

2016



Annual ACTION PLAN

City of Waco Housing and Economic Development

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

1. Introduction

The City of Waco annually receives entitlement grant funds from the U.S. Department of Housing and Urban Development (HUD) to serve extremely low, low, and moderate income persons. This Action Plan covers the period of October 1, 2016 through September 30, 2017, which is the third year of the City's five-year 2014-2018 Consolidated Plan (Con Plan). The Action Plan is submitted every year and lists the activities the City will pursue with federal funds to meet goals previously established in the five-year Con Plan.

The Annual Action Plan for Program Year (PY) 2016 identifies the activities to be funded with the City's Community Development Block Grant (CDBG) (\$1,292,655) and HOME Investment Partnerships Program (HOME) (\$514,247) from HUD that it will receive during the program year. In Program Year 2016 the City will focus its CDBG and HOME entitlement funds towards improving the quality of life and to preserve and increase the stock of affordable housing units.

HOME and CDBG activities below have been separated into broad categories addressing priority needs identified in the body of the Consolidated Plan.

The priority needs were determined based on the results of resident surveys; stakeholder interviews; discussions with subrecipients; and secondary data from HUD, the Census Bureau and other HUD-approved sites.

- **Decent Housing**
- **Suitable Living Environment**
- **Economic Opportunity**
- **Homeless Activities**

Within these 4 areas are:

- Development of Affordable Housing
- Rehabilitation of Existing Housing Stock
- Homeownership Opportunities
- Affordable Housing Opportunities
- Code Enforcement
- Improvements to City parks in CDBG Target Areas
- Children's services
- Summer enrichment and educational programs for youth
- Emergency and transitional shelter programs for homeless persons
- Improvements to homeless facilities and other facilities for special needs populations

- Operating costs for emergency and transitional shelters and permanent housing programs for homeless persons or families
- Permanent supportive housing for homeless persons
- Job training and employment opportunities
- Behavioral health services focusing on mental health and substance abuse disorders
- Homeless Management Information System (HMIS) serving all of Waco's homeless persons and others accessing HMIS member agencies

2. Summarize the objectives and outcomes identified in the Plan

The following is a summary of City objectives and outcomes for the 2016-2017 Action Plan.

Decent Housing:

The housing needs in Waco are significant and center on the lack of affordable units. In PY 2016, the City will:

- provide housing rehabilitation to 20 housing units through a roof repair program
- provide down payment / closing cost assistance to 8 homebuyers
- provide assistance to 4 households for Multi Family Rental units
- provide Individual Development Account assistance to 10 homebuyers as well as administration assistance (provide \$20,000 in matching funds for the IDA accounts and \$20,000 in housing counseling to the 10 families that will receive IDAs, affording them the opportunity to purchase a home.
- provide 1 rehab rental unit

Suitable Living Environment:

The City will provide assistance to public service agencies as well as improve the quality of neighborhoods through in-house programs. Public service agencies that will be funded will serve 1,987 persons (made up of 500 domestic violence victims, 1,260 in homeless shelters, 106 children, 59 at-risk youth, and 624 substance abuse persons.) The City will improve East Waco Park benefitting 2,925 persons. Additionally the CDBG Target Areas will be served by code enforcement activities.

Economic Opportunity:

CDBG: provide public services job training and employment opportunities to 40 low to moderate income persons (20 youth and 20 adults). This program will provide job coaching; resume building, mock interviews, basic computer skills, life skills and work-site visits. The goal of these services is to improve the employment outcomes of Waco individuals and to meet the skill and workforce needs of Waco employers.

Homeless Activities:

The 2015 Point-In-Time enumeration of homeless persons indicates that there are 191 sheltered homeless and 64 unsheltered homeless. The majority of the sheltered homeless are persons in families with children while most of the unsheltered are single adults.

3. Evaluation of past performance

The City of Waco has met its programmatic goals over the past five years. Below is an evaluation of City performance using grant funds from HUD during Program Year 2014-15, the first year of the 5-year (2014-18) Consolidated Plan cycle. Please refer to the City's 2014-2015 Consolidated Annual Performance and Evaluation Report (CAPER) for additional information.

- The reconstruction of 2 owner-occupied homes,
- 16,901 inspections for code-compliance,
- Job training for 19 unemployed persons,
- Childcare or summer enrichment classes for 60 youth,
- Transitional or emergency housing for 691 homeless persons,
- Down payment assistance for 17 new homeowners (13 of 17 also received IDA assistance),
- The development of 11 new single family homes, and
- Provided rental assistance for 63 families and individuals.

For Program Year 2015-2016, the City expended 83.0% of its CDBG funds on activities that primarily benefited low to moderate income persons, exceeding the required 70% minimum. The City expended CDBG funds in a timely manner in accordance with HUD regulations, which require that a grantee not have more than 1.5 times its prior year grant amount on hand, 60 days before the end of its program year. As of August 2015, the City had a ratio of 1.41 in its letter of credit balance in the U.S. Treasury. The city met its statutory requirement for 24-month total commitment and CHDO reservation deadlines for its 2014 HOME Investment Partnerships grant program allocation.

During Program Year 2015, an agreement for technical assistance was established with the National Resource Network (NRN) to provide technical assistance to help establish policy and advisory operational support for evolving needs of the City and Prosper Waco Initiatives.

The City of Waco also partnered with community organizations to help implement plans for improving the health, education, and financial security of its citizens through the creation of the Prosper Waco Initiative. This initiative is based on the collective impact model and will bring together community leaders and key organizations together to identify challenges in the community, create a shared vision and goals, and measure the impact of these collaborative efforts.

4. Summary of Citizen Participation Process and Consultation Process

During Program Year 2015, in preparation for the Annual Action Plan, the City involved residents and stakeholders to the greatest extent possible. During February and March 2016, the City accepted applications from the private non-profits for CDBG and HOME project funding.

A formal Citizen Participation Plan outlines how citizens provide their input on how federal funds are used for each annual Action Plan. The Plan is available on the City of Waco Housing and Economic Development website at <http://www.waco-texas.com/pdf/housing/Citizen-Participation-Plan2009-FINAL.pdf> .

Citizens are able to provide their input at public meetings, public hearings and during the public comment period. The city provides notice to the public regarding the meetings and hearings through publication in the newspapers. In addition, all public meetings are also posted on the City website: <http://www.waco-texas.gov>. The following is a listing of public hearings, meetings, and notices of comment periods that give citizens the opportunity to have input on the 2016-17 Action Plan.

The development of the Annual Action Plan was initiated at a Public Needs Hearing held on February 2, 2016 at 6 p.m. in the City of Waco Convention Center in the Bosque Theater located at 100 Washington Avenue. The hearing was scheduled in accordance with the City's approved Citizen Participation Plan.

Between February 15, 2016 and March 18, 2016, the City of Waco accepted applications from the public for CDBG and HOME project funding. A committee reviewed the applications and recommended a funding plan to the Waco City Council at the April 19, 2016, City Council meeting where the proposed plan was approved. The City sought input from the Waco Housing Coalition, the Heart of Texas Homeless Coalition, and Neighborhood Associations during the Annual Action Plan process, including input related to Housing and Community Development needs along with input regarding the draft Annual Action Plan and allocation of funding to specific projects.

A second public hearing was held July 19, 2016 (during the 30 day period that the plan is out for public comment), and a third public hearing was held August 2, 2016, on which date the City Council approved the final plan, in accordance with the City's approved Citizen Participation Plan.

5. Summary of public comments

No comments were received during the public comment period from the public notice which was published in the non-legal section of the Waco Tribune Herald, posted on the City's website, at the City libraries, and the City's bulletin board. A public hearing was held at the City Council meeting on February 2, 2016 to receive any questions or comments. There were no comments.

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

The City of Waco Housing and Economic Development Services considers and accepts all comments and views that are related to economic development, CDBG, HOME and Continuum of Care programs. Comments related to other City matters are referred to the proper department.

7. Summary

The PY 2016 Annual Action Plan addresses the priority needs set forth in the PY 2014-2018 Consolidated Plan. The proposed activities will serve low- to moderate-income residents through area-based park improvements and code enforcement; housing unit-based housing; transitional shelter programs and homeless shelters; job training; child care services; and educational programs for youth.

The City will continue to affirmatively further fair housing within its jurisdiction and comply with Section 3 in reducing poverty by employing Section 3 contractors and subcontractors to the fullest extent possible.

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 Program Administrators	WACO	Housing and Economic Development
HOME Program Administrators	WACO	Housing and Economic Development

Table 1 – Responsible Agencies

2. Narrative (optional)

The City, a HUD entitlement grantee, is required by HUD to prepare a Consolidated Plan and Annual Action Plan that meets the Consolidated Plan regulations in order to receive grant program funds. The lead agency responsible for overseeing the development of these plans and reports is the City’s Housing and Economic Development Department.

The Housing and Economic Development Department makes funding recommendations to the Waco City Council based upon input from Waco residents, public agencies, housing developers, other city departments and the Waco Housing Authority. The Housing and Economic Development Department administers the CDBG and HOME programs with assistance from the Finance Department.

Consolidated Plan Public Contact Information

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AP-10 Consultation – §91.100, §91.200(b), §91.215(l)

1. Introduction

The Housing and Economic Development Services Department consults with a number of agencies throughout the year in preparation of the Action Plan for use of HUD grant funds. Housing Coalition members, Homeless Coalition members, community representatives, subrecipients, and public service agencies provide input into the department's plans for HUD funding in on-going consultations and collaborations. The Citizen Participation Plan, posted on the City website, sets forth the Waco policies and procedures for citizen input in the grant allocation process. The draft Action Plan is published and made available at all the public libraries across the City every year in order to maximize outreach to the public. The draft Action Plan is made available on the City website at <http://www.waco-texas.com/housing.asp>. Additionally the City conducts at least one public hearing after the 30-day comment period at a City Council meeting, and before the City Council considers the adoption of the final plan.

