

2026-2027 ANNUAL ACTION PLAN

Council Work session

06.02.2026



Galen Price, Director, Housing & Community Development

AGENDA

OVERVIEW

① Planning Process

② Accomplishments

③ Funding

④ CDBG

⑤ HOME

⑥ Next Steps

PLANNING PROCESS

PLANNING PROCESS



ACCOMPLISHMENTS

PRIOR YEAR ACCOMPLISHMENTS

Courtesy: Grassroots



HOUSING

- **Home Rehabilitation Program:** 23 houses
- **Grassroots Roof Repair:** 25
- **Down Payment Assistance:** 2
- **New Construction:** 3



Courtesy: Inspiracion

PUBLIC SERVICE

- **Childcare Services:** 87
- **Shelter & Case Management Services:** 276
- **Domestic Abuse Clients Served:** 1,741



Courtesy: Mission Waco

HOMELESS PREVENTION

- **Tenant-Based Rental Assistance (TBRA):** 26

PUBLIC SERVICES: OUTCOMES



Talitha Koum Institute

- 100% of PY22 TKI children met or rose above National Benchmarks
- Of the 83% who graduate high school, 86% have matriculated to higher education.
- 94 LMI residents currently benefit from TKI services



Mission Waco

- 54 beds available, 34 adult emergency beds & 22 for extended stay
- 55 individuals received free healthcare in March 2026
- 97 persons sheltered in the last two quarters



Communities in Schools

- 123 persons assisted to-date in program year 2025.
- 8 youth working in the CIS-HOT internship program
- 33 students completed work experience in January 2026

PUBLIC SERVICES: OUTCOMES



Inspiracion, Inc.

- Professional Development
 - Two (2) parents have new jobs
 - One (1) parent became a homeowner
 - One (1) parent started a business
 - Two (2) parents are pursuing further education
- 12 Baylor student volunteers and four (4) community volunteers



Behavioral Health Network

- 26 Individuals served in the year
- Three (3) clients have found ongoing housing stability
- Eight (8) clients exited the program successfully



