



City of San Angelo  
Community & Housing Support  
2024 Annual Action Plan

# Executive Summary

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

### 1. Introduction

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning October 1, 2024 and ending September 30, 2025, using federal funds granted to the City of San Angelo by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) programs. Programs and activities described in this plan are intended to primarily benefit low-income and moderate-income residents of the City of San Angelo, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole.

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

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

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

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

*Objectives and outcomes:* These activities address goals set in the 2020-2024 Consolidated Plan and meet one of the three **objectives** of the CDBG program:

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

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

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

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

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

The City of San Angelo recognizes the importance of maintaining appropriate performance measurements of its CDBG and HOME projects and programs, including any funding provided for special circumstances such as response to COVID-19. The City is generally on target for meeting its proposed accomplishments through Program Year (PY) 2024. The City met or will have met all its annual goals for emergency and housing repairs, tenant-based rental assistance, the Homebuyers Assistance Program (HAP), homeless prevention, and new home construction. It is anticipated that by the end of PY 2024, the City will have completed the objectives set forth in the PY 2024 Annual Action Plan and will have expended at least 85% of its PY 2024 award. All projects including in the PY24 Annual Action Plan and projects funded during the past five years have met a need as identified in the City's Consolidated Plans. Completion data for all projects will be reported in the Consolidated Annual Performance & Evaluation Report (CAPER).

The City of San Angelo is also on target to meet its proposed accomplishments for all awarded CDBG-CV and HOME ARP funding.

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

Summary from citizen participation section of plan.

*Citizen Participation:* This plan is the product of public outreach consistent with the City of San Angelo's 2020-2024 Five-Year Consolidated Plan. Public participation efforts included several public meetings and hearings, discussions with agencies and groups that provide services, assist, and/or advocate for low-to-moderate-income citizens.

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2024. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a public comment period was provided from July 1, 2024, thru July 31, 2024.

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

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

All public comments at the neighborhood meetings and at the city council meetings were accepted. The citizens who participated in the meeting were in favor of the city continuing to improve the neighborhoods with the current New Construction program (through the CHDO), the Emergency Repair Program, the Minor Repair Program, and the Homebuyer's Assistance Program for first-time home buyers. Citizens also commented on adding multi-family housing into the programs where allowed and discontinuing the funding of one Code Officer to patrol the target neighborhoods.

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

The City of San Angelo accepts all comments and views presented to staff and presents them in the Annual Action Plan.

**7. Summary**

The City of San Angelo has been an entitlement community for the CDBG grant program since 1990 and the HOME program since 1994. The City has utilized the CDBG and HOME funds to improve the quality of life, housing, and neighborhoods for its low-moderate income residents. Detailed descriptions of the funded activities can be found at AP-35.

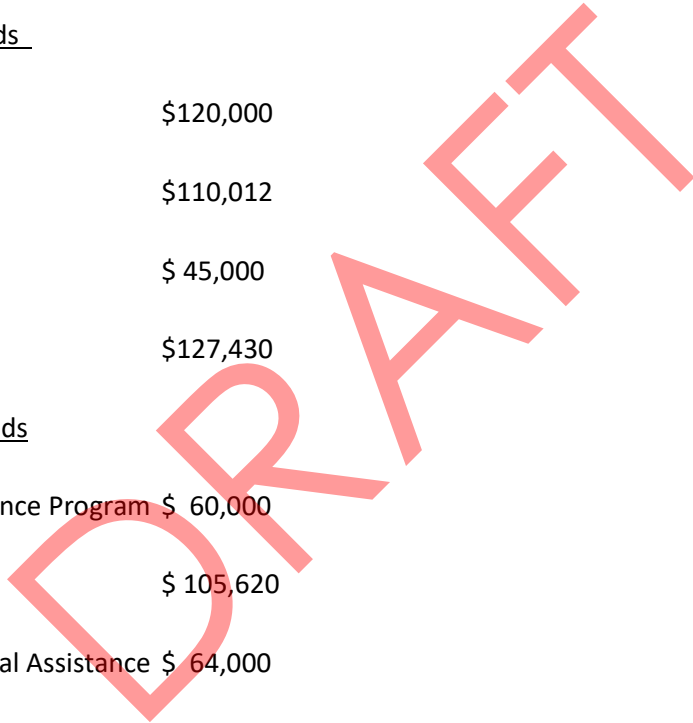
During PY2024, the City’s CDBG program will fund the following projects in addition to administration:

