TBRA)
	Description	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.
	Basis for Relative Priority	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 9,264 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 201 units for LMI households. In addition, there are 4535 households at 0-30% AMI, but only 920 units available producing a deficit of 3,615. The production of new affordable units is an important tool for growing the affordable housing stock especially for the lower income ranges.
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 3,615 additional affordable housing units to match the housing needs of the population earning between 0-30% 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 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	660,000	25,000	0	685,000	2,640,000	CDBG funds will be used for the preservation of affordable units for LMI households and services that benefit LMI and special needs households.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	302,000	18,000	0	320,000	1,208,000	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 receives over \$20K annually as a grant from Atmos Energy to continue a housing weatherization program.

Match Requirements

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

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

See discussion above.

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Galilee CDC	CHDO	Ownership neighborhood improvements	Jurisdiction
MHMR of the Concho Valley	Subrecipient	Homelessness Rental	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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
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		
Other			

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)

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. In addition, the City applied for and received a grant of \$179K for a rapid rehousing program for the homeless. The City and the PHA will work together to assist up to 30 homeless families with permanent housing.

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

In order to assist non-profit affordable housing partners to obtain land cheaply and quickly in order to help increase the affordable housing stock, the city will sell foreclosed properties at a reduced cost of \$750 per lot. The reduced cost will only be available to non-profit organizations partnering with the city to carry out activities that address priority needs. This action will make non-profits more competitive with market rate developers.

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 (ERP)	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$1,195,000	Homeowner Housing Rehabilitated: 125 Household Housing Unit
2	Home Ownership (HAP)	2020	2024	Affordable Housing	City Wide	Affordable Housing	HOME: \$360,000	Direct Financial Assistance to Homebuyers: 35 Households Assisted
3	Neighborhood Revitalization (NB,CC)	2020	2024	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide Belaire Lakeview	Affordable Housing Neighborhood Revitalization	CDBG: \$1,410,000	Homeowner Housing Rehabilitated: 125 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 2400 Household Housing Unit

4	Affordable Housing (AHAP)	2020	2024	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA Belaire Lakeview	Affordable Housing Neighborhood Revitalization	HOME: \$550,000	Homeowner Housing Added: 20 Household Housing Unit
5	Special Needs & Homelessness (TBRA)	2020	2024	Homeless Non-Homeless Special Needs	City Wide	Affordable Housing Homelessness	HOME: \$375,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted

Goals Summary Information

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (ERP)
	Goal Description	Expand housing options to create a safe, healthy, accessible home for residents, specifically the Emergency Repair Program. This also includes administration of housing programs.
2	Goal Name	Home Ownership (HAP)
	Goal Description	Continue to focus on strategies to achieve a sustainable increase in the home ownership rate through the Homebuyer's Assistance Program.
3	Goal Name	Neighborhood Revitalization (NB,CC)
	Goal Description	Continue efforts to redevelop the four neighborhoods targeted for revitalization. This encompasses the Neighborhood Blitz homeowner rehabilitation program and Code Compliance. By concentrating these activities in targeted low-income neighborhoods, our combined efforts will have a bigger impact on the revitalization of each area. Neighborhood Revitalization will also include elderly homeowner rehabilitation city-wide and Section 108 Loan repayment.
4	Goal Name	Affordable Housing (AHAP)
	Goal Description	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 with the city's Affordable Homebuyer's Assistance Program (AHAP). This includes program administration.

5	Goal Name	Special Needs & Homelessness (TBRA)
	Goal Description	The City will 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 through the Tenant-Based Rental Assistance program.

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 600 low to moderate-income households over the next five years.

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.

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 was the only emergency shelter available that provided emergency housing services to the homeless, but the shelter facility has closed permanently and there are no immediate plans to reopen. However, 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.

Moreover, the city received grant funding through the HUD Continuum of Care program to establish and manage a rapid rehousing program to get up to 30 homeless families into permanent housing. The city will partner with PHA and the Local Homeless Coalition to vet and house those families and individuals.

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

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	660,000	25,000	0	685,000	2,640,000	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 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	302,000	18,000	0	320,000	1,208,000	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.

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 receives over \$20K annually as a grant from Atmos Energy to continue a housing weatherization program.