Neighborhood organizations, Housing Coalition members, subrecipients, public service agencies and residents were consulted through public meetings. Community Housing Development Organizations (CHDO) were consulted through additional meetings. Also, city staff has been working with the Prosper Waco Initiative through community meetings to meet the Prosper Waco Mission. As a result of those meetings, staff reviewed its funding allocations to meet these community goals. In addition, in 2016-2017, the city of Waco entered into a contract with the National Resource Network (NRN). NRN studied the allocations that have occurred in the past, and as a result of their review and meetings with the community, made many recommendations to the city on funding allocations, many of which are incorporated in this Action Plan and will be incorporated in future plans.

2. 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(l))

During the year, the City works closely with all housing providers and health and service agencies and regularly attends meetings with these providers in order to enhance coordination. Some of these meetings occur through the Prosper Waco Initiative.

The city of Waco also has a close working relationship with the Waco Public Housing Authority, housing developers, Community Housing Development Organizations and the Waco Housing Coalition. By regularly meeting with these groups, the city is better able to understand these organizations needs and is able to assist them in meeting their missions.

3. 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 City of Waco's Homelessness Program Coordinator is a full time city staff position charged with developing strategies in coordination with local partners to end chronic homelessness in Waco. In 2012, the HOTHHC designated the city of Waco as the lead agency. The City of Waco designated the Homeless Program Coordinator to implement the city of Waco's Ten Year Plan to End Chronic Homelessness. As a result of these designations, the Homeless Program Coordinator along with the HMIS Coordinator position have taken on lead roles in the local planning efforts, guided by HUD/USICH (United States Interagency Council on Homelessness) as well as the Texas Interagency Council on Homelessness and the Mayor's Challenge to End Veteran Homelessness.

With the addition of the Homeless Coordinator and HMIS Coordinator located in the Housing and Economic Development Department there have been several successful collaborations. Ninety-four units of Permanent supportive housing units for the chronically homeless have been developed through scattered site housing in a multi-family Single Room occupancy (SRO). In addition, during 2016-2017, the Heart of Texas Homeless Coalition will create a list of properties that will be available to participate in Rapid Rehousing projects. In addition, the HOT Homeless Coalition will be implementing the Second Chance Housing Initiative which allows persons with past evictions and bad credit history to take a series of classes that will give them the tools to be a successful tenant.

Along with our Coordinated Access Program, a HUD database that is used to refer persons needing housing assistance has been fully implemented. The Homelessness Coordinator and the HMIS Coordinator are also working with City and County departments and Projects For Assistance in Transition from Homelessness (PATH) outreach social worker staff to develop a program that best meets the needs of those found in homeless encampments to expedite them to services and house them. The Homelessness Coordinator and the HMIS Coordinator use the Coordinated Access Vulnerability index tool, adopted by the Continuum of Care (CoC) to identify and prioritize those who are in the most need for housing. The CoC collaborates with local 211, a social services hotline, and a website called Act Locally Waco for electronic and printed resource materials.

The Continuum of Care works to identify and reduce the number of homeless families and individuals through our Coordinated Access, which directs homeless individuals to emergency assistance, identifies families through the Homeless liaisons in schools. A collaborative effort between the city of Waco and the Salvation Army, Waco Housing Authority and the Waco ISD

developed a The Sanctuary House which provides case management, housing assistance and referrals to housing

The City partners with Low Income Housing Tax Credits (LIHTC) programs to include a small number of units specifically set aside for the homeless where residents will be connected with local support services such as job training, health care, counseling and life skills. Waco’s HUD-VASH/SSVF program serves to move Veterans and their families out of homelessness and into permanent housing. Additionally, the VA, Heart of Texas MHMR and Family Abuse Center provide permanent supportive housing for chronically homeless, including the mentally ill, domestic violence victims, disabled and chronic substance abusers.

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

The City does not receive Federal ESG funds.

5. 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	Agency/Group/Organization	WACO HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Waco Housing Authority is contacted on an as needed basis regarding housing needs and data that has been included in this plan.
2	Agency/Group/Organization	Waco Housing Coalition
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation is ongoing with the Waco Housing Coalition through monthly meetings.
3	Agency/Group/Organization	Heart of Texas Homeless Coalition
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation is ongoing with the Heart of Texas Homeless Coalition through monthly meetings.
4	Agency/Group/Organization	Community Resources Coordination Group
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Services-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation is ongoing with the Community Resources Coordination Group through several meetings during the year.

5	Agency/Group/Organization	Nonprofit Network this is a monthly gathering of area non-profit agencies that meet Sept-May on the 3 rd Thursday of each month and provide presentations around peer learning, and capacity building. This network meeting is sponsored by the Cooper Foundation.
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation is ongoing with the nonprofit network through several meetings during the year.
	Agency/Group/Organization	Public Service Providers
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless children Homeless Needs - Families with Children; Substance Abuse Youths Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation is ongoing with the nonprofit network through several meetings during the year.

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

The City makes every effort to consult all agency types.

7. 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	City of Waco	The Continuum of Care's priorities and strategic plan to end homelessness share significant overlap with the city of Waco's strategic goals related to the issue of homelessness. This overlap includes increasing the amount of affordable housing options inside the city, prioritizing the housing of the chronically homeless population, and connecting homeless individuals to available community resources in order to help them quickly and efficiently exit out of homelessness and back into a stable living environment.
Prosper Waco	Prosper Waco	Prosper Waco is a Collective Impact initiative specifically formed by the community to pull together the community to address complex social problems and overwhelming poverty issues by focusing on three specific areas: Education, Health, and Financial Security. Prosper Waco is data driven and outcome focused.
National Resource Network (NRN)	National Resource Network	The City of Waco in 2015-2016 entered into a contract with the National Resource Network. NRN studied the allocations that have occurred in the past, and as a result of their review and the meetings with the community, made many recommendations to the city on funding allocations, many of which are listed and incorporated in this Action Plan and will be incorporated in future plans.
City of Waco Comprehensive Plan	City of Waco Planning Department	Common goals are neighborhood revitalization and expansion of economic opportunity.

Table 3 – Other local / regional / federal planning efforts

8. 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

The City of Waco encourages its citizens to provide input in the Action Plan Process. In accordance with the City's Citizen Participation Plan, the City conducted at least one public hearing during the development of the Action Plan and held one public hearing during the 30 day comment period.

The public hearing and meetings were held after the 30 day comment period with City Council meetings. The draft Action Plan was made available at the City Hall, specifically at the Housing and Economic Development Department, City Secretary's Office, at various library locations throughout the city and on the City website. Any public comments received during the public hearings, public meetings, and during public comment period was included in the plan. The city published notices regarding the public hearings and public comment period in the Waco Tribune Herald, the official newspaper for the city.

The City involved social services, governmental entities, housing developers, and residents in the community, in the development of the Annual Action Plan. The city's goals are based on the high priorities within the HUD regulations.

In addition, in 2015-2016, an agreement for technical assistance was established with the National Resource Network (NRN) to provide technical assistance to help establish policy and advisory operational support for evolving needs of the City and Prosper Waco Initiatives. Additional community meetings were held by NRN, and NRN made funding recommendations to the city, many of which are included in this Action Plan or are planned to be included in future Action Plans.

Lastly, the City of Waco also partnered with community organizations and residents to implement plans for improving the health, education, and financial security of its citizens through the Prosper Waco Initiative. Because of the city's participation in Prosper Waco and a result of the community feedback received at these meetings, the city will attempt to focus its federal funding decisions to meet the community's needs.

The City considers all comments received during the Action Plan process.

2. 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 Hearing	Non-targeted/broad community	One public hearing was conducted.	NA	All comments that are received are accepted and reviewed. Responses are made as is applicable.	waco-texas.com
2	Newspaper Ad	Non-targeted/broad community	Ad was placed notifying the public of the one public hearing and the 30-day public comment period.	NA	All comments that are received are accepted and reviewed. Responses are made as is applicable.	wacotrib.com
3	Internet Outreach	Non-targeted/broad community	Notices of public hearings and public comment periods are placed on the City's website.	NA	All comments that are received are accepted and reviewed. Responses are made as is applicable.	waco-texas.com
4	Libraries	Non-targeted/broad community	Notices of public hearings and public comment periods are placed at the Central Library, the South Waco Branch Library and the West Waco Library and Genealogy Center.	NA	All comments that are received are accepted and reviewed. Responses are made as is applicable.	waco-texas.com
5	Proposed Public Hearing	Non-targeted/broad community	Public hearing for Proposed Annual Action Plan during Public Comment Period.	Has not occurred yet	All comments that are received are accepted and reviewed. Responses are made as is applicable.	waco-texas.com

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)
6	Proposed Public Hearing	Non-targeted/broad community	Public hearing to adopt Final Annual Action Plan	Has not occurred yet	All comments that are received are accepted and reviewed. Responses are made as is applicable.	waco-texas.com

Table 4 – Citizen Participation Outreach

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

1. Introduction

The City of Waco is an Entitlement City and receives two grants from the U.S. Department of Housing and Urban Development (HUD). The grants and expected amounts for 2016-2017 are:

CDBG: \$1,292,655
 + \$30,000 Estimated Program Income
 + \$58,659 CDBG Reprogrammed Funds = \$1,381,314

HOME: \$ 514,247
 + \$80,000 Estimated Program Income
 + \$81,997 HOME Reprogrammed Funds = \$ 676,244

Total Grant Funding including Estimated Program Income = \$2,057,558

The Housing and Economic Development Department works with a number of affordable housing developers, public service agencies and homeless shelter/housing providers to leverage federal funds with other public and private resources.

2. Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				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 Improvement Public Services Code Enforcement; Public Facility; Rehab; IDA	\$1,292,655	\$30,000	\$58,659	1,381,314	2,600,000	Expected amount available includes HUD allocations plus projected program income funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				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; Tenant Based Rental Assistance	\$514,247	\$80,000	\$81,997	\$676,244	\$1,028,000	Expected amount available includes HUD allocation of program income funds.