CDBG Program Use of Funds

Housing Rehab Program	\$120,000
Emergency Repairs Grant	\$110,012
Code Compliance	\$ 45,000
Debt Payment Services	\$127,430

HOME Program Use of Funds

CHS - Homebuyer’s Assistance Program	\$ 60,000
CHDO Set Aside*	\$ 105,620
MHMR Tenant-Based Rental Assistance	\$ 64,000



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

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

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

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

Table 1 – Responsible Agencies

### Narrative (optional)

The City of San Angelo Community & Housing Support is the lead agency responsible for overseeing the development of the Consolidated Plan for the City of San Angelo. Community & Housing Support also administers the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Grant.

### Consolidated Plan Public Contact Information

Robert Salas, Director of Neighborhood and Family Services - 325-655-0824, robert.salas@cosatx.us

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

### **1. Introduction**

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

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

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

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

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

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

Members of the CVHPC meet on a monthly basis to discuss services available to the homeless or about to be homeless and opportunities to coordinate these services. One of the issues the group has investigated is introducing the Operating and Adminstrating Homeless Management Information System (HMIS) in San Angelo. The CVHPC has taken steps to integrate the HMIS across service providers in order to share information on recipients of these services. Besides meeting and exceeding HUD’s requirements for the implementation and

compliance of HMIS Standards, the effort will incorporate a rich array of service provider participation to capture and share information on service recipients.

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

The City of San Angelo does not receive ESG funds at this time.

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

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

1	<b>Agency/Group/Organization</b>	Galilee CDC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with Executive Director to obtain housing needs data which will assist in the fulfillment of the Consolidate Plan and this year's Action Plan.
2	<b>Agency/Group/Organization</b>	San Angelo Public Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with Executive Director to obtain public housing data to help formulate this year's Action Plan.
3	<b>Agency/Group/Organization</b>	Concho Valley Community Action Agency
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy

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



	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff contacted Executive Director to obtain information and data to help with the plan.
9	<b>Agency/Group/Organization</b>	San Angelo Development Corporation
	<b>Agency/Group/Organization Type</b>	Economic Development
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff contacted Executive Director to obtain information and data to help with the plan.
10	<b>Agency/Group/Organization</b>	Tom Green County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed lead-based paint issues to get an understanding of the lead poisoning threat in the county.
11	<b>Agency/Group/Organization</b>	West Texas Organizing Strategy
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed affordable housing issues with WTOS leaders which assisted in the housing needs assessment.
12	<b>Agency/Group/Organization</b>	Small Business Development Center
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed the current state of small businesses in the city with the Director, identifying barriers to success.
13	<b>Agency/Group/Organization</b>	Adult Protective Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed issues associated with senior care and housing needs.
14	<b>Agency/Group/Organization</b>	Women, Infants, and Children (WIC)
	<b>Agency/Group/Organization Type</b>	Child Welfare Agency Other government - State Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed nutritional needs for children and pregnant mothers to coordinate state funding for WIC services.

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

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

*Citizen Participation:* This plan is the product of public outreach consistent with the City of San Angelo’s 2020-2024 Five-Year Consolidated Plan. Public participation efforts included two public neighborhood meetings, two public hearings at City Council meetings, and discussions with agencies and groups that provide services, assist, and/or advocate for low-to-moderate-income citizens.

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2024. The public hearings were at the neighborhood meetings on May 7, 2024, and May 9, 2024, and at the council meetings held on July 2, 2024, and July 16, 2024. Public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. The 30-day public comment period was provided from July 1, 2024, through July 31, 2024.

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**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	The general response at the public meeting was support and approval for the programs we currently fund through CDBG and HOME such as homeowner repairs, new construction through the CHDO, Down Payment & Closing Cost Assistance for first-time home buyers. The public hearings were at the neighborhood meetings on May 7, 2024, May 9, 2024, and at the council meetings held July 2, 2024 and July 16, 2024.	The comments we received were in favor of the proposed allocations for Emergency repairs, Rehabilitation through minor repairs, new construction through the City's CHDO, and Special needs rental assistance. Citizens who attended were also concerned about using grant funds to pay for a code officer and introducing multi-family housing support to the programs as eligible.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## 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	644,802	2,000	0	646,802	0	CDBG funds will be used to preserve affordable units for LMI households and services that benefit LMI and special needs households. The expected amount available is the current allocation remaining in the current Consolidated Plan.