Match Requirements

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

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

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 (ERP)	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$125,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Home Ownership (HAP)	2020	2024	Affordable Housing	City Wide	Affordable Housing	HOME: \$71,997	Direct Financial Assistance to Homebuyers: 6 Households Assisted
3	Neighborhood Revitalization (NB,CC)	2020	2024	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide	Affordable Housing Neighborhood Revitalization	CDBG: \$168,323	Homeowner Housing Rehabilitated: 25 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 2400 Household Housing Unit
4	Affordable Housing (AHAP)	2020	2024	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide	Affordable Housing Neighborhood Revitalization	HOME: \$80,000	Homeowner Housing Added: 3 Household Housing Unit
5	Special Needs & Homelessness (TBRA)	2020	2024	Homeless Non-Homeless Special Needs	City Wide	Affordable Housing Homelessness	HOME: \$75,000	Tenant-based rental assistance / Rapid Rehousing: 21 Households Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (ERP)
	Goal Description	Expand housing options to create a safe, healthy, accessible, affordable home for every resident through the Emergency Repair program.
2	Goal Name	Home Ownership (HAP)
	Goal Description	Focus on strategies to achieve a sustainable increase in the homeownership rate by providing down payment and closing cost assistance through our Homebuyer's Assistance Program for first-time home buyers.
3	Goal Name	Neighborhood Revitalization (NB,CC)
	Goal Description	Continue efforts to redevelop the four neighborhoods targeted for revitalization including demolition, code compliance, rehabilitation of homes in targeted neighborhoods, and elderly home-owner rehabilitation city-wide.
4	Goal Name	Affordable Housing (AHAP)
	Goal Description	Continue to make housing affordable by assisting first-time homeowners with construction of a new home within one of the city's targeted neighborhoods.
5	Goal Name	Special Needs & Homelessness (TBRA)
	Goal Description	Assist special needs populations with supportive services, facilities, and housing needs, and expand efforts that eliminate or prevent homelessness.

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 2020-2024 Consolidated Plan and meet one of the three national objectives of the CDBG program:

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

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

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

with, at least one of three outcomes:

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

Projects

#	Project Name
1	CDBG Administration
2	Rehab Administration
3	Housing Rehabilitation
4	Emergency Repair Program
5	Code Compliance
6	Debt Service
7	HOME Administration
8	Homebuyer's Assistance Program
9	MHMR TBRA
10	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. The only obstacle the City has to addressing underserved needs is limited available funding.

AP-38 Project Summary

Project Summary Information

	Project Name	CDBG Administration
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1	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide Belaire Lakeview
	Goals Supported	Decent Housing (ERP) Neighborhood Revitalization (NB,CC) Affordable Housing (AHAP)
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$116,000
	Description	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	52 West College Avenue, San Angelo, TX 76903.
	Planned Activities	
2	Project Name	Rehab Administration
	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide Belaire Lakeview
	Goals Supported	Neighborhood Revitalization (NB,CC) Affordable Housing (AHAP)
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$112,000

	Description	Administration of the CDBG Rehab program to include salaries, benefits, certifications, training, and supplies necessary to successfully execute the program.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	52 West College Avenue, San Angelo, TX 76903
	Planned Activities	Administration of the Rehab programs including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to client intake, eligibility screening, inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
3	Project Name	Housing Rehabilitation
	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA Belaire Lakeview
	Goals Supported	Decent Housing (ERP) Neighborhood Revitalization (NB,CC)
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$168,323
	Description	Assistance will be provided to at least 25 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.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 households will benefit from proposed activities.
	Location Description	Multiple addresses that are located in a target area within the city limits.
	Planned Activities	Projects will consist primarily of siding replacement and painting. However, some housing units may need additional repairs such as windows and insulation. Projects are scheduled 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.
4	Project Name	Emergency Repair Program
	Target Area	City Wide
	Goals Supported	Decent Housing (ERP)
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$125,000
	Description	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.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 households will benefit from the proposed activities.
	Location Description	Multiple addresses within the San Angelo city limits.
Planned Activities	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, electrical hazards. 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.	
	Project Name	Code Compliance

5	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA Belaire Lakeview
	Goals Supported	Neighborhood Revitalization (NB,CC)
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$38,000
	Description	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.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,200 violations will be addressed within the specified target areas.
	Location Description	Target areas within the city limits of San Angelo.
	Planned Activities	The code officer in the targeted areas emphasizes compliance with health and safety issues in the residences and commercial buildings in the eligible areas. The Code Compliance Officer will also 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.
6	Project Name	Debt Service
	Target Area	
	Goals Supported	Neighborhood Revitalization (NB,CC)
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$139,339
	Description	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 a period not to exceed 20 years.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	52 West College, San Angelo, TX 76903.
	Planned Activities	The Debt Service is used to repay the principal and interest on the Section 108 Loan taken to construct Producer's Park and rehabilitate Rio Vista Park. Both activities were completed by May 2013.
7	Project Name	HOME Administration
	Target Area	
	Goals Supported	Decent Housing (ERP) Home Ownership (HAP) Neighborhood Revitalization (NB,CC) Affordable Housing (AHAP) Special Needs & Homelessness (TBRA)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$75,666
	Description	Staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation of HOME programs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Homebuyer's Assistance Program
	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide Belaire Lakeview
	Goals Supported	Home Ownership (HAP)

	Needs Addressed	Affordable Housing
	Funding	HOME: \$71,997
	Description	Provide down payment and closing cost assistance for low to moderate income first time home buyers.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 households will benefit from the proposed activities.
	Location Description	City wide within the city limits of San Angelo.
	Planned Activities	The Homebuyer's Assistance Program will provide down payment and closing cost assistance to low-to-moderate income first time home buyers who are purchasing a home within the San Angelo city limits.
9	Project Name	MHMR TBRA
	Target Area	City Wide
	Goals Supported	Special Needs & Homelessness (TBRA)
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: \$75,000
	Description	Funds provide tenant-based rental assistance (TBRA) to 21 clients with a chronic mental illness residing within the San Angelo city limits over a period of a year. The HOME funds requested will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance. TBRA may be used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards. Yearlong services will be provided.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 21 low to moderate-income households will benefit from the proposed activities.
	Location Description	All activities must take place within the city limits.