Table 5 - Expected Resources – Priority Table

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

The City’s HUD grant program will leverage a total of \$14,276,038 in funds from other sources. These additional resources include \$373,349 in City of Waco general funds, \$13,902,789 in private funds. CDBG funded public service programs will leverage approximately \$856,144 in other sources. The City’s Down Payment Assistance Program will leverage an estimated \$860,000 in home mortgages. The city is anticipating \$12M-\$14M for the rental multi-family project.

In addition to the federal funds being leveraged with private, the city’s partners have other programs that complement the federally funded programs and these programs leverage additional funds. For example, NeighborWorks Waco uses HOME funds to leverage Neighborhood Reinvestment dollars (\$159,000), Community Development Finance Institution (CDFI) (\$15,000) dollars and private donations/foundation dollars. Waco Housing Authority brings other federal grants to the table such as the Family Self-Sufficiency Grant (\$1,100,000) and HUD funds (\$1,000,000). Waco Habitat for Humanity receives significant funding from the Federal Home Loan Bank (\$20,000) and the TDHCA Boot Strap Program (\$238,500) in addition to private donations/foundation dollars. In addition to Federal Funds described in this Plan, housing and service providers assisting homeless persons receive Continuum of Care funds of approximately \$978,750 for FY 2015-16

In addition, all of the taxing entities participate in the City's Lot Sale program which provides tax foreclosed lots at a reduced cost for the development of new homes .

There is no match requirement for CDBG and the City of Waco has a 100% match reduction for the HOME program due to the area's fiscal distress.

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

As mentioned above, the City is the trustee of tax foreclosed lots and all of the taxing entities who are a party to the tax foreclosure have agreed to make these lots available for reduced prices through the Lot Sale Program for the development of new affordable housing units.

5. Discussion

The city of Waco will seek additional funding resources as opportunities become available. It will seek HUD grants funds for Fair Housing, Lead Abatement and will start preliminary actions to be considered for a Choice Neighborhood Planning and Implementation Grant and other grant opportunities to increase the number of affordable housing units, maintain the city's housing stock and increase economic opportunities in low and moderate income areas in the city and seek housing opportunities in high mobility areas for low and moderate income residents.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

1. Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Code Enforcement	2014	2018	Non-Housing Community Development		Code enforcement	CDBG: \$361,605	Housing Code Enforcement/Foreclosed Property Care: 15,000 Household Housing Units
2	Park Improvements	2014	2018	Non-Housing Community Development		Public parks	CDBG: \$230,452 CDBG PI \$30,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,925 Persons Assisted
3	Public Facility	2014	2018	Housing Homeless		Public Facility	CDBG \$16,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 562 Persons Assisted
4	Housing Stock	2014	2018	Affordable Housing		Housing Stock – Rehabilitation	CDBG: \$120,000	Homeowner Housing rehabilitated: 20 Household Housing Units
5	HMIS	2014	2018	Homeless		Services to the homeless	CDBG: \$5,700	Homelessness Prevention: NA Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Domestic Violence Shelter	2014	2018	Non-Housing Community Development		Homeless facilities Services to victims of domestic violence	CDBG: \$10,000	Homeless Person Overnight Shelter: 500 Persons Assisted
7	Children services	2014	2018	Non-Housing Community Development		Child Services	CDBG: \$46,980	Public service activities other than Low/Moderate Income Housing Benefit: 106 Children Assisted
8	Youth Services	2014	2018	Non-Housing Community Development		Youth services	CDBG: \$36,934	Public service activities other than Low/Moderate Income Housing Benefit: 59 Persons Assisted
9	Homeless Shelter & Transitional Housing	2014	2018	Homeless		Homeless facilities Services to the homeless	CDBG: \$49,344	Overnight/Emergency Shelter/Transitional Housing Beds added: 538 Beds Transitional: 160
10	Public Service Special Needs	2014	2018	Homeless Non-Homeless Special Needs		Special Needs – Substance Abuse	CDBG: \$26,208	Public service activities other than Low/Moderate Income Housing Benefit: 624 Persons Assisted
11	Adult and Youth Education & Job Training	2014	2018	Non-Housing Community Development		Employment training/placement	CDBG: \$55,901	Persons Trained: 20 Youth Trained:20

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Downpayment/closing cost assistance	2014	2018	Affordable Housing		Downpayment/ Closing Cost Assistance	CDBG: \$40,000 HOME: \$112,060 HOME PI: \$72,000	Direct Financial Assistance to Homebuyers: 20 Households
13	Increase the Supply of Rental Housing	2014	2018	Affordable Housing		Affordable Housing	HOME: \$200,000	4 Household Housing Units
14	CHDO Activities	2014	2018	Affordable Housing		New construction of affordable owner occupied housing	HOME: \$77,137	Homeowner Housing Added: 3 Household Housing Unit
15	Affordable Housing	2014	2018	Affordable Housing		Tenant Based Rental Assistance	HOME: \$73,625	16 Households Assisted

Table 6 – Goals Summary

2. Goal Descriptions

1	Goal Name	CHDO Activities
	Goal Description	Provide new construction of affordable housing units for owner-occupancy.
2	Goal Name	Supply of Rental Housing
	Goal Description	Provide rental housing units to be occupied by low- to moderate-income households.
3	Goal Name	Downpayment/closing cost assistance
	Goal Description	Provide CDBG and HOME financing for downpayment assistance and matching funds for IDA accounts for the purchase of affordable housing units.
4	Goal Name	Code Enforcement
	Goal Description	Support part of the salaries of City code enforcement officers for the time working in CDBG Target Areas.
5	Goal Name	Domestic Violence Shelter
	Goal Description	Provide maintenance and operating expenses for Family Abuse Center.
6	Goal Name	Park Improvements
	Goal Description	Provide funds for improvements to an existing City park.
7	Goal Name	Youth Services
	Goal Description	Provide assistance to public service agencies for programs serving at-risk youth and children.
8	Goal Name	Children services
	Goal Description	Provide funding for operating expenses to deliver services to families and their children 0-3 years of age
9	Goal Name	Homeless Shelter & Transitional Housing
	Goal Description	Provide funds for transitional housing for homeless women and families as well as shelter for homeless men through 2 different programs/subrecipients.

10	Goal Name	Adult and Youth Education & Job Training
	Goal Description	Mission Waco provides recruitment, training and advocacy for adults and older teens that are low-income and seeking employment.
11	Goal Name	HMIS
	Goal Description	Provide funding for the maintenance and management of the Homeless Management Information System.
12	Goal Name	Public Service Special Needs
	Goal Description	Provide funding for operating expenses for behavioral health services with focus on mental health / substance abuse disorders.
13	Goal Name	Housing Stock
	Goal Description	Provide funding for material and operating costs of a Pilot Roof Repair program

Table 7 – Goal Descriptions

3. 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 91.215(b):

In PY 2016, the City will provide funds for the construction of 4 new homes for purchase by low- to moderate-income families; and will provide homebuyer assistance to up to 18 households financial assistance to 16 rental families, and 4 Household Rental Units for low- to moderate-income households.

This totals to 41 families assisted, with HOME and CDBG funds.

AP35 Projects Summary

1. Introduction

The City of Waco will perform activities that meet the needs and objectives established by the Waco City Council and its Consolidated Plan. As shown below, the City will fund 9 public services through 8 agencies, a pilot roofing repair program for low and moderate income homeowners, home buyer activities through its individual development account assistance and down payment and closing assistance programs, park improvements and development of quality affordable housing single family owner occupied housing and a rental multi-family project.

#	Project Name	Amount
1	16-17 COW CDBG Program Administration	\$ 258,531
2	16-17 COW Code Enforcement	\$ 361,605
3	16-17 COW Down Payment Delivery	\$ 35,000
4	16-17 COW East Waco Park Improvements	\$ 230,452
	Program Income	\$ 30,000
5	16-17 Salvation Army Public Facility Men's Lodge	\$ 16,000
6	16-17 Pilot Emergency Roof Repair Program	\$ 120,000
7	16-17 Individual Development Account Assistance	\$ 40,000
8	16-17 PSA COW Homeless Management Information System	\$ 5,700
9	16-17 NeighborWorks Acquisition Rental	\$ 58,659
10	16-17 PSA Family Abuse	\$ 10,000
11	16-17 PSA Talitha Koum Institute	\$ 34,207
12	16-17 PSA Avance Family Literacy	\$ 12,773
13	16-17 PSA Mission Waco My Brother's Keeper	\$ 20,915
14	16-17 PSA Baylor University Project Promise	\$ 36,934
15	16-17 PSA Cenikor	\$ 26,208
16	16-17 PSA Compassion Ministries Transitional Housing Program	\$ 28,429
17	16-17 PSA Mission Waco Marginalized Worker Program (Adult)	\$ 18,634
18	16-17 CBDO Mission Waco Marginalized Worker Program (Youth)	\$ 37,267
19	16-17 COW HOME Administration	\$ 51,425
20	16-17 COW Down Payment Assistance up to \$14,999	\$ 25,000
	Program Income	\$ 14,057
21	16-17 NeighborWorks New Construction – Legacy Square	\$ 81,997
	Program Income	\$ 28,003
22	16-17 COW Down Payment Assistance Legacy Square Homes Up to \$25,000 -	\$ 87,060
	Program Income	\$ 37,940
23	16-17 HOME Development CHDO- Habitat for Humanity-	\$ 77,137

24	16-17 Multi-Family Rental Project	\$ 200,000
25	16-17 MHMR Tenant Based Rental Assistance	\$ 73,625

Table 8 – Project Information

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

The priorities were determined based on the:

- priority needs set in the Consolidated Plan through resident surveys, stakeholder interviews, and secondary data;
- the available funding; and
- applications by subrecipients to provide housing and services.

The primary obstacle to addressing the underserved needs in Waco is lack of sufficient funding and the amount of need. Without adequate financial resources, the City and its partners are not able to address all of the needs. Though the CDBG and HOME funds are leveraged at a rate of approximately \$2 for every CDBG/HOME dollar, the funds are insufficient to meet the underserved needs. Additionally, there is a shortage of affordable housing developers that can produce a quality product.