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	249,133	6,000	0	255,133	0	HOME funds will be used to preserve affordable units for LMI households and services that benefit LMI and special needs households. The expected amount available is the current allocation remaining in the current Consolidated Plan.

Table 5 - Expected Resources – Priority Table

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

*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 leverages other City departments in order to obtain operating support including financial, legal, planning, human resources, and purchasing. The City also leverages over \$370,000 of local sales tax revenue for gap financing provided to low/moderate-income first-time home buyers. 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, the 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. There is no publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

**Discussion**

See above.

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# 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: \$110,012	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Home Ownership (HAP)	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$60,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Neighborhood Revitalization (NB,CC)	2020	2024	Affordable Housing	Blackshear Fort Concho Reagan Rio Vista City Wide Belaire Lakeview	Affordable Housing	CDBG: \$165,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1200 Household Housing Unit
4	Affordable Housing (AHAP)	2020	2024	Affordable Housing	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview	Affordable Housing Neighborhood Revitalization	HOME: \$105,620	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: \$60,000	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted

**Table 6 – Goals Summary**



## Goal Descriptions

1	<b>Goal Name</b>	Decent Housing (ERP)
	<b>Goal Description</b>	Provide for owner-occupied housing emergency repairs. These activities will benefit LMI households.
2	<b>Goal Name</b>	Home Ownership (HAP)
	<b>Goal Description</b>	Provide for homeownership opportunities to eligible first-time homebuyers in the form of down payment and closing cost assistance in the form of a deferred loan.
3	<b>Goal Name</b>	Neighborhood Revitalization (NB,CC)
	<b>Goal Description</b>	Provide for owner-occupied housing minor repairs. These activities will benefit LMI households. The City will also provide code compliance monitoring in the low-to-moderate income target areas within the city.
4	<b>Goal Name</b>	Affordable Housing (AHAP)
	<b>Goal Description</b>	Support the provision of quality housing by increasing the availability/accessibility of affordable housing. The City will address the priority need by funding activities for new construction of affordable housing through CHDO activity in target LMI areas.
5	<b>Goal Name</b>	Special Needs & Homelessness (TBRA)
	<b>Goal Description</b>	Provide tenant-based rental assistance (TBRA) to clients with a chronic mental illness residing within the San Angelo city limits over a period of a year while awaiting assistance for Housing Choice Voucher assistance. HOME funds 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.

## 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, increasing demolition activities in blighted areas, and exploring new housing opportunities with housing partners.

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

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

**Projects**

#	Project Name
1	CDBG Admin
2	Rehab Program Delivery
3	Emergency Repair Program
4	Minor Repairs
5	Code Compliance
6	Debt Service
7	HOME Administration
8	Homebuyer's Assistance Program
9	Tenant Based Rental Assistance
10	CHDO Construction

**Table 7 - Project Information**

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

Not applicable.

**AP-38 Project Summary**

**Project Summary Information**

1	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Decent Housing (ERP) Neighborhood Revitalization (NB,CC)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$129,360
	<b>Description</b>	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	72 West College, San Angelo, TX 76903
	<b>Planned Activities</b>	Administration of the CDBG allocation and the programs provided with these funds to include salaries, supplies, and training.
2	<b>Project Name</b>	Rehab Program Delivery
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Decent Housing (ERP) Neighborhood Revitalization (NB,CC)
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$115,000
	<b>Description</b>	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	72 W College, San Angelo, TX 76903

	<b>Planned Activities</b>	Administration of the CDBG allocation and the programs provided with these funds including salaries, supplies, and training.
<b>3</b>	<b>Project Name</b>	Emergency Repair Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Decent Housing (ERP)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$110,012
	<b>Description</b>	Provide 100% grants to low-to-moderate income households in need of emergency repairs within the city limits. Repairs are necessary for the health and safety of the homeowner.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 low to moderate-income families will be assisted.
	<b>Location Description</b>	All activities will take place within the city limits of San Angelo.
	<b>Planned Activities</b>	Emergency repairs for homeowners.
<b>4</b>	<b>Project Name</b>	Minor Repairs
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Decent Housing (ERP) Neighborhood Revitalization (NB,CC)
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	Minor repairs for homeowners within the city limits of San Angelo.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15 low to moderate-income families will be assisted with this activity.
	<b>Location Description</b>	All activities will take place within the city limits of San Angelo.
	<b>Planned Activities</b>	Activities include minor repairs that include, but are not limited to repair/replace siding, trim, paint exterior, repair/replace roofs.
	<b>Project Name</b>	Code Compliance