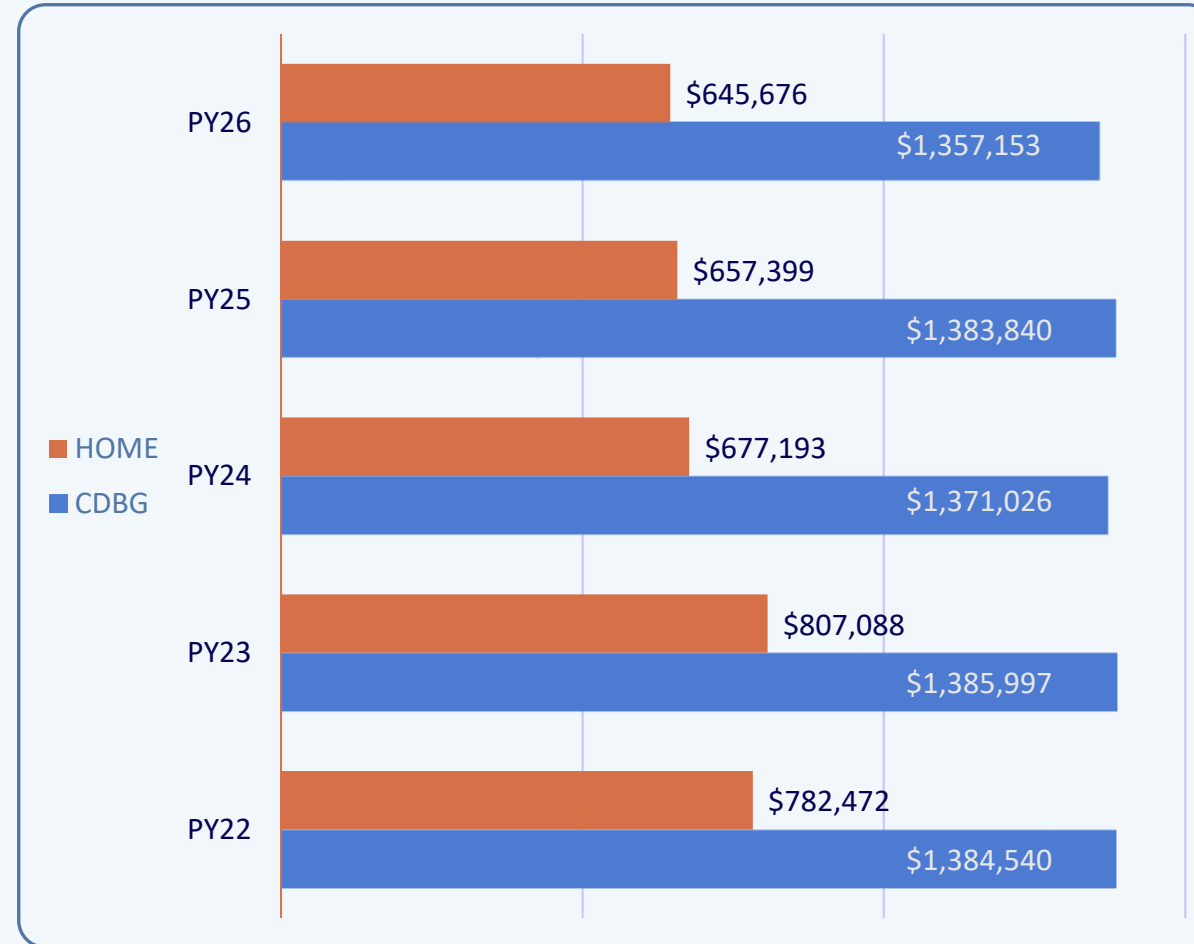
Grassroots Roof Repair

- 493 families have been helped with home repairs since inception
- Over 106,820 hours of community service from local volunteers
- 493 LMI Waco residents currently benefit from this program

FUNDING

Historical Allocation

As an entitlement community, allocations are not based on a competitive application or based on performance but rather a formula that includes multiple factors.



Total Per Program Year

CDBG

CDBG ALLOCATION

Used for a wide range of community development needs

- Estimated Total Award: \$1,357,153
- Administration (20%): \$271,431
- Public Services (15%): \$203,573
 - Recommended Allocation: \$197,886
- CDBG Net: \$882,150

CDBG

National Objectives

- Benefit low to moderate income
- Prevent slum or blight
- Address urgent community needs
- Used for eligible spending activities
- Not less than 70% of spending must benefit low- to moderate-income persons

CDBG

Eligible Activities

- Administration
- Public Services
- Housing Rehabilitation
- Homeownership Assistance
- Public Facilities & Improvements
- Blight Removal/Demolition
- Code Enforcement
- Acquisition / Disposition of Real Property
- Economic Development

PROGRAM	PY 25	PY 26 REQUEST	PY 26 RECOMMENDATION
Grassroots CDC – Roof Repair Program	\$170,000	\$218,500	\$218,500
Grassroots CDC – IDA Program	\$26,100	\$45,000	\$25,000
Home Rehabilitation Program	\$626,602	\$554,336	\$554,336
Rehab Delivery	\$90,000	\$90,000	\$90,000
Down Payment Assistance Delivery	\$0	\$0	\$0
CDBG HOUSING TOTAL	\$912,702	\$907,836	\$887,836

CDBG RECOMMENDATION

Housing

CDBG RECOMMENDATION

Public Facility & Administration

PROGRAM	PY 25	PY 26 REQUEST	PY 6 RECOMMENDATION
Administration	\$274,205	\$271,431	\$271,431

Public Facility

PROGRAM	PY 25	PY 26 REQUEST	PY 26 RECOMMENDATION
Just As I Am Ministries	\$0	\$250,000	\$0