AP- 38 Projects Summary

Project Summary Information

Table 2 – Project Summary

1	Project Name	16-17 COW CDBG Administration
	Target Area	
	Goals Supported	DH Housing Stock DH Housing Accessibility DH Homebuyer Counseling SLE Public Facilities Infrastructure SLE Public Services SLE Public Service Special Needs EEO Job Education Employment HA Homeless Activities
	Needs Addressed	Public Facility and Infrastructure Streets Public Facility and Infrastructure Other Public Services Child Public Services Youth Public Services Special Needs - Substance Abuse Homeless Emergency Shelter Homebuyer Assistance Housing Stock - Rehabilitation Homebuyer Counseling Public Service Activities General
	Funding	CDBG: \$258,531
	Description	Funds will be used to cover the cost of planning, administering, operating and monitoring CDBG and HOME programs to ensure compliance with HUD and City policies and regulations.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable

	Location Description	300 Austin Ave., Waco, TX 76701
	Planned Activities	Funds will be used to pay for salaries and fringe benefits, insurance, supplies, and associated costs to administer and oversee the CDBG and HOME funded Programs
2	Project Name	16-17 COW Code Enforcement
	Target Area	City
	Goals Supported	LMA - Low Mod Area Benefit
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$ 361,605
	Description	Provide funds for Code Enforcement officers serving the CDBG Target Areas investigating 15,000 properties for Code violations. The Code officers will refer these households to agencies that can provide repair assistance.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	All of the CDBG Target Area families will benefit directly or indirectly by the neighborhoods coming into code compliance. Approximately 15,000 families will receive at least 1 citation during the year for housing code violations. The Code Enforcement officers routinely refer these families to agencies that provide assistance with such home repair issues (City or non-profits).
	Location Description	Within CDBG Target Areas
	Planned Activities	The City uses CDBG funds to pay the salaries and benefits of Code Enforcement officers who are working in the CDBG Target Areas.
3	Project Name	16-17 COW Down Payment Delivery
	Target Area	City
	Goals Supported	DH Homeownership
	Needs Addressed	Homebuyer Assistance
	Funding	CDBG: \$35,000
	Description	Direct delivery budget that provides housing services for Individuals receiving down payment assistance to purchase a home.
	Target Date	9/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	300 Austin Ave., Waco, TX 76701
	Planned Activities	The City will use these CDBG funds to pay the salaries and benefits of staff to administer the HOME funded Down Payment Assistance Program and the IDA program. In addition, the funds will pay for the staff that will inspect the properties.
4	Project Name	16-17 COW East Waco Park Improvements
	Target Area	401 Hood Street, Waco, Texas 76704
	Goals Supported	LMA – Low/Mod Area Benefit
	Needs Addressed	Public parks
	Funding	CDBG: \$230,452 CDBG Program Income: \$30,000
	Description	The City will use CDBG funds to make improvements in East Waco Park. The improvements will include curb and gutter around the perimeter of the park in order to keep cars off the park area. In addition, the CDBG funds will be used for pedestrian connections for future crosswalks, install curb ramps at each corner of park, sidewalk connecting each curb ramp to existing park trail loops, reconstruct the pavilion slab, modify playground ramp and perimeter as needed to provide improved access and safety, conduct lighting study and renovate lighting infrastructure to provide even distribution of safety lighting, provide necessary water/sewer utility service modifications and install new drinking fountain.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,925 persons.
	Location Description	401 Hood Street
	Planned Activities	Funds will be used to pay all costs of design, supplies, equipment, construction, improvements, testing, inspections and project delivery

5	Project Name	16-17 The Salvation Army Public Facility Men's Lodge
	Target Area	City
	Goals Supported	SLE – Availability/Accessibility - Public Facility
	Needs Addressed	Homeless facilities
	Funding	CDBG: \$16,000
	Description	Facility improvements to assist with the case management and support for those entering or being referred to the men's emergency shelter through coordinated access or who request help through the daily kitchen or emergency shelter.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	562 individuals.
	Location Description	Program services will be available at 300 Webster, Waco TX. 76702
	Planned Activities	Provide cost to renovate the monitor quarters into Case Manager's office and to renovate the monitor office to be reconfigured to include computer lab space and enclosed office.
6	Project Name	16-17 Pilot Roof Repair Program
	Target Area	City
	Goals Supported	DH Housing Stock
	Needs Addressed	Housing Stock - Rehabilitation
	Funding	CDBG: \$120,000
	Description	The City will provide CDBG funds to Waco CDC to provide roof repairs. The program will support approximately 20 housing units. The funds will also provide pay for the Waco CDC's administrative Costs of administering the program.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 housing units will benefit from the proposed activities.
Location Description	City Wide –	

	Planned Activities	The CDBG funding of \$100,000 will pay for the roof repairs and \$20,000 will be spent to administer the program, including inspecting the roof repairs.
7	Project Name	16-17 Individual Development Account Assistance
	Target Area	City
	Goals Supported	SLE- Public Services
	Needs Addressed	Home Ownership; Downpayment assistance Homebuyer Counseling
	Funding	CDBG: \$40,000
	Description	The CDBG funds will be split between match for the IDA account and administrative costs. \$20,000 of the CDBG funds will be used by Waco CDC to provide matching funds for households to use as downpayment assistance. The funds will be matched \$2 of CDBG funds every \$1 saved by the household up to a maximum of \$2,000. The other \$20,000 will be used to administer the program as well as to provide housing counseling. An additional 450 families will receive housing counseling in order to prepare them for building their IDAs and moving into homeownership in the future. This includes program delivery costs.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 households
	Location Description	City-wide
	Planned Activities	Waco CDC will use \$20,000 of the CDBG funds as match for 10 IDA accounts and the remaining \$20,000 will be used by Waco CDC to administer the program.
8	Project Name	16-17 COW Homeless Management Information System
	Target Area	City
	Goals Supported	LMC – Low/Mod Limited Clientele Benefit HA – Homeless Activities
	Needs Addressed	Managing Services to the Homeless
	Funding	CDBG: \$5,700

	Description	The City will use CDBG funds to support the CoC HMIS reporting system to report outcomes for homelessness projects including. This will include the collecting and managing the information in HMIS. Staff will review the information to ensure that it is entered into the system correctly and will work with the service provider to make corrections as needed. Funding partially provides for the operations of the City's Homeless Management Information System (HMIS)
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1,440 low to mod income individuals
	Location Description	City-Wide
	Planned Activities	HMIS: \$5,700; Funds will be used to pay a portion of the software, training of the staff, salaries and fringe benefits of employees, equipment, and administering the collecting and managing the information in HMIS system. This will include collecting and managing the information in HMIS. Staff will review the information to ensure that it is entered into the system correctly and will work with the service provider to make corrections as needed.
9	Project Name	16-17 NeighborWorks CDBG Acquisition Rental
	Target Area	City
	Goals Supported	DH Housing Stock
	Needs Addressed	Affordable Housing
	Funding	CDBG Program Income: \$58,659
	Description	Neighborworks will acquire and rehabilitate a single family home for rental to a low to moderate income household
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1 household
	Location Description	City
	Planned Activities	Funds will be used to pay for the acquisition and rehabilitation cost for the home

10	Project Name	16-17 PSA Family Abuse Center
	Target Area	Citywide
	Goals Supported	SLE – Public Services
	Needs Addressed	Homeless facilities
	Funding	CDBG: \$10,000
	Description	The Family Abuse Center provides safe/secure emergency shelter for more than 500 victims of domestic violence each year.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximate 500 victims of domestic violence
	Location Description	Undisclosed
Planned Activities	Family Abuse Center will provide services to victims of domestic violence. The majority of the clients served are low to moderate income persons. This funding will provide operating funds.	
11	Project Name	16-17 PSA Talitha Koum Institute
	Target Area	City
	Goals Supported	SLE - Public Services
	Needs Addressed	Public Services - Child
	Funding	CDBG: \$34,207
	Description	Talitha Koum Institute focuses on educational and therapeutic care. This preventative, mental health therapeutic nursery aims to provide brain development foundation for kindergarten readiness. The classroom maintains a 3:1 student to teacher ratio in accord with Texas Infant Mental Health Association standards. Services are without a charge.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	6 children from income eligible families.

	Location Description	Talitha Koum is located at 1311 Clay Avenue, Waco, Texas. Monday through Friday, 7:30 a.m. to 3:30 p.m. and extended care for working or school-attending parent s until 5:30.
	Planned Activities	Talitha Koum: \$34,207; Provides a therapeutic mental health center for young children. CDBG funds will cover 40% of the cost of salaries and benefits associate with the One Year Old Therapeutic Classroom.
12	Project Name	16-17 PSA Avance Family Literacy
	Target Area	City
	Goals Supported	SLE Public Services
	Needs Addressed	Public Services Child
	Funding	CDBG: \$12,773
	Description	AVANCE provides parent and early childhood education to low-income families, as well as workforce development for parents through ESL and on-site GED classes. AVANCE serves Waco’s neediest families with our comprehensive program focused on school readiness, parent engagement, family literacy, workforce development for parents and early brain development for children in the critical birth to three year range. In addition to auxiliary support services such as on-site speech, occupational or physical therapy as needed for children.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 children will benefit from the activities.
	Location Description	3005 Edna Avenue, Waco, TX 76708 Phase I - Home visitation monthly to participants in Parent-Child Education Program.
	Planned Activities	Avance: CDBG \$12,773; Avance provides child care. Avance provides services Monday through Friday 8:00 a.m. through 5:00 p.m.
13	Project Name	16-17 PSA Mission Waco My Brother’s Keeper
	Target Area	Citywide
	Goals Supported	SLE - Public Service Special Needs

	Needs Addressed	Homeless Emergency Shelter Public Service Activities General
	Funding	CDBG: \$20,915
	Description	Mission Waco's My Brother's Keeper (MBK) Homeless Services programs will provide case management and shelter services to homeless persons in Waco..
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	538 persons
	Location Description	My Brother's Keeper: Agency Program services will be available at 1217 Mary Street, Waco, TX 76701. Agency's shelter provides services Monday through Friday and Sundays 6:00 p.m. to 6:00 a.m. and Saturdays 7:00 p.m. to 7:00 a.m. Check in is by 8:30 p.m. and Check out by 6:00 a.m. Individuals may be granted late check-in due to their work schedule with approval of Social Services Director of Program Director. Beds are on a first come first serve basis. Beds can also be assigned for medical reasons with Doctor's note.
	Planned Activities	The Program will provide single men and women with case management services while in the shelter and in housing. CDBG Funds will be used to pay for salaries and fringe benefits for Shelter Monitors
14	Project Name	16-17 PSA Baylor University Project Promise
	Target Area	
	Goals Supported	SLE - Public Services
	Needs Addressed	Public Services Youth
	Funding	CDBG: \$36,934
	Description	The Summer Youth Program Project Promise is a two week, structured, supervised program, offered at Baylor University's center for Community Learning and Enrichment, which facilitates the academic, emotional, and social development of a talented risk low to mod income students. This program strives to prepare students for a higher education setting.