	Planned Activities	Tenant-based rental assistance (TBRA) will be provided clients with a chronic mental illness residing within the San Angelo city limits over a period of approximately one year while on the waiting list for Section 8 housing. The program will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance as needed. TBRA may be used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards.
10	Project Name	Galilee Community Development Corporation CHDO
	Target Area	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA Belaire Lakeview
	Goals Supported	Home Ownership (HAP) Special Needs & Homelessness (TBRA)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$80,000
	Description	Funds provide for new home construction for low/moderate-income residents. GCDC's current goal is to build at least 3 homes with the 2020 allocation and with other resources.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 low to moderate-income households who are first time home buyers will benefit from the proposed activities.
	Location Description	Homes will be constructed within the city limits in one of the specified target areas.
	Planned Activities	GCDC will construct 3 single family homes for first time home buyers who are low-to-moderate income. The homes constructed will be located within one of the six target area neighborhoods of the city.

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

People of Hispanic origin comprise the largest minority population 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, 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.

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 under the Community & Housing Support Division.

Community-wide projects:

Emergency Repair Program

Homebuyers Assistance Program

MHMR TBRA Program

Target Area Projects - consist of those projects conducted in six City Council designated target areas, Rio Vista, Blackshear, Reagan, Lakeview, Belaire, 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 2020 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

Funds will be distributed across the City's neighborhoods targeted for revitalization as needs arise.

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

With the closure of the only emergency shelter for the general homeless population, the city's main emphasis is focused on providing transitional and permanent housing. This transitional housing program offered by Galilee CDC offers selected participants a place of residence up to 18 months. This program is designated for families with children under 18 who are homeless or about to become homeless. In addition the city is partnering with the local housing authority to manage a rapid re-housing program that will provide permanent housing for up to 30 individuals to include supportive services and case management thru a Continuum of Care HUD grant.

In addition to the Galilee CDC program, 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 2020.

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 21 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 homeowners by funding renovations necessary to make their homes accessible. At least 30 homeowners annually will be assisted with such services annually.

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	53
Special-Needs	21
Total	74

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	21
The Production of New Units	3
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	74

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

Please see discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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, 836 housing vouchers through its Section 8 Rental Assistance program, and 224 Affordable Housing Apartment units.

The PHA reported a 98% occupancy rate for its 174 Low Rent Public Housing units and waiting lists of 889 for the family units and 86 for the elderly units as of May 15, 2020. 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 1 vacancy 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 2 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 0 vacancies 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 0 vacancies being prepared by the maintenance section for eligible families. This development is in good condition.

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.

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. 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 2020, 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.

Discussion

Please see discussion above.

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

Introduction

As part of a 2020 Homeless Count by the City’s Homeless Coalition, there were 70 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. In addition, the city is partnering with the local housing authority to implement and manage a rapid re-housing program to permanently house up to 30 homeless individuals and families.

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 no longer will continue to provide shelter and nutritional assistance to homeless persons. However, the City will work with a local women’s shelter to provide transitional housing for families made homeless due to domestic violence and Galilee CDC will continue to offer transitional housing for homeless families with children.

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 provide additional transitional and permanent housing for homeless persons and families. In addition, the City will also provide funding for MHMR to help clients transition into permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care

and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will continue providing affordable housing programs to include emergency housing repair and housing rehabilitation programs that will help keep low income families from becoming homeless especially renters who have a higher cost burden than homeowners by percentage. The City will also provide funds in the form of tenant-based rental assistance to help low income persons transition into permanent housing.

Discussion

See 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 half-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 the grant year 2020, 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 \$168,323 of 2020 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 \$125,000 of 2020 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 \$71,997. 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 the construction of at least three houses for low-to-moderate-income families.

HOME funds will be provided for tenant-based rental assistance to at least 21 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 Construction Manager 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 2020, 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 discussions above.

Program Specific Requirements

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

Introduction:

The activities planned to 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 2020. No “urgent need” activities are allocated 2020 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 2020 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 2020 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-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.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 80.00%

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

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

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

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

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

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

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

1. Check the current water bill with the Water Billing Department to ensure the client is still the main

recipient at the appropriate address.

2. Check with the Tom Green County Appraisal District to ensure name on tax rolls has not changed.
3. If the name listed in either the water bill or tax roll does not match original client’s name, a title search will be conducted followed by a site visit.
4. If non-compliance to the affordability period is discovered, action to recapture funds will be taken.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

Please see discussions above.

Appendix - Alternate/Local Data Sources

Data Source Name	2011 ACS Data Test
List the name of the organization or individual who originated the data set.	US Census
Provide a brief summary of the data set.	US Census data set from American Community Survey
What was the purpose for developing this data set?	Updated info
Provide the year (and optionally month, or month and day) for when the data was collected.	NA
Briefly describe the methodology for the data collection.	NA
Describe the total population from which the sample was taken.	NA
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	NA