CDBG RECOMMENDATION

Public Service

PROGRAM	PY 25	PY 26 REQUEST	PY 26 RECOMMENDATION
Family Abuse Center	\$16,957	\$0	\$0
GWAMA (carryover funding)	\$20,000	\$0	\$20,000
Inspiracion, Inc.	\$40,000	\$42,000	\$42,000
Mission Waco	\$36,394	\$75,000	\$36,394
Talitha Koum Institute	\$38,028	\$38,938	\$38,938
Communities In Schools of the Heart of The Heart of Texas	\$45,554	\$50,000	\$45,554
COW – FEC	\$0	\$15,000	\$15,000
Christian Women’s Job Corps McLennan County	\$0	\$100,000	\$0
Love Stars Childcare & Learning Center LLC	\$0	\$40,000	\$0
PUBLIC SERVICE TOTAL	\$196,933	\$360,938	\$197,886

CDBG RECOMMENDATION

Public Service

2026 Funding Recommendation Summary

Subrecipient	Project Name	Requested Amount	CDBG Funds	National Objective	Use of Funds	Program Description
Talitha Koum Institute	The Source of Our Solid Foundation	\$38,938	\$38,938	LMC	Payroll for Nurture Center Director, supplies, professional & technical services	Therapeutic childcare program for young children whose family are navigating long-term economic hardship.
Mission Waco	Emergency Shelter and Social Services for the Chronically Homeless	\$75,000	\$36,394	LMC	Payroll for overnight shelter monitors	Safe, Supervised care for individuals dealing with homelessness
Inspiracion, Inc.	Parenting and Children's Classrooms	\$42,000	\$42,000	LMC	Program staff salary	Parent & child education classes
GWAMA	Tiny Home Village Project	\$20,000	\$20,000	LMC	Materials & supplies	Employment skills training for students in GWAMA program. Will construct tiny home for Creekside Village
Communities in Schools	Engaged for Success	\$50,000	\$45,554	LMC	Site coordinators, travel/training, fees for documents, & supplies	Employment training for youth age 16-22
	Financial Empowerment Center	\$15,000	\$15,000	LMC	Program staff salary	Financial counseling to reduce debt, build savings, and achieve greater financial stability
		\$ 240,938	\$ 197,886			

HOME

HOME ALLOCATIONS

Funds are used to create affordable housing for low-income households.

- Estimated Total Award: \$645,675
- Administration (10%): \$64,567
- Community Housing Development Organization (CHDO) Set-Aside (15%): \$96,851
- **HOME Net: \$484,257**

HOME

Eligible Activities

- Administration
- Homeownership
 - Construction
 - Rehabilitation
 - Down Payment & Closing Cost
- Rental
 - Construction
 - Rehabilitation
 - Tenant-Based Rental Assistance (“TBRA”)
- Community Housing Development Organizations (“CHDO”)
- Acquisition of Vacant Land
- Demolition that results in new HOME-assisted affordable housing being created

HOME RECOMMENDATION

Housing & Administration

PROGRAM	PY 25 Award	PY 26 REQUEST	PY 26 RECOMMENDATION
NeighborWorks – CHDO	\$253,103	\$0	\$0
Grassroots CDC – CHDO	\$230,103	\$0	\$0
Tenant-Based Rental Assistance	\$174,193	\$284,004	\$220,770
Just As I Am Ministries	\$0	\$175,000	\$0
Habitat for Humanity – CHDO	\$0	\$60,000	\$96,851
Mission Waco – Creekside Community Village	\$0	\$164,000	\$164,000
Down Payment Assistance	\$0	\$99,487	\$99,487
Administration	\$0	\$64,567	\$64,567
HOME TOTAL	\$657,399	\$847,058	\$645,675

NEXT STEPS

NEXT STEPS

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|-------------------------------|---|
| June 16th | City Council – First Public Hearing |
| June 23rd | Public Comment Period Begins |
| July 23rd | Public Comment Period Ends |
| August 4th | City Council – Second Public Hearing |
| August 4th | Resolution Approving Final Annual Action Plan |
| August 16th | Final Annual Action Plan Due to HUD |

THANK YOU.

Please contact galenp@wacotx.gov for any questions