	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	59 at risk, low to mod income youth.
	Location Description	Baylor University's center for Community Learning and Enrichment. 323 Marrs McLean Science Building, One Bear Place # 97301, Waco TX 76798
	Planned Activities	Program provides outreach for summer activities for youth (grades 4 th through 12 th), Monday through Friday. Funds are budgeted to pay tuition, meals, and transportation to and from program for the 59 students. Funding will also cover a portion of the salary and fringe benefits for Project Promise staff. Youth participate in structured, recreational, cultural, social and life skill activities in an adult-supervised, safe and clean environment.
15	Project Name	16-17 PSA Cenikor
	Target Area	Citywide
	Goals Supported	SLE - Public Service Special Needs
	Needs Addressed	Public Services Special Needs - Substance Abuse
	Funding	CDBG: \$26,208
	Description	Cenikor's services address Health and Social Issues through detoxification and intensive residential treatment. The residential unit provides educational and counseling programs to help the clients develop coping skills, life skills, and gain insight into their addiction. The Program consists of Counseling and case management to clients with co-occurring mental health and substance use disorders.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	624 individuals.
	Location Description	Cenikor Waco, 3015 Herring Ave, Waco, TX 76708. Monday through Friday 8:00 a.m. to 5:00 p.m.
	Planned Activities	Funding will be used to pay a portion of two counselor's salaries, allowing counseling services to increase by 12 hours per week.

16	Project Name	16-17 PSA Compassion Ministries Transitional Housing Program
	Target Area	Citywide
	Goals Supported	SLE - Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$28,429
	Description	Compassion Ministries services provide housing options and opportunities for homeless families with children and homeless single women; build financial health and educational capacity of residents through extensive case management, job search program, life skills requirements and co-partners.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	160 persons
	Location Description	1421 Austin Avenue, Waco, Texas 76701
	Planned Activities	Funding will provide case management services and supervision of those employees. It will also provide maintenance and operations cost of the shelter in the forms of utility payments and janitorial services.
17	Project Name	16-17 PSA Mission Waco Marginalized Worker Program (Adult)
	Target Area	Citywide
	Goals Supported	EEO - PSA Job Education Employment
	Needs Addressed	Economic Development Public Service Activities General
	Funding	CDBG: \$18,634

	Description	<p>Mission Waco’s programs provides job coaching, resume building, mock interviews, basic computer skills, life skills, work-site visits The goal of these services is to improve the employment outcomes of Waco individuals and to meet the skill and workforce needs of Waco employers. .</p> <p>Phase I - is a three-week classroom training (job coaching, resume building, mock interviews, basic computer skills, life skills, work-site visits).</p> <p>Phase II is a work experience at various Employment Agencies throughout Waco for up to 60 hours with pay (7.50/hr).</p>
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 income eligible adults.
	Location Description	<p>City Wide; Classes are held at 1226 Washington Ave, Waco, TX 76702; Class Schedule: Tuesday through Thursday; 9:00-3:30</p> <p>Phase I - is a three-week classroom training (job coaching, resume building, mock interviews, basic computer skills, life skills, work-site visits).</p> <p>Phase II is a work experience at various Employment Agencies throughout Waco for up to 60 hours with pay (7.50/hr).</p>
	Planned Activities	<p>CDBG funds will be used to pay for a percentage of the salaries and benefits, program staff necessary to carry out the daily operations of the program.</p> <p>CDBG funds will also cover up to 3 weeks of subsidized employment and assistance to find and keep permanent employment. Program services will be provided to approximately 20 income eligible adults.</p>
18	Project Name	16-17 CBDO Mission Waco Marginalized Worker Program (Youth)
	Target Area	
	Goals Supported	EEO - Job Education Employment
	Needs Addressed	Economic Development

	Funding	CDBG: \$37,267
	Description	Mission Waco's programs will provide youth ages (16-24) job coaching, resume building, mock interviews, basic computer skills, life skills, work-site visits. The goal of these services is to improve the employment outcomes of Waco individuals and to meet the skill and workforce needs of Waco employers.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 income eligible youth ages (16-24).
	Location Description	The North Central Waco Neighborhood Revitalization Strategy Area is on old residential neighborhood with two small commercial corridors on 18 th Street and on Colcord between 18 th and 15 th . The area is bounded by Waco Drive, 6 th Street, Herring Avenue and 15 A Street. Classes are held at 1313 N 15 th Street, Waco, TX 76707 Phase I - is a three-week classroom training (job coaching, resume building, mock interviews, basic computer skills, life skills, work-site visits). Phase II is a work experience at various Employment Agencies throughout Waco for up to 60 hours with pay (7.50/hr).
	Planned Activities	Marginalized Worker Program (Youth): CDBG \$37,267; The Program will provide income-eligible Waco residents with Job Training, Educational Services, and Skills Training. The Marginalized Worker Program (youth) offers job coaching, resume building, mock interviews, basic computer skills, life skills, work-site visits. CDBG funds will be used to pay for a percentage of the salaries of program staff necessary to carry out the daily operations of the program. CDBG funds will also cover up to 3 weeks of subsidized employment and assistance to find and keep permanent employment. Program services will be provided to approximately 20 income eligible youth.
19	Project Name	16-17 COW HOME Administration
	Target Area	

	Goals Supported	DH Supply of Rental Housing DH Supply of Single Family Homes DH Homeownership
	Needs Addressed	Housing Supply - Rental Housing Supply - Infill Single Family Homebuyer Assistance
	Funding	HOME: \$51,425
	Description	Funds will be used to cover the costs of grant administration compliance monitoring, contract administration, reporting, and construction quality inspections for HOME-funded single- and multi-family housing projects to ensure compliance with HUD and City policies and regulations.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	300 Austin Ave., Waco, TX 76701
	Planned Activities	Provide administration, management and monitoring for the HOME program.
17	Project Name	16-17 COW Downpayment Assistance up to \$14,999
	Target Area	City
	Goals Supported	DH - Homeownership
	Needs Addressed	Homebuyer Assistance
	Funding	HOME: \$25,000 HOME Program Income: \$14,057
	Description	Using HOME funds the City will fund up to \$14,999 for down payment assistance.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	3 households
	Location Description	City-wide (address to be entered when determined).
	Planned Activities	The City will provide downpayment and closing cost assistance for up to 4 households.

18	Project Name	HOME NeighborWorks New Construction –Legacy Square
	Target Area	Legacy Square
	Goals Supported	DH Homeownership
	Needs Addressed	Homebuyer Assistance
	Funding	HOME Program Income \$28,003 and HOME- Reprogrammed funds of \$81,997
	Description	New Construction Single Family Homes in the Legacy Square Subdivision of East Waco
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1 low to moderate income family
	Location Description	Legacy Square – 400 block of Hood or Turner Street Waco, Texas
	Planned Activities	Funds will be used to construct a single family home to be sold to a low to moderate income family
19	Project Name	16-17 COW Downpayment Assistance Legacy Square Homes up to \$25,000
	Target Area	City
	Goals Supported	DH Homeownership
	Needs Addressed	Homebuyer Assistance
	Funding	HOME: \$ 87,060 HOME Program Income: \$37,940
	Description	\$25,000 down payment assistance for first time homebuyer in Legacy Square.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	5 households.
	Location Description	Legacy Square
Planned Activities	The City will provide downpayment and closing cost assistance to up to 5 renter households who are qualified to purchase their first homes.	
20	Project Name	16-17 HOME Development CHDO – Habitat for Humanity

	Target Area	
	Goals Supported	DH - Supply of Single Family Homes
	Needs Addressed	Housing Supply - Infill Single Family
	Funding	HOME: \$77,137
	Description	Provide CHDO funds for the construction of 3 affordable housing units for owner-occupancy.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 3 low-income families will benefit.
	Location Description	<ol style="list-style-type: none"> 1. 1618 N. 11th Street, Waco, Texas 76707 2. 1301 N. 10th Street, Waco, Texas 76707 3. 1721 Live Oak Avenue, Waco, Texas 76708
	Planned Activities	Activities will include the construction of 3 new homes by Waco Habitat for Humanity.
21	Project Name	16-17 Rental Housing
	Target Area	
	Goals Supported	DH - Supply of Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$200,000
	Description	Using HOME funds to provide 4 rental housing units.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Expected that 4 families living in unsound housing will benefit.
	Location Description	City-wide (addresses will be entered when determined)
	Planned Activities	The City will use HOME funds to provide 4 rental housing units in Waco.
22	Project Name	16-17 MHMR Tenant Based Rental Assistance
	Target Area	City
	Goals Supported	DH - Supply of Rental Housing
	Needs Addressed	Housing Supply- Rental

Funding	HOME: \$73,625
Description	Provide rental subsidies up to \$4,500 per year to homeless persons or persons who are at risk of homelessness.
Target Date	9/30/2017
Estimate the number and type of families that will benefit from the proposed activities	16 households
Location Description	City-Wide - Scattered Site
Planned Activities	MHMR: HOME \$73,625; These activities are for low income households with low to no barriers for those with many forms of mental health symptoms, disabilities or special needs including domestic violence. HOME funding will pay for rental subsidies per housing units for up to \$4,500.