5	<b>Target Area</b>	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview
	<b>Goals Supported</b>	Neighborhood Revitalization (NB,CC)
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate-income areas defined by the Census.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1200 low-income households will benefit from this activity.
	<b>Location Description</b>	All activity will take place in low-income target areas within the city limits of San Angelo.
	<b>Planned Activities</b>	This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate-income areas defined by the 2010 Census.
6	<b>Project Name</b>	Debt Service
	<b>Target Area</b>	
	<b>Goals Supported</b>	Neighborhood Revitalization (NB,CC)
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$127,430
	<b>Description</b>	Repayment of principal and interest on Section 108 Loan.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable.
	<b>Location Description</b>	Not Applicable.
	<b>Planned Activities</b>	Repayment of Section 108 Loan.

7	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Home Ownership (HAP) Affordable Housing (AHAP) Special Needs & Homelessness (TBRA)
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization Homelessness
	<b>Funding</b>	HOME: \$25,513
	<b>Description</b>	Administration of the HOME program to include salary, benefits, training, supplies, etc.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable.
	<b>Location Description</b>	72 W College, San Angelo, TX 76903
	<b>Planned Activities</b>	Administration of the HOME program to include salary, benefits, training, supplies, etc.
8	<b>Project Name</b>	Homebuyer's Assistance Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Home Ownership (HAP)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$60,000
	<b>Description</b>	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits.
	<b>Location Description</b>	All activities will take place within the city limits of San Angelo.
	<b>Planned Activities</b>	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits of San Angelo.
9	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Special Needs & Homelessness (TBRA)
	<b>Needs Addressed</b>	Affordable Housing Homelessness
	<b>Funding</b>	HOME: \$60,000
	<b>Description</b>	Tenant-based rental assistance is provided to MHMR clients while on the waiting list to receive Section 8 assistance.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12 clients will benefit from the proposed activities.
	<b>Location Description</b>	All activities will take place within the city limits of San Angelo.
	<b>Planned Activities</b>	Tenant-based rental assistance.
10	<b>Project Name</b>	CHDO Construction
	<b>Target Area</b>	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview
	<b>Goals Supported</b>	Affordable Housing (AHAP)
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	HOME: \$105,620
	<b>Description</b>	New home construction within a target area for low-to-moderate income families who are first-time home buyers.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 households will benefit from the proposed activities.
	<b>Location Description</b>	All activities will take place within the target areas of the city.
	<b>Planned Activities</b>	New construction of single-family homes.

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

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

People of Hispanic origin comprise the largest minority in San Angelo. Areas with high concentrations of minority population are defined as block groups consisting of 51% or more minority population. Areas of the City with higher concentrations of low-to-moderate-income households typically tend to be the areas with the greatest concentrations of minority populations. The largest concentrations of minority populations are found in Census Tracts 2, 3, 4, 7, 8, 9, 11.01, 11.02, 12, 13.01, 13.03, 13.04, 14, and 18. Some of the Block Groups within these Census Tracts contain high concentrations of the Hispanic population. Further, these are also the Census Tracts with the largest numbers and greatest percentages of low-to-moderate-income residents.

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

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

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

Community-wide projects:

- Emergency Repair Program
- Homebuyers Assistance Program
- MHMR TBRA Program

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

Galilee Community Development Corporation is currently the only CHDO that has applied for 2024 CHDO set-aside funds. Although CHDO funds are not limited to target areas, Galilee has decided to focus on the target areas for its operations.

This year, \$105,620 for CHDO new home construction will be expended specifically in the neighborhoods targeted for revitalization which equates to 12% of total CDBG & HOME funds available for the program year.



## Geographic Distribution

Target Area	Percentage of Funds
Blackshear	Not Applicable
Fort Concho	Not Applicable
Reagan	Not Applicable
Rio Vista	Not Applicable
City Wide	Not Applicable
Belaire	Not Applicable
Lakeview	Not Applicable

**Table 8 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

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

### Discussion

See the discussion above.