AP-50 Geographic Distribution - §91.220(f)

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

Due to income eligibility criteria for the CDBG and HOME programs, a significant portion of these funds are likely to be spent inside of Loop 340, the core of that area also being known as City Center, which includes downtown and the surrounding neighborhoods that tend to have a higher concentration of minority residents and low and moderate income residents. However, some funds will be expended in all areas of the city, as low income residents reside in all areas, and some of the programs funded are offered city-wide.

The Pilot Roof Program will be offered city wide, however we expect to receive the most applications for this program city center Waco. In addition, the New Acquisition Program or Downpayment Assistance Homebuyer Assistance Program is available city wide, therefore the units assisted with federal funds will be scattered throughout the city. The Legacy Square downpayment assistance program will only be offered in East Waco. The area is bounded by Turner, Hood, Chestnut, and McKeen Streets.

The City of Waco entered into a contract with the National Resource Network (NRN) in 2015-2016. As a result of the review by NRN and meetings with the community, NRN made recommendations to the funding allocations. One of these recommendations was to focus on East Waco. In addition, the park improvements will be located in East Waco at East Waco Park in the area bounded by Hood, Chestnut, McKeen and Rose Streets.

Neighborhoods which receive redevelopment support through infill housing by CHDOs are generally located in older areas of the City. Locations of new rental housing development will be dependent upon available land, though efforts will be made to place new rental housing close to transportation and employment centers whenever feasible, and in areas where there is limited affordable workforce housing. The City does not use HUD grant program funds in specific target areas.

2. Geographic Distribution

Target Area	Percentage of Funds

Table 3 - Geographic Distribution

3. Rationale for the priorities for allocating investments geographically

Most CDBG activities in this Action Plan are allocated to specific geographic area based on the low to moderate income criteria established by HUD for “area benefit” activities. To qualify for funding, “area benefit” activities must be located in primarily residential neighborhoods with 51% or more low and moderate income persons. For example, the Parks & Recreation Department has determined that East Waco Park is a highly utilized park and is in great need of improvements. The Parks and Recreation Department has developed a plan for improving East Waco Park. This coupled with the high priority need given by residents through stakeholder interviews by NRN created the rationale for selecting East Waco Park to receive CDBG funding in PY 2016.

The residents and neighborhoods of the city of Waco, through surveys and stakeholder interviews, deemed code enforcement as a high priority and as a result, Code Enforcement was included in the Consolidated Plan.

The remainder of the city’s federally assisted programs are provided on a city wide basis.

4. Discussion

See attached maps of project locations for the CDBG and HOME programs.

AP 55 Affordable Housing

1. Introduction

Because providing affordable housing is one of the City of Waco's priorities, the city will be funding the following activities with its federal funds: increasing the supply of affordable housing, expanding homeownership opportunities, revitalizing neighborhoods and creating mixed income communities.

For the 2016-2017 program year, these priorities will be addressed through the following activities:

- Homebuyer Assistance for 8 homebuyers,
- Closing costs assistance for 10 homebuyers with matching funds from their Individual Development Account
- New Construction of 4 new single-family homes for sale to low and moderate income homebuyers
- New Construction of 4 multifamily rental units for low and moderate income renters
- Rental Assistance to 16 households
- Emergency Shelter to 1,038 homeless persons
- Transitional Shelter to 160 homeless persons
- Roof repairs to 20 low and moderate income home owners
- Facility repairs for an emergency shelter that will assist 562 homeless persons
- Housing for persons receiving substance abuse treatment 624 persons
- Acquisition and Rehab Rental for 1 household

These types of housing assistance are projected to fall into the following HUD defined income categories (based on prior experience with these programs):

1,137 extremely low-income (30% of Area Median Income)

164 very low income (50% of Area Median Income)

40 low income (80% of Area Median Income)

0 moderate income (95% of Area Median Income)

One Year Goals for the Number of Households to be Supported	
Homeless –	1,214
Non-Homeless –	40
Special-Needs	624
Total	1,878

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	16
The Production of New Units	4
Rehab of Existing Units	20
Acquisition of Existing Units	1
Total	41

Table 12 - One Year Goals for Affordable Housing by Support Type

2. Discussion

Because homeownership is a priority for the city of Waco, through partnerships with CHDOs and the city’s down payment assistance program, the City will assist at least 13 households. As part of the city’s commitment to homeownership, the city will improve the housing stock in the city of Waco by completing 20 roof repairs.

In addition, the city is committed to assisting persons who are homeless or at risk of being homeless, therefore 2,400 persons that are homeless, will receive emergency shelter, transitional housing, TBRA, or be housed in a facility that will receive federal funds for repairs. Lastly, because the city is committed to mixed income developments and therefore will be funding rental units in a high mobility area.

AP-60 Public Housing - §91.220(h)

1. Introduction

The Waco Housing Authority (WHA) is the local public housing agency that manages public housing units in the city of Waco. The WHA has a total of 902 public housing units in 3 conventional public housing complexes and 2,212 housing assistance vouchers:

- 896 public housing units are used to provide affordable housing alternatives to those who are eligible, the remaining six units are designated use for the Waco Police Department (1 per site) and Social Service Organizations providing services to tenants (1 per site).
- 2,212 housing vouchers

The public housing units are located in the Estella Maxey apartments (364 apartments) located at 1809 J.J. Flewellen, the Kate Ross apartments (288 apartments) located at 937 S 11th Street, and the South Terrace apartments (250 apartments) located at 100 Kennedy Circle. These were built between 1941 and 1974. The locations of the public housing units and the vouchers are shown on the attached maps.

While no CDBG or HOME funds will be expended for public housing activities during PY 2016, the WHA will continue to improve its facilities and maintain at least 96% occupancy of its public housing units and Section 8 Housing Choice Vouchers. Additionally, WHA will continue to provide supportive services to residents through programs in order to enhance the quality of life for their constituents. Programs sponsored by the WHA include: transportation to pay bills, grocery shopping, medical appointments and to attend youth activities. The WHA also sponsors youth activities such as after school tutorials, mentorship programs, recreational activities and “Go to College” trips. The WHA also provides elderly services to its residents such as bingo, chair aerobics, nutritional services and educational training on elderly issues.

In partnership with the Veterans Administration, the WHA provides housing for 52 homeless veterans. This program continues to be one of Waco’s most successful housing programs for veterans.

2. Actions planned during the next year to address the needs to public housing

The City of Waco and Waco Housing Authority plan to continue working together on many initiatives, such as the Housing Coalition, Homeless Coalition and the Section 8 Homeownership Program. The Housing Coalition is a group of representatives from area nonprofit housing providers, the City of Waco, and WHA that meet monthly to discuss housing problems and issues. The Homeless Coalition is a group of representatives from area agencies that provide services to homeless persons that promote, support and development rehabilitation services, resources and treatment programs for persons who are homeless.

The Homeless Coalition is served through the Permanent Housing Task Force that tries to find workable solutions to homelessness through permanent housing.

Lastly, the plans to partner with the Waco Housing Authority to develop a program with the city to purchase a home in which the City partners with the WHA to provide down payment and closing costs assistance.

The city of Waco plans to partner more with the WHA by meeting with the Housing Authority at least quarterly.

3. Actions to encourage public housing residents to become more involved in management and participate in homeownership

WHA encourages the residents to be more involved in Resident Council meetings by providing the residents the opportunity to learn about the activities, security, modernization projects and management issues of the WHA and provide input and feedback. The residents are encouraged to share concerns and ideas about the operations. The Resident Advisory Group participated in the WHA Annual Plan Process and has input in to any changes for the Section 8 or Public Housing Administration.

WHA partners with the CHDO's (Habitat for Humanity, NeighborWorks, and Waco CDC) to provide information to ensure WHA residents become familiar with homeownership opportunities in the community and steps that must be taken to become a homeowner.

In addition, 3 units (non HUD subsidized units) are set aside as a partnership between the Salvation Army, Waco ISD and WHA to house homeless families designated by the Waco School District. The units are provided by the Housing Authority and managed by Salvation Army with referrals from the School District.

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

The WHA is not designated as troubled; therefore, this section does not apply.

5. Discussion

The WHA will continue to assist current residents in becoming self-sufficient and able to afford unsubsidized housing. As residents move out of either public housing units or Section 8 units, WHA will re-qualify those on the waiting list and move them into available units.

The WHA's Five-Year Plan and Annual Plan proposes to:

- increase the number of Section 8 Landlords participating
- work with organizations in the City of Waco to revitalize neighborhoods in Waco
- help create new homeowners through the Section 8 Homeownership Program and Family Self Sufficiency Program
- maintain the public housing stock to a high quality by making all needed upgrades and repairs

WHA goals that are consistent with City goals are:

- Create and improve quality affordable mixed income housing in Waco
- Revitalize neighborhoods
- Create new homeowners
- Maintain the housing stock

For more information about the WHA, please refer the WHA website at www.wacopha.org

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

1. Introduction

After years of decline in the number of persons who are homeless in Waco, the 2015 point- in-time (PIT) count for the Heart of Texas Homeless Coalition, the number of homeless remained relatively the same (an increase of 1%). The number of chronically homeless persons also was relatively constant (an increase of 1.25%). The City of Waco provides CDBG and HOME funding to agencies that provide shelter, transitional housing, rapid rehousing, permanent housing and supportive services to homeless persons and those who were recently homeless. The Shelter Plus Care grant received by Heart of Texas Mental Health Mental Retardation (MHMR) Center houses up to 30 formerly homeless households through scattered site supportive housing. The city of Waco's HMIS Coordinator uses Coordinated Entry System to work closely with the VA and Waco Housing Authority (WHA) in their joint efforts to provide housing to homeless veterans by prioritizing the list of most vulnerable. WHA provides Section 8 HCVs to homeless veterans and, in conjunction with the VA receives HUD-VASH funds.

2. 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

CDBG funds in PY 2016 will help support the City in its management of Homeless Management Information System (HMIS) to measure outcomes for homelessness projects including; assisting participating agencies in assessing individual needs and determining the best outreach methods. One of the primary supported efforts to conduct outreach and a coordinated assessment of homeless populations for the 2016-17 Action Plan year will be conducted by the Salvation Army and Mission Waco. Each organization operates a shelter that is a safe venue for unsheltered homeless persons to receive basic services and case management that assesses their needs and makes referrals to appropriate services. Though not funded through CDBG or HOME, the Point in Time Count coupled with Project Homeless Connect reaches out to all sheltered homeless persons and seeks out unsheltered persons to connect them to needed services and resources.

3. Addressing the emergency shelter and transitional housing needs of homeless persons

The City addresses emergency shelter and transitional housing needs through CDBG PY 2016 funding. Family Abuse Center is an emergency shelter assisting approximately 500 victims of domestic violence. Mission Waco provides shelter support to approximately 538 unduplicated shelter residents. Compassion Ministries will provide transitional housing and help reintegrate 160 homeless individuals and families into permanent housing and employment. The Salvation Army Community Kitchen provides case management and support for those entering or referred to the men's emergency shelter and operates a daily kitchen for homeless and non-homeless.

4. 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 will support the Heart of Texas Regional Mental Health Mental Retardation (MHMR) TBRA program during the 2016-17 program year with HOME funds providing \$73,625 in rental assistance. Through public service dollars, CDBG funds will provide \$28,429 in support to Compassion Ministries transitional housing program to help provide services to help reintegrate homeless families and individuals into permanent housing and employment; and provide \$10,000 in support to the Family Abuse Center to help provide services to women and families who become suddenly homeless as a result of a crisis domestic violence situation.

5. 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 fund Mission Waco in PY 2016 for its Marginalized Worker Program to train and advocate for 20 low- and extremely low-income adults and 20 low- and extremely low-income youth (16-24). MHMR TBRA for 16 low income households with low to no barriers for those with many forms of mental health symptoms, disabilities or special needs including domestic violence. Funding of \$26,208 will be provided to Cenikor behavioral health services with a focus on Mental Health/Substance Use disorders in the City of Waco.

6. Discussion

City of Waco CDBG and HOME funding for homeless programs represents \$254,463 to help the homeless. However, the majority of federal funding to assist the homeless population comes from HUD through the Continuum of Care (approximately \$1 million annually).

Waco has made permanent housing for the homeless a priority and through CDBG, HOME, Shelter Plus Care, state ESG, Section 8 and HUD-VASH funds. The community has used federal dollars to the greatest extent possible to provide housing for homeless families and individuals.

In PY 2016, the City will use \$49,344 in CDBG funds at Compassion Ministries and My Brother's Keeper (MBK) directly for housing homeless and formerly homeless individuals and families. Mission Waco Marginalized Worker Program (Adult) and Mission Waco Marginalized Worker Program (Youth); \$55,901 will be used to provide job coaching, resume building, mock interviews, basic computer skills, life skills, work-site visits. The goal of these services is to improve the employment outcomes of Waco

individuals and to meet the skill and workforce needs of Waco employers. Cenikor \$26,208 will be allocated to behavioral health services with a focus on Mental Health/Substance Use disorders in the City of Waco. And, \$5,700 will be allocated to support the management of HMIS (along with \$10,000 in city general funds to provide the total match required of \$15,700).

In PY 2016 the city will use \$73,625 in HOME funds to provide Tenant Based Rental Assistance to MHMR.

For more information about the Continuum of Care 2015-2016 Strategic Plan, please refer to the Heart of Texas Homeless Coalition website at: <http://www.heartoftexashomeless.org/>

AP-75 Barriers to Affordable Housing - §91.220(j)

1. Introduction

Waco maintains its commitment to preserve and maintain the existing stock of affordable housing. In addition, the City is committed to increasing the stock of affordable housing. The City reviewed property tax policies, land use controls, zoning ordinances, building code requirements, fees, public transportation and other factors in order to determine any barriers to affordable housing. A review of federal regulations, requirements and local building codes did not reveal any obvious issues that would discourage the development of affordable housing. There appears to be no significant barriers to affordable housing with regard to public policy however, because of rising construction costs and the increase in the cost of land, the ability to finance developments that would serve families with incomes of less than 80 percent of the AMI is becoming more and more difficult. Most of these projects require assistance either through federal funds or low income housing tax credits, and the competition for these dollars is becoming stronger.

In addition, the lack of public transportation being available throughout the city, limits the areas in which the city can fund affordable housing developments.

2. Actions 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.

As stated above, a review of land use controls, local building codes, zoning, or fees and charges did not reveal any obvious issues that would discourage the development of affordable housing. There appears to be no significant barriers to affordable housing with regard to any public policy.

In order to reduce any potential barriers to affordable housing, the City has identified the following areas where municipal action could assist in limiting such barriers:

- Sell tax foreclosed properties at a reduced price if developed for affordable housing
- Provide incentives for infill development and demolition projects that result in single family housing for homestead purposes
- Provide 7 years of tax abatement on new homes or existing homes in need of substantial rehabilitation
- Homebuyer education and financial literacy through Waco CDC, NeighborWorks Waco and Habitat for Humanity to assist low and moderate income homebuyers purchase a house.

- Provide down payment assistance and closing costs assistance
- Pursue Legislation that promotes affordable housing
- Develop partnerships with developers to increase the number of affordable units
- Develop and implement City policies that promote the development of affordable housing through city incentives
- Seek additional resources to reduce barriers (Fair Housing education grants)
- Coordinate housing initiatives with local transportation plans and authorities in order to provide public transportation

3. Discussion

The City has completed its 2014 Analysis of Impediments (AI) to Fair Housing Choice. The AI is available on the City website at <http://www.waco-texas.com/pdf/housing/Analysis-Impediments-Executive%20Summary.pdf>. Data presented in the AI indicates that increasing the supply of affordable housing would reduce impediments to fair housing choice. The City will continue to seek grant funds to increase and maintain affordable housing in the City.

AP-85 Other Actions - §91.220(k)

1. Introduction

This section will describe the City's plans for the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

2. Actions planned to address obstacles to meeting underserved needs

The city of Waco has identified the following obstacles to meeting the underserved needs and will address them as stated below:

- **Limited Funding** - The primary obstacle to meeting underserved needs in Waco is the limited resources available to address the identified priorities. Although the city receives federal and state grant funds to meet the large needs in the community. In order to address these needs, the city will continue to seek partnership with social service agencies and housing developers in order to leverage funds.
- **Physical Inaccessibility.** Also, the city is increasing its enforcement of Section 504 requirements. Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 prohibit recipients of Federal Funds from excluding any qualified person from participating or receiving benefits from any Federally funded program or activity based solely on his or her disability. The City is committed to complying with Section 504 and will begin to provide training to all of its subrecipients and will require them to perform a self-evaluation. Lastly, after training, the city will begin conducting follow-up monitoring to ensure that requirements are met.
- **City's funding assistance to the Waco McLennan County Health District for the Healthy Babies.** The Healthy Babies Coalition's mission is to reduce preterm births (37 weeks or earlier) in McLennan County by positively changing behavior through education about women developing healthy habits during pre-conception, inter-conception (years prior to pregnancy) and health prenatal habits to achieve a full term (39 – 40 weeks) pregnancy. The initiative will have a community health worker who will educate women about the importance of women's health in the years prior to pregnancy. The education component will be delivered through clinical and community based interventions.

3. Actions planned to foster and maintain affordable housing

The City plans to foster and maintain affordable housing for Waco residents by funding a variety of housing activities and services that are discussed in this Plan. In addition, the city of Waco will actively pursue low income housing tax credit developers to develop in Waco. In addition, city staff will research incentive policies from other cities that encourage mixed income developments so that they can be presented to the City Council for consideration.

4. Actions planned to reduce lead-based paint hazards

The city plans to develop a partnership with the family medical clinics to obtain medical data sufficient to assess the lead situation in the community and apply for a lead grant if warranted.

5. Actions planned to reduce the number of poverty-level families

- Support and collaborate with Prosper Waco, a relatively new collective impact initiative to reduce overwhelming poverty issues in Waco by focusing on three specific areas: Education, Health and Financial Security. Prosper Waco is data driven and outcome focused, so they will be measuring the communities progress on reducing poverty through the goals and metrics set for each area. All the goals should show some measurable results by 2020, if not sooner.
 - The goals of Prosper Waco are not directly provided funding from CDBG or HOME programs; however some organizations that receive CDBG and HOME funds do play a direct part in helping to achieve the goals. In general the goals are worthwhile efforts to reduce the overall poverty in the community in various ways that should measurably improve the education, health and financial security of the community as follows:
 - Increase the percentage of Kindergarten-ready students by 50 percent.
 - Double the percentage of economically-disadvantaged students who complete a workforce certificate or college degree.
 - Increase the percentage of people covered by health insurance by 1 percent per year
 - Decrease the percentage of people utilizing the Emergency Room as a source of primary care by 10 percent.
 - Reduce disparities of poor birth outcomes by 50 percent
 - Increase the percentage of women receiving annual preventative care by 10 percent.
 - Reduce the rate of teen pregnancy across all racial groups by 10 percent.
 - Decrease the use of the Emergency Room for mental health treatment by 25 percent
 - Improve “poor mental health days” component of the RWJF rankings to Texas average.
 - Increase employment of Waco residents ages 16-24 by 900 individuals
 - increase median income of full-time workers by 10 percent
 - decrease the number of Waco-area residents with incomes below 50 percent of the federal poverty level by 10 percent
 - reduce the percentage of Waco-area households living without three months’ worth of savings if they were not able to work
 - More than 50 percent of Waco households will have a net worth above \$15,000.