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# 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 for up to 18 months. This program is designated for families with children under 18 who are homeless or about to become homeless. Also, the local housing authority is managing a rapid re-housing program that will provide permanent housing for up to 30 individuals to include supportive services and case management through a Continuum of Care 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 2024.

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

#### Housing for Special Needs Population

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

MHMR Services of the Concho Valley will receive HOME funds to provide tenant-based rental assistance (TBRA) to approximately 12 clients with a chronic mental illness residing within the San Angelo city limits for 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 to assure that the funds are being used for decent, safe, and sanitary properties.

Galilee Community Development Corporation will provide handicap accessibility features in houses constructed

under its HOME-funded New Construction Program when such features are requested by participant families.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	40
Special-Needs	12
Total	52

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	12
The Production of New Units	4
Rehab of Existing Units	36
Acquisition of Existing Units	0
Total	52

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

### **Discussion**

Please see discussion above.

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## AP-60 Public Housing – 91.220(h)

### Introduction

The Housing Authority of San Angelo, HASA, will continue to provide the Housing Choice Voucher (HCV) Rental Assistance Program, formally known as Section 8 to serve qualified low-to-moderate income families in San Angelo. The HCV program administers 1103 vouchers, 30 of these are designated for the Non-Elderly Disabled, 30 for the Family Unification Program, 41 VASH, 10 Homeownership, 26 Mainstream, 5 Stability Vouchers, 171 Tenant Protect Vouchers (Units Converted from Public Housing under Section 22 Conversion), and 56 project-based vouchers as part of PIH 2019-01.

In November of 2022, HASA converted 174 public housing units into additional units available to the HCV program under Section 22 of the United States Housing Act of 1937, Streamlined Voluntary Conversion (SVC) via 24 CFR 972, subpart B Section 22 of the Affordable Housing Act. The Developments listed below were part of the conversion process and are now affordable housing properties leased to Forest Park Community, a non-profit under the umbrella of the Housing Authority. The Tenant Protection Vouchers were offered to all PH residents residing in the Public Housing Units at the time of application.

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.

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.

TX21P470-003, Presidente Villa – located at Marx and 28th Sts. in Northeast San Angelo - 30 family units - 24 three-bedroom and 6 four-bedroom.

TX21P470-008, Acquisition Villa – located throughout San Angelo - 24 single-family homes - 20 three-bedroom and 4 four-bedroom.

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

In 2015 HASA purchased 12 units from the City of San Angelo. These 12 units have been added to the developments listed above as part of the Forest Park Community. 10 (ten) of these are elderly-specific homes and have been added to the Rio Vista Villas. 2 (two) of these are single-family homes that will be added to the Acquisition Villa.

In 2022 HASA purchased Country Cottages, a 14-unit apartment complex located at 51 N. Koenigheim. The purpose of this purchase is to add additional units for HCV participants. 8 of these units will be designated as housing for

unsheltered Veterans.

HASA also administers the Rapid Rehousing Program as a grant subrecipient for the City of San Angelo. This program provides shelter to chronically homeless individuals and is estimated to assist up to 30 families per year with a combination of HCV vouchers pledged as a match to the grant and Tenant Based Rental Assistance.

The San Angelo Housing Authority is responsible for administering 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 HASA.

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

HASA applied for and was awarded a grant from the City of San Angelo for \$554,000.00 to remodel 8 of the units located in Country Cottages. The remodel of these units included extensive repairs to both the interior and exterior of the property, new electric and plumbing as well as appliances and windows will be installed, with construction concluding in June of 2024. These 8 units will be designated as housing for homeless Veterans. HASA has been awarded 8 additional VASH Vouchers to be used if the Veteran so chooses and will provide additional case management to Veterans when housed.

The Veteran's Affairs Supportive Housing (VASH) program strives to work with the Big Springs VA office to obtain 100 % utilization of these vouchers. With the addition of these eight vouchers, the HASA now has 41 VASH Housing Choice Vouchers to offer Veterans experiencing homelessness.

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

For 2024, HASA will continue to encourage residents to submit responses both telephonically and in writing concerning any HASA matters. The HCV staff market the Homeownership program and provide resources to budget and homeownership training offered in San Angelo, as well as the Family Self-Sufficiency program.