6. Actions planned to develop institutional structure

The Housing and Economic Development Services staff will continue to participate in HUD-sponsored training and webinars in order to further knowledge and incorporate regulatory changes into the program. The Housing and Economic Development Services staff will continue to review policies and procedures to make modification where needed in order to ensure that the programs are managed as outlined in the Policies and Procedures Manuals and as efficiently and equitably as possible in keeping with all HUD regulations; and the Housing and Economic Development Services staff will continue to provide technical assistance to subrecipients in order to assist in expanding the capacity of program partners, and to ensure that their policies and procedures are in line with the City's and HUD regulations.

7. Actions planned to enhance coordination between public and private housing and social service agencies

To enhance the coordination between public and private housing and social service agencies, the City provides the opportunity for technical assistance to all subrecipients, and continue to enhance coordination efforts between housing and social service agencies.

8. Discussion

This section is optional and was left blank intentionally because all items were discussed above.

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

1. Introduction

The following information is provided to meet regulatory and statutory requirements for each of the specific HUD grants (CDBG and HOME) received through this Action Plan.

Requests for Proposals (RFP) for CDBG and HOME funds are published annually. The application period for Program Year 2016 2017 was February 15, 2016 – March 18, 2016. This RFP is made public through the City of Waco Housing and Economic Development Services Department website, hard copies are distributed to the City Secretary’s office and four City of Waco Public library locations and invitations to submit proposals are submitted to all prior sponsors and any entities that have requested information. Following publication of the RFP, pre-proposal conferences are held to give applicants an opportunity to ask questions regarding how to apply for a grant, what costs are eligible, reporting requirements, and other policies.

For this Action Plan, the 2016-2017 year will be used to determine that a minimum overall benefit of 70% of the CDBG funds are used to benefit persons of low and moderate income.

1. 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

2. Other CDBG Requirements

1. The amount of urgent need activities	0
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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.

86.1%

3. 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:

Not Applicable –the city of Waco does not engage in any form of HOME funds investment that is not 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:

Recapture/Resale Provisions

Recapture Provision – The City of Waco homebuyers that receive direct down payment, closing cost, and/or principal buydown from the City will meet the affordability period if they remain in their home for the time specified based on the amount of assistance received (five to fifteen years). The actual period of affordability will be based on the total amount of the HOME assistance provided, as stated in the chart below.

The effective date of the beginning of the required period of affordability is the date all completion data is entered into IDIS and as documented by the fully executed HUD-1, a copy of which has been placed in each individual homebuyer’s file. Federal assistance may be provided in the form of 0.00% interest full repayment, deferred, and/or forgivable loans which are secured by a Real Estate Lien Note and Deed of Trust recorded in the land records of McLennan County.

HOME Program Assistance Amount	Minimum Required Affordability Period In Years
\$1,000 - \$14,999.99	5
\$15,000 - \$40,000	10
Over \$40,000	15

The City of Waco’s Recapture Provision goes into effect when the following occurs during the period of affordability:

- The home is sold, enters a short sale, or enters foreclosure

Under Recapture for any 0.00% repayable loan, whether deferred or not, the borrower must repay the City any net sale proceeds available up to the amount to the principal due as of the

date of the last payment made by the borrower.

Any net sales proceeds returned to the City under Recapture will be used for other eligible HOME activities. Any funds remaining after the distribution of the net sales proceeds to all lien holders, including the City will be returned to the homebuyer. In the event of a foreclosure or deed in lieu of foreclosure of the first mortgage, any provisions therein or any provisions in any other collateral agreement restricting the use of the property to low or moderate income households or otherwise restricting the mortgagor's ability to sell the property, shall have no effect on subsequent owners or purchasers of the property.

Any person, including successors or assigns (other than the mortgagor or a related entity of the mortgagor), receiving title to the property through a foreclosure or deed in lieu of foreclosure of the first mortgage shall receive title to the property free and clear from such restrictions.

Additional information regarding "Recapture" provisions is detailed in written policies and procedures of the City of Waco Housing and Community Development Services Department.

If there are insufficient funds remaining from the sale of the property and the City of Waco recaptures less than or none of the recapture amount due, the City must maintain data in each individual file that provides the amount of the sale and the distribution of the funds.

This will document that:

- There were no net sales proceeds; or,
- The amount of the net sales proceeds was insufficient to cover the full amount due; and that
- No proceeds were distributed to the homebuyer

Resale Provision – The resale deed restriction will be utilized for HOME- assisted units which: 1) do not receive direct down payment, closing cost, principal buydown, or reconstruct assistance from the City of Waco, or 2) the City of Waco has elected to use the "Resale Provisions" instead of the "Recapture Provisions".

The "Resale Provision" ensures that a HOME-assisted property remains affordable during the entire affordability period. The affordability period is based on the amount of Home funds invested as a development subsidy that is either left in the deal at closing or repaid to the City of Waco/CHDO/Subrecipient by the first mortgage lender at closing to assure the unit is affordable to a household at or below 80% of AMI for the Greater Waco Metropolitan Area.

The effective date of the beginning of the required period of affordability is the date all completion data is entered into IDIS and as documented by the fully executed HUD-1, a cap of which has been placed in each homebuyer's file. The homebuyer may sell the property after the expiration of the affordability period without any restrictions.

The "Resale Provision" goes into effect when the property is sold to another low-income homebuyer at an affordable price who will use the property as his or her principal residence.

Resale requires the initial homebuyer (and/or subsequent homebuyers if home was previously sold during the required period of affordability) to sell the home to a low-income family and at an affordable price as defined below:

- Low-income family is defined as a family whose total income from all sources at the time of purchase from the initial (or subsequent) homebuyer(s) does not exceed 80% of the area median income, adjusted for household size, as defined by HUD under the Part V definition that is applicable at the time of closing.
- The contract for sale of the home must include a provision requiring the family acquiring the home to be income-eligible as qualified by the City of Waco prior to acquiring the property.
- The initial homebuyer (seller – or if applicable a subsequent homebuyer) must list the property at or below the City of Waco’s determined affordable sales price.

The initial homebuyer and if applicable any subsequent homebuyer (seller) must list the property at or below the City’s determined affordable sales price.

Fair Return and Appreciated Value

- The determination of “Fair Return” shall be the sum of:
 - Downpayment and closing costs paid from the initial homebuyer’s cash at purchase
 - Initial homebuyer’s (seller’s) closing costs at sale
 - Principal payments only made by the initial homebuyer in excess of the amount required by the mortgage
 - Documented capital improvements in excess of \$5,000
 - Capital improvements include but are not limited to items such as adding a permanent storage structure or garage, adding fencing, adding a permanent addition to the residence which increases overall square footage to the livable space as well as various substantial improvements that may include items like replacing the roof.
 - The applicability of the improvement and the actual credit given will be established and determined solely by the City of Waco Loan Committee.
- Fair Return is paid to the initial homebuyer at sale once the first mortgage debt is paid and all other conditions to the initial written agreement are met
- In the event there are no funds for Fair Return, then Fair Return does not exist
- In the event there are partial funds for Fair Return, then Fair Return shall remain in force
- Appreciated Value is:
 - The Affordable Sales Price
 - Less the First Mortgage Debt
 - Less Fair Return
 - Equals Appreciated Value

If Appreciated Value is zero or less than zero, then no Appreciated Value exists

Appreciated Value is shared with the initial homebuyer based on the City of

- Waco’s initial investment of HOME funds as follows:
 - The initial homebuyer’s out of pocket investment of downpayment and closing costs divided by the City of Waco’s HOME investment equals the percentage of Appreciated Value that shall be paid to the initial homebuyer.
 - The balance of Appreciated Value remaining shall be paid to the City of Waco.

All of the above requirements will be included and described in the subordinate (or if applicable, first) Deed of Trust that will be filed in the official public records of McLennan County by the housing developer, Subrecipient, or contractor of the City of Waco or by the City of Waco itself, as applicable.

The City of Waco reserves the right to end the affordability period upon occurrence of, but not limited to, any of the following events; foreclosure, deed or transfer-in-lieu of foreclosure, or assignment of an FHA-insured mortgage to the U.S. Department of Housing and Urban Development (HUD).

The original housing developer, CHDO, Subrecipient, contractor, or the City of Waco may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. If any of the aforementioned actions are taken, subsequent of sale to an income-qualified low-income homebuyer is required.

All of the City of Waco's original HOME terms and conditions must be reinstated, in writing and the remaining term of the required period of affordability remains in effect. A new real estate lien note and deed of trust must be executed by all applicable parties and recorded in the land records of McLennan County. A copy of all documents must be maintained in the file.

However, if the City of Waco provides additional HOME assistance to the new homebuyer, the City of Waco may, at its sole option:

- Reinstatement of the initial Resale Provisions and all initial provisions including the term of the initial period of affordability will apply; or
- Terminate the Resale Provisions and impose the Recapture Provisions (as noted above) for the direct subsidy assistance.
- Under recapture the required period of affordability is based on the amount of the direct subsidy provided to the new homebuyer and supersedes the remaining term of the initial required period of affordability established under the initial Resale Provisions.

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:

The affordability period for units for which the recapture applies is 5 years for assistance less than \$15,000; 10 years for assistance between \$15,000 and \$40,000; and 15 years for assistance greater than \$40,000.

The city will ensure affordability by placing a lien on the home. In the event that there is no direct benefit to the homebuyer, the affordability will be enforced by a deed restriction.

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 Waco does not plan to use HOME funds to refinance existing debt on multifamily housing.

Additional HOME Required Narratives:

24 CFR 91.220 (2) (iv): Purchase Price Limits

The City uses the HOME affordable homeownership (95% purchase price) limits for the City of Waco provided by HUD.

24 CFR 91.220 (I) (2) (vi)

The City of Waco policy for allocation of HOME funds emphasizes four program types: Homebuyer assistance for low and moderate income families; development of quality affordable rental housing; revitalization of neighborhoods through construction of new affordable single family homes; and Single Family infill development.

Rental

Waco does not have any preferences in rental housing developments

Homeownership – Down Payment Assistance

The City of Waco Homebuyer Assistance Program provides assistance for down payment and closing costs.