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

Not applicable.

### **Discussion**

Not applicable.

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

### **Introduction**

The annual Point in Time (PIT) homeless count was conducted on January 25, 2024. Results of the count identified 171 homeless individuals in the area, including 157 adults, 14 children, and 12 veterans. The PIT count identified 40 chronically homeless. The number of homeless decreased slightly from 2023 when the count totaled 198. This snapshot in time provides a general idea of the homeless problem in San Angelo. The Concho Valley Homeless Planning Coalition continues to work with local agencies to introduce HMIS to better support agencies that provide services to homeless citizens. The HMIS monitors 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 manage a rapid re-housing (RRH) program to house up to 30 homeless individuals and families permanently. As part of the RRH, a coordinated entry program to better coordinate needs assessments and case management was developed and is currently operating. The city and the homeless coalition have committed to ending veteran homelessness and have initiated an effort to identify all homeless veterans and provide permanent housing within 90 days of identifying those eligible veterans. The city funded the renovation of an apartment complex using HOME ARP funds to house veterans transitionally and provide case management. Along with the resources and programs the homeless coalition member organizations bring to bear, the city believes it can permanently end veteran homelessness.

### **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. Members of the Local Homeless Coalition created an outreach group to reach out to homeless individuals to provide information on available resources and programs to help meet their needs.

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

The Local Homeless Coalition created a program named “Into the Warmth” to shelter the homeless during winter months when the temperature lowers below 32 degrees F. The Into the Warmth is managed by Local Homeless Coalition in partnership with the City, which opens congregate warming shelters during cold weather. In addition, City works 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 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 assisting homeless persons transition to permanent housing and/or affordable units by managing the ongoing Continuum of Care Grant for Rapid Rehousing administered through the Public Housing Authority. The city is also addressing the needs for homeless vets through the administration of the HOME ARP program.

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

## **Discussion**

Please see the discussion above.

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

### **Introduction:**

The City of San Angelo Council and staff believe that it does not have regulatory provisions that 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. 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 an institutional structure for delivering housing and community development activities.

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

During the grant year 2024, the City of San Angelo will take action to address obstacles to meeting underserved needs in several areas as discussed below.

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

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

The Housing Rehabilitation Program is funded with \$120,000 of 2024 CDBG funds. Rehabilitation assistance to low-to-moderate income persons for the purpose of replacing and/or repairing siding, roofs, etc., and painting the exterior walls to help reduce blight conditions in the neighborhood. In addition, an allocation of \$110,012 of 2024 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 of 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 \$60,000. 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 12 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**

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**

The City recognizes that its future economic viability rests with the elimination of poverty. San Angelo has and will continue to undertake efforts in housing and supportive services to improve the quality of life of its low-to-moderate-income residents so long as funding for such activities is available. The major factor in predicting poverty and locking people into a life of poverty is the lack of education and job skills. Being without the 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 that 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**

The City of San Angelo Community & Housing Support Division, which administers CDBG and HOME funds is a division of the municipal government. The Housing Authority of San Angelo, "HASA," 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 2024, 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.

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# Program Specific Requirements

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

### Introduction:

The activities are 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 2024. No “urgent need” activities are allocated 2024 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 2024 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 2024 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 to initiate foreclosure proceedings.

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

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

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

## Other CDBG Requirements

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

### HOME Investment Partnership Program (HOME)

#### Reference 24 CFR 91.220(l)(2)

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

The City of San Angelo does not use HOME funds in any other manner than those described in Section 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  

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 the 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 Coordinator and Housing Rehab Construction Manager conduct inspections on HOME and CDBG-funded units to include CHDO-built units to ensure compliance with 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 the name on tax rolls has not changed.
  3. If the name listed in either the water bill or tax roll does not match the 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:
  1. 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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

MHMR Services of the Concho Valley will receive HOME funds to provide tenant-based rental assistance (TBRA) to approximately 12 clients with a chronic mental illness residing within the San Angelo city limits for 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 to assure that the funds are being used for decent, safe, and sanitary properties.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

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

MHMR Services of the Concho Valley will receive HOME funds to provide tenant-based rental assistance (TBRA) to approximately 16 clients with a chronic mental illness residing within the San Angelo city limits for a year. The HOME funds requested